AGENDA
OURAY CITY COUNCIL

Monday, October 16, 2023 - 6:00 PM

Ouray Community Center
320 6th Ave
Ouray, CO 81427

VIRTUAL OPTION - https://zoom.us/j/9349389230
Meeting ID: 934 938 9230 Passcode: 491878 Or dial: 408 638 0968 or 669 900 6833

Ouray City Council Regular Meeting

- Changes to this agenda can be found on the bulletin board at City Hall
- Electronic copies of the Council Packet are available on the City website at www.cityofouray.com. A hard copy of the Packet is also available at the Administrative Office for interested citizens.
- Notice is hereby given that a majority or quorum of the Planning Commission, Community Economic Development Committee, Beautification Committee, Tourism Advisory Committee, and/or Parks and Recreation Committee may be present at the above noticed City Council meeting to discuss any or all of the matters on the agenda below for Council consideration

1. CALL TO ORDER
2. ROLL CALL
3. Consideration of a Request from Councilor Peggy Lindsey to Participate in this Meeting Remotely, per Resolution 4, Series 2022 - Remote Participation Policy for Council Members
4. PLEDGE OF ALLEGIANCE
5. PUBLIC HEARINGS
   a. Ordinance 11, Series 2023 - Revised Land Use and Sign Code
   b. Ordinance 12, Series 2023 - Repeal and Replace General Provisions, General Penalty Clause in OMC Chapter 1-4
6. APPROVAL OF MINUTES - Oct. 2, 2023
7. CITIZENS' COMMUNICATION
8. CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, John Wood, Josh Smith, and Ethan Funk
9. DEPARTMENT REPORTS
   a. City Administrator
   b. Director of Finance and Administration
   c. Information Technology Director
   d. Communications and Community Engagement Coordinator
   e. Tourism and Destination Marketing Director
10. CONSENT AGENDA
    a. Liquor License Renewal - Elks Lodge
    b. Special Events Permit - Elks Lodge, Veterans Day
    c. Cunningham - OEDC Resignation
11. ACTION ITEMS
    a. Ordinance 11, Series 2023 - Revised Land Use and Sign Code - Second Reading
    b. Ordinance 12, Series 2023 - Repeal and Replace General Provisions, General Penalty Clause in OMC Chapter 1-4 - Second Reading
    c. Ordinance 13, Series 2023 - Adoption of Flood Insurance Study, Ouray County, Colorado and Incorporated Areas; Dated 1/11/2024 - First Reading

d. Adopt Parks Master Plan
e. Professional Services Agreement with Blue Marble VR for Ouray Visitors Center and Online Virtual Reality Tour of City Assests per TAC Recommendation

12. DISCUSSION ITEMS
    a. Tri-agency Dinner - New Date Proposal
    b. Future Agenda Items
13. ADJOURNMENT

Gmail

Silas Clarke <sclarke@cityofouray.com>

zoom participation

1 message

Peggy Lindsey <plindsey@cityofouray.com> Fri, Oct 13, 2023 at 5:53 PM
To: Silas Clarke <sclarke@cityofouray.com>, Ethan Funk <efunk@cityofouray.com>

Hi Silas and Ethan,
I'd like to participate in the meetings on Monday via Zoom. Would that be alright with you?
Kind regards,
Peggy

ORDINANCE NO. 11 (SERIES 2023)

AN ORDINANCE OF THE CITY OF OURAY, COLORADO, REPEALING AND REPLACING CHAPTER 7 AND 8 OF THE OURAY MUNICIPAL CODE TO ESTABLISH NEW LAND USE AND SIGN CODES; AND ESTABLISHING PENALTIES THEREOF.

WHEREAS the City Council directed the City Administrator, Community Development Director, and the Planning Commission to revise the land use code to modernize the language to provide a more user-friendly process.

WHEREAS the City Council director City staff to revise the sign code to comport with more recent federal case law concerning signs located within City limits.

WHEREAS both the Planning Commission and City Council have held numerous work sessions over the past year to examine the entirety of Chapter 7 comprising the Land Use and Development code and to revise the Sign Code.

WHEREAS City Council finds adopting new Chapter 7 and 8 of the Ouray Municipal Code is necessary to preserve the public health, safety, and welfare.

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO, as follows:

SECTION 1: REPEAL AND REPLACE

Chapter 7 of the Ouray Municipal Code is repealed and replaced as set forth in Exhibit A attached to the end of this Ordinance.

SECTION 2: REPEAL AND REPLACE

Chapter 8 of the Ouray Municipal Code is repealed and replaced as set forth in Exhibit B attached to the end of this Ordinance.

SECTION 3: EFFECTIVE DATE

The provisions of this Ordinance shall become effective 30 days following publication in accordance with City of Ouray Charter 3.5-G.

SECTION 4: SEVERABILITY.

If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

INTRODUCED, READ, APPROVED AS INTRODUCED, AND ORDERED PUBLISHED on first reading by _____vote of the Ouray City Council this 2nd day of October 2023.

CITY OF OURAY, COLORADO

_____
Ethan Funk, Mayor

ATTEST:

_____
Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by _____vote of the Ouray City Council this ____day of October 2023.

CITY OF OURAY, COLORADO

_____
Ethan Funk, Mayor

ATTEST:

_____
Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 11 (Series No. 2023), was introduced, read, and passed by the Ouray City Council on first reading on October 2, 2023. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on _____, 2023, and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2023, and thereafter published in the *Ouray County Plaindealer*, as required by law.

_____
Melissa M. Drake, City Clerk

Section 7-1 General Provisions

A. Title and Short Title

Chapter VII of the City of Ouray Municipal Code, as amended from time to time, may be cited as the "Ouray Land Use Code", "OLUC", or "OMC".

B. Authority

It is the intention of the City in adopting this Code to fully exercise all relevant powers conferred on it by the laws of the State of Colorado, including, but not limited to, the following:

1. Home Rule Municipality. All powers reserved to the City as a home rule municipality under Article XX of the Colorado Constitution and its home rule charter.

2. State Enabling Legislation. All powers granted to the City by:
   a. Colorado Revised Statutes, Title 29, Article 20, provisions of the Local Government Land Use Control Enabling Act of 1974.

   b. Colorado Revised Statutes, Title 31, Article 12, provisions of the Municipal Annexation Act of 1965.

   c. Colorado Revised Statutes, Title 24, Articles 65, 67, and 68, that provide for the review of areas and activities of state interest, authorize the planned unit development approach to land development and provide for the establishment of vested property rights.

   d. Colorado Revised Statutes, Title 31, Article 23 that enables municipalities to adopt zoning regulations and subdivision requirements.

   e. All Other Powers Authorized. All other powers authorized by statute or by common law for the regulation of land uses, land development and subdivision, including, but not limited to, the power to abate nuisances.

C. Purpose of this Land Use Code

The general purposes of the OLUC are as follows:

1. Promote and protect the public health, safety, and welfare;

2. Ensure that new development bears its fair share of the cost of providing new improvements and services;

3. Establish uniform procedures and standards for all proposed development of land with the City of Ouray;

4. To facilitate adequate provisions for water, sewage, storm water, fire protection, schools, parks, open space, recreation, public utilities and other public and historical buildings;

5. To maintain the scenic beauty of the Ouray area;

6. To manage development that mitigates and minimizes hazards due to erosion, geologic conditions, flood, soil conditions, excessive slopes and other potential dangers to public health, safety and welfare;

7. Implement the goals, objectives, and policies of City's Master Plan;

8. Preserve the neighborhoods and protect property values in Ouray;

9. Promote energy conservation, use of alternate energy sources, cluster development and other development land use practices that result in reduced energy consumption;

10. To encourage the development of affordable housing and encourage the development of long-term rental housing;

11. Protect quality of air, cultural or natural resources;

12. To protect the City's water resources by maintaining the natural watershed, preventing accelerated erosion, reducing run off and consequent sedimentation, and eliminating pollutants introduced directly or indirectly into the City's streams;

13. To manage and regulate the density of land use and prevent demands on existing services and infrastructure that cannot be satisfied;

14. To enhance and provide for safe and efficient flow of vehicles and pedestrians; and

15. To otherwise plan for and regulate the use of land to provide for a planned and orderly use of land and encourage the most appropriate use of land throughout the City.

D. Applicability and Jurisdiction

1. The provisions of this Land Use Code shall apply to all land, buildings, structures, and uses thereof located within the City of Ouray, unless an exemption is provided by the terms of this Land Use Code. The provisions of this Land Use Code are the minimum requirements adopted for the promotion of public health, safety, and welfare.

2. Jurisdiction: This Code shall be effective throughout the City's corporate boundaries.

3. A copy of a map showing the boundaries of the City is available for public inspection in the City offices.

E. Compliance Required

No building or structure shall be erected, converted, enlarged, reconstructed, or altered for use, nor shall any land, building, or structure be used or changed, except in accordance with all applicable regulations established by this Land Use Code.

F. Rules of Interpretation/Conflicting Provisions

For purposes of interpretation of the OLUC, the rules set out in this Section shall be observed, unless such construction would be inconsistent with the manifest intent or purpose of the City as expressed in this Chapter. Words and phrases shall be construed according to the common and approved language, but technical words and phrases as may have acquired a particular meaning shall be understood according to such meaning.

1. Conflicting Provisions
    a. Whenever the requirements of the OLUC conflict with the requirement of another provision of the Ouray Municipal Code or any other rule, regulation, resolution, or ordinance of the City, the requirements that are the most restrictive or impose a higher standard or requirements shall govern.

    b. The provisions of the OLUC are in addition to all other City ordinances, the law of the State of Colorado, the law of the United States, and applicable common law. The OLUC shall not supersede any private land use regulations in deeds or covenants that are more restrictive than this Code.

2. Computation of Time

The time within which an act is to be done shall be computed in accordance with the City's Home Rule Charter.

    a. Day. Day shall mean calendar day, including Saturdays, Sundays, and legal holidays.

    b. Business day shall mean a day that the City offices are open to the public.

    c. Week. The word "week" shall mean seven (7) days.

    d. Month. The word "month" shall mean thirty (30) days.

    e. Year. The word "year" shall mean 365 days.

3. Liability

The OLUC, or any administrative act or failure to act, pursuant to the regulations contained herein, shall not create any liability on the part of the City or any officer or employee thereof.

4. Severability

If any part of the OLUC or the application or enforcement thereof to any person or circumstance is held invalid, the remainder of the OLUC and its application to other person or circumstances shall not be affected thereby.

Section 7-2 Administration and Enforcement

A. The OLUC shall be administered and enforced by a Community Development Department Official, or other such authorized person as designated by the City Administrator.

B. The City may deny any building permit, occupancy permit, other permit or license, or approval of any property that is in violation of any decision pursuant to the OLUC or the provisions of the OLUC.

C. The City is empowered and directed to inspect and examine the use, occupation, or development of land for which a development permit, license or approval has been issued to determine, from time to time, whether any use, occupation, development, or activity is in violation of any of the provisions of this Code or of any permit issued or required pursuant to this or other applicable regulations.

D. Should access or entry to any land or premises be refused upon request by the Community Development Department Official or other authorized person, the City may seek a search warrant from Municipal Court permitting entry upon such land or premises for purposes of making inspections or carrying out other duties as authorized under the Ouray Municipal Code.

E. All provisions of the OLUC must be fulfilled and adhered to by Applicants seeking approval and authorization of the applicable sections of this Code. Failure to fulfill these requirements may result in the denial of building, development or other permits, and the authorization to improve, construct, occupy, subdivide, or utilize certain properties, buildings, and facilities. Additionally, all conditions specified in development approvals must be adhered to and completed in accordance with the approval conditions.

F. It shall be unlawful for any person to subdivide any land within the City of Ouray whether by sale, conveyance, gift, delivery or recording of a plat, deed, or other legal instrument or by any other means except in accordance with the provisions of this Chapter.

G. Any action which reduces the area of any site, lot, or tract in violation of the minimum dimensional requirements of the OLUC is unlawful.

H. All violations of the OLUC, including the terms of any approval issued pursuant to this code, and any subdivision plat restrictions, are hereby declared to be a nuisance and may be abated in any lawful manner.

I. The City may maintain an action in any court of competent jurisdiction to enjoin any violation of the OLUC, including terms and conditions specified in development approvals.

J. It is unlawful to violate any of the provisions of the OLUC, or the terms of any approval. Any person convicted of such a violation may be punished by a fine per violation or by any other remedy authorized by law. Each day any violation continues shall constitute a separate offense. The provisions contained in Section 1-4 General Penalty in this Code shall apply to violations of this OLUC, unless other penalties are set by resolution of City Council.

K. All remedies provided for in this section are cumulative, are not exclusive, and shall be in addition to any other remedies provided by law.

Section 7-3 Fees

A. Fees for applications and review processes shall be set by resolution of City Council, as amended from time to time.

B. Resolutions establishing application fees will attempt to establish fair and equitable fees to recover the average costs of all expenses, including staff time, associated with the administration of the OLUC.

Section 7-4 Definitions

A. OLUC Definitions

1. **Accessory Building** means a detached (separate or disconnected from) subordinate building or structure, the use of which is incidental to that of the principal building or primary dwelling, and which is located on the same lot or parcel with the principal building or dwelling.

2. **Accessory Dwelling** means a dwelling unit that contains no less than 300 sq. ft. and no more than 1000 sq. ft. of floor area and is located on the same site as, but has a separate entrance from, a single-family or duplex dwelling.

3. **Accessory Use** means a use on the same lot or parcel with the principal use that is naturally and normally incidental to, subordinate to, necessary for, or devoted exclusively to the main use of the premises.

4. **Adult Use – Entertainment** means the exhibition, for any form of consideration, of live performances, visual-media material, or other image-producing devises that are maintained to show images, that are characterized by an emphasis on the exposure or display of anatomical areas, including buttocks, penises, vaginas, or female breasts, or sexual activities, including acts of sexual intercourse, fondling, or touching those anatomical areas of the body, for observation by patrons within an enclosed building where minors are excluded by virtue of their age, and more than ten percent (10%) of the total presentation time is devoted such entertainment during a calendar year.

5. **Adult Use – Retail** means the sale or rental, for any form of consideration, of books, films, video cassettes, magazines, periodicals, or devices that stimulate human genitals for sexual stimulation, which are characterized by an emphasis on the exposure or display of anatomical areas, including buttocks, penises, vaginas or female breasts, or sexual activities, including acts of sexual intercourse, foundling or touching those anatomical areas of the body, for observation and use off-premises by patrons.

6. **Affordable Housing** means housing that is available to households with incomes at or below 80 percent of area median income (adjusted for household sizes) and where the occupant is paying no more than 30 percent of gross income on housing costs which include principal, interest, taxes, and insurance.

7. **Alley** means a public way of more than 10 feet but equal to or less than 16 feet in width permanently dedicated to and owned by the City.

8. **Alteration** means a change, addition, modification or rearrangement in the structural parts, or an enlargement or reduction, whether by extending on a side or by increasing or reducing in height, or the moving from one location or position to another, of any building or structure.

9. **Applicant** means any Person and the successors or assigns of any such Person applying for development approval pursuant to this Code.

10. **Attainable Housing** means housing that is available to households with incomes at or below 120 percent of area median income (adjusted for household sizes) and where the occupant is paying no more than 30 percent of gross income on housing costs which include principal, interest, taxes, and insurance.

11. **Block** means a parcel of land bounded on all four sides by streets or rights-of-way, or some other element such as public property, public easements, or open land.
12. **Block Front** means all lots whose frontage is on one side of a street between two intersecting streets.
13. **Building** means any structure used or intended for supporting or sheltering any use or occupancy.
14. **Building Frontage** means the lineal distance of the facade of a building measured along the lot frontage, which is occupied by a particular land use, measured from the edge of the building to the other edge of the building, or to the centerline of a wall separating uses.
15. **Commercial Motor Vehicle** means any motor vehicle, trailer, or semi-trailer designed or used to carry freight, passengers for a fee, or merchandise, in the furtherance of any commercial enterprise which may have a sleeper unit that is not a primary purpose of the vehicle.
16. **Commercial Use** means a business or activity where services, goods or commodities are exchanged for money or are carried out for pecuniary gain.
17. **Common Interest Community** means real estate described in a declaration with respect to which a person, by virtue of such person's ownership of a unit, is obligated to pay for real estate taxes, insurance premiums, maintenance or improvements of other real estate described in a declaration.
18. **Conditional Use** means the use of land within any zoning district that is authorized only when and if a conditional use permit is granted therefor in accordance with procedures and requirements as set forth in this Code.
19. **Condominium** means a common interest community in which portions of the real estate are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of separate ownership portions.
20. **Condominium Subdivision** means the division of real property into individual airspace units and their appurtenant common elements.
21. **Dedication** means the intentional appropriation of land by the owner for some public use.
22. **Density** means the number of dwelling units permitted on any parcel of property planned for any development.
23. **Development** means any activity or any person-caused change to land or improvements thereon that changes the basic character or intensity of the use of such land or improvements. Development shall include but not be limited to construction, change in intensity or type of use of land, demolition, clearing, excavating, filing, grading, paving, mining, dredging, or drilling.
24. **Duplex** means a building having two (2) dwelling units.
25. **Dwelling** means a permanent building or portion thereof that contains a kitchen and is used as the private residence or sleeping place of one or more human beings, but not including temporary structures.
26. **Dwelling Unit (D.U.)** means any permanent building or portion thereof, which consists of a room or suite of two (2) or more rooms used as a dwelling by one (1) family.

27. **Extended Stay Hotel** means a building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), a cook-top/stove or microwave, and a dishwasher or sink, and a self-serve laundry facility is available for guests use.

28. **Family** means eight (8) or fewer natural persons living together in a dwelling unit.

29. **Floor Area** means the sum of the horizontal areas of all floors in a building, as measured from the exterior face of exterior walls, or from the centerline of dividing walls, if appropriate. Garages, courts, decks, and porches are to be included when covered by a roof. Subterranean basement areas are excluded. For the purposes of calculating floor area, roof does not include any slated covering, pergola, or pervious covering.

30. **Final Plat** means the final map, drawn and submitted in accordance with Section 7-5-D-5-e of the OLUC as an instrument for recording of real estate interest with the County Clerk.

31. **Frontage** means the front side of a lot abutting upon one (1) side of the street or avenue between two (2) lot lines, measured along the right-of-way line. For lots that do not abut a street or avenue, the frontage of the lot may be an alley if the lot abuts an alley. For lots that do not abut a street, avenue or alley, the frontage of the lot shall be the street or avenue that is in closest proximity to the lot.

32. **Front Lot Line** means the property line parallel to the street or avenue. On corner lots the front shall be the line contiguous to a street, as opposed to an avenue. For lots that are not contiguous to a street or avenue, but contiguous to an alley, the front lot line means the property line parallel to the alley. For lots that are not contiguous to a street, avenue or alley, the front lot line means the property line parallel to the street or avenue in closest proximity to the lot.

33. **Geologic Condition** means a geologic phenomenon that may be adverse to land use as to constitute a threat to public health and safety or to property. This term includes but is not limited to avalanches, floods, landslides, rock falls, mudflows, debris flows, flooding, unstable or potentially unstable slopes, seismic effects, radioactivity, ground subsidence or presence of hazardous substances.

34. **Government Buildings and Facilities** means any building or facility owned and operated by the United States of America, the State of Colorado, the City of Ouray, or any agency or political subdivision thereof.

35. **Ground Floor** means the at-grade, ground floor, street-level floor or first floor of a building.

36. **Home Occupation** means any commercial use within a residential dwelling unit, an enclosed garage or accessory building that is carried on by the inhabitants of the property and that meets the standards of Section 7-7-B of the OLUC.

37. **Intermodal Shipping Container** means a prefabricated, reusable, metal container designed and intended for transporting cargo on ocean-going ships, trains, or tractor trailers, also commonly called cargo containers, transport containers or marine cargo containers. Includes Conex and railroad cars.

38. **Kitchen** means any room principally used, intended, or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.

39. **Land** means real property, including permanent improvements and usable air space.

40. **Landowner** means the owner in fee or any undivided interest in each parcel of land.

41. **Lodging Business** means a lodging unit, hotel, motel, lodge, inn, bed and breakfast, or hostel used for temporary occupancy for sleeping purposes, rented on a short-term basis of less than thirty (30) consecutive calendar days or as an extended stay hotel, pertaining to properties assessed with a commercial tax rate, and excludes short-term rental as defined herein.

42. **Lodging Unit (L.U.)** is an individual unit or room, which may or may not include a kitchen, within a lodging business customarily rented on a short-term basis of less than thirty (30) days, pertaining to properties assessed with a commercial tax rate.

43. **Long Term Rentals** means any rental or lease of property, dwelling unit, or part thereof, for thirty days or more.

44. **Lot** means a measured portion of a subdivision intended as a unit for transfer of ownership, lease, or for development, or a parcel of real property designated by a separate and distinct number or letter on a plat filed with the Ouray County Clerk and Recorder, or when not platted in a recorded subdivision, a parcel of real property held under separate ownership or capable of being conveyed to a separate owner without being subject to the City's Subdivision Regulations.

45. **Lot Area** means the total horizontal area within the lot lines of a lot.

46. **Lot Side** means any property line other than the front or the rear lot line.

47. **Major Streets** are those public streets which collect traffic from minor streets, or which permit the relatively rapid and unimpeded movement of traffic from one part of the community to another.

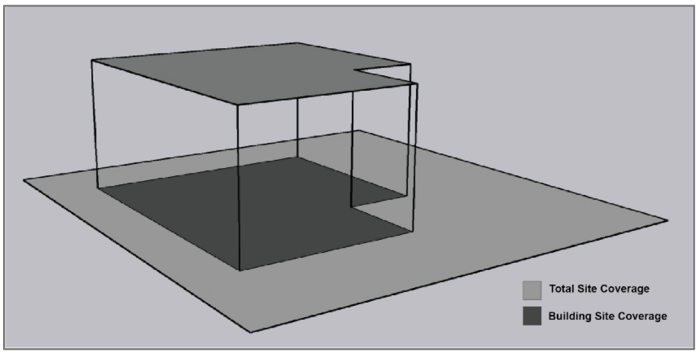
48. **Manufactured Home** means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities, and which has certification required by the United States Secretary of Housing and Urban Development and was constructed in compliance with the requirements of 42 U.S.C. § 5401, *et seq*., *Manufactured Home Construction and Safety Standards*, and the regulations of the Department of Housing and Urban Development that are promulgated thereunder. The phrase "manufactured home" does not include a recreational vehicle, nor does it include a mobile home; also defined in Chapter 6 of the Ouray City Code.

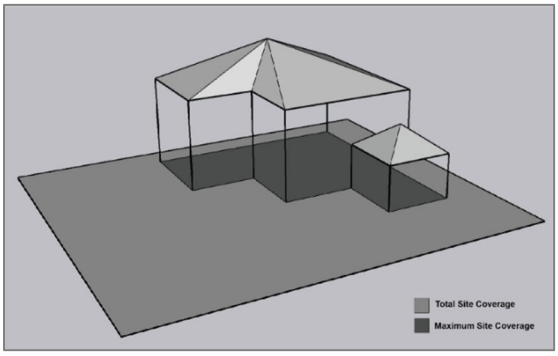
49. **Master Plan** means the Ouray Community Plan adopted pursuant to C.R.S. §31-23-206, as amended from time to time, also referred to as the Ouray Community Plan, City Community Plan, Community Plan, Comprehensive Plan, or Master Plan – all intended as the same for the purpose of this land use code.

50. **Maximum Building Site Coverage** means the area covered by all buildings (including covered or uncovered porches, carports, decks, garages, and cantilevered features (not including roof eave

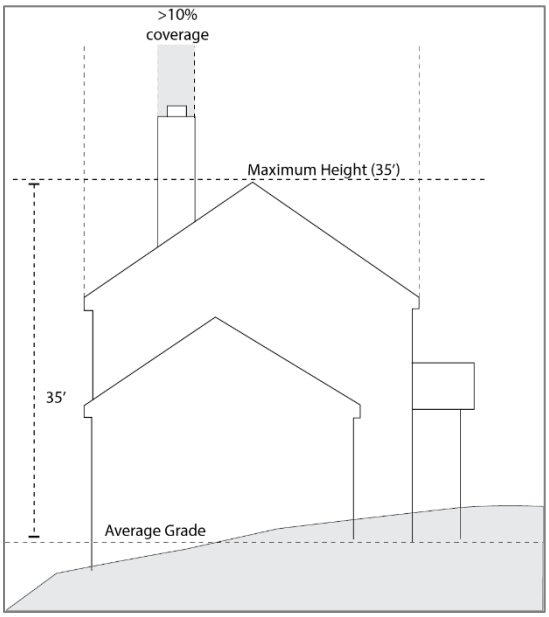
overhangs)) divided by the area of the site with both calculated in the horizontal plane as illustrated below.

51. **Maximum Building and Impervious Surface Site Coverage** means the area covered by buildings including covered or uncovered porches, carports, decks, garages, and cantilevered features (not including roof eave overhangs), and impervious surfaces, such as concrete or asphalt pavement, divided by the area of the site, all calculated in the horizontal plane.





52. **Maximum Building Height** is measured vertically from the highest point of the building, excluding any chimneys, to the average grade of the building, halfway between the lowest and highest ground elevations of the building as illustrated below.



53. **Minor streets** are public streets used primarily for direct access to properties abutting the right-of-way. Minor streets carry traffic having a specific origin or destination and do not carry thru traffic.

54. **Mixed Use** means a development in which a combination of residential and commercial uses (*e.g.*, residential over-retail), or several classifications of commercial uses (*e.g.*, office and retail), are located on the same parcel proposed for development. A minimum of 500 square feet of non-residential space must be provided for each dwelling unit.

55. **Mobile Home** means structure designed to be transported after fabrication and exceeding eight (8) feet in body width or thirty-two (32) feet in body length. Such a structure is built on a chassis and retains the chassis on which it was built, whether such structure is placed on a permanent foundation. Such a structure is suitable for human habitation on a year-round basis when provided with the required plumbing, heating, and electrical facilities. Mobile homes are different from manufactured homes in that they were either constructed before the adoption of 42 U.S.C. § 5401, *et seq*., *Manufactured Home Construction and Safety Standards*, or are otherwise not in compliance with said federal law and its implementing regulations. The phrase "mobile home" does not include "recreational vehicle."

56. **Mobile Home Park** means a parcel of land under single ownership that has been planned and improved for the placement of two or more mobile homes for dwelling or sleeping purposes, whether a fee is charged for use of the property.

57. **Modular Home** means a form of housing that is constructed off-site and built to adopted or accepted local and state building codes. Modular homes are transported from construction facilities to the site in sections or in completed assemblies and do not include a chassis.

58. **Multi-Family Dwelling** means a building with three (3) or more dwelling units.

59. **Nonconforming Lot or Parcel** means a lot or parcel of land which as the result of the adoption of dimensional regulations contained within this Chapter fails to meet the minimum dimensional requirements for the Zoning District in which it is located.

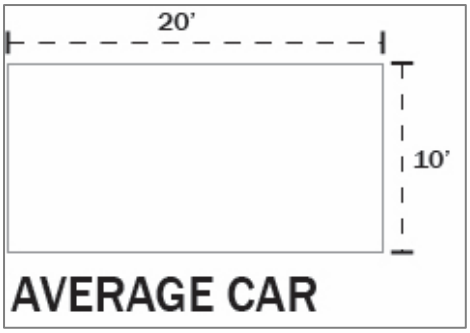
60. **Nonconforming Structure** means a structure which was originally constructed in conformity with zoning and building code or ordinances in effect at the time of its development, but which no longer conforms to the dimensional or other requirements imposed by the Chapter for the Zoning District in which it is located.

61. **Nonconforming Use** means the use of land or a building or structure which was originally established in conformity with the zoning and building code or ordinances in effect at the time of its development, but which is no longer allowed as a permitted or conditional use under the regulations imposed by this Chapter for the Zoning District in which it is located.

62. **Open Space** means land uncovered by structures, streets, parking, or driveways and typically maintained in its natural state.

63. **Parcel** means Lot, as defined herein.

64. **Parking Space** means a surfaced area, enclosed or unenclosed, 10 feet by 20 feet and reserved for the parking or storage of one (1) motor vehicle. Includes spaces reserved for accessible parking and electronic vehicle charging.



65. **Permitted Use** means a use of land within any particular zoning district that is authorized as a matter of right so long as all other requirements of this Code are met.

66. **Person** means a natural person, association, firm, partnership, corporation, joint venture, club, trust, or other organization acting as a group or unit, or the manager, lessee, agent, servant, officer, or employee of any of them.

67. **Planned Unit Development (PUD)** means an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restrictions in this Code.

68. **Plat** means a printed instrument that is a land survey depicting all or a portion of a land area in two dimensions.

69. **Preliminary Plat** means the map of a proposed subdivision and supporting materials, drawn, and submitted in accordance with Section 7-5-D-5-d of the OLUC to permit review of detailed engineering and design.

70. **Private streets** are streets not owned by the City.

71. **Property Line** means a line delineating a property, or portion of land, from another property, right-of-way, easement, etc. and documented by a recorded survey or plat.

72. **Public Utility Service Facilities** means transmission and storage facilities, including but not limited to pipes, lines, mains, wires, transformers, valves, and other related appurtenances for petroleum products, electricity, water, sewage, drainage, telephone, internet, wireless and cable television which are necessary to provide service to customers, but does not include building, offices, and production or generation facilities.

73. **Rear Lot Line** means the property line opposite the lot front.

74. **Recreational Vehicle (RV)** means a vehicular or portable unit mounted on a chassis and wheels, which either has its own motive power or is mounted on or drawn by another vehicle, such as travel trailers, fifth wheel trailers, camping trailers, or motor homes, but excluding truck campers. A recreational vehicle is not designed or intended for use as a permanent dwelling or sleeping place, but is to provide temporary living quarters for recreational, camping, or travel use.

75. **Recreational Vehicle (RV) Park** means a parcel of land on which RVs, either occupied or intended to be occupied on a short-term or seasonal basis for dwelling or sleeping purposes, are located

and infrastructure, utilities and facilities are located, regardless of whether a charge is made for such accommodations.

76. **Setback** means the minimum horizontal distance allowed between a lot line and any exterior part of a building, including decks, covered porches, and other appendages located above ground level other than the roof eave.

77. **Short-Term Rental (STR)** means the use of a dwelling unit, or any part thereof, for remuneration, for less than thirty (30) consecutive calendar days, pertaining to properties assessed with a residential tax rate.

78. **Single-Family Dwelling** is a dwelling unit designed for and occupied exclusively by one (1) family.

79. **Site** means the contiguous lots, tracts, and parcels of property associated with any use.

80. **Site Coverage** means that portion of a lot or parcel that is covered by buildings, measured where the exterior wall meets the foundation, including cantilevered features, but excluding roof eaves, uncovered decks, and patios.

81. **Site Specific Development Agreement** means a written contract between the City and the applicant in which the applicant agrees to pay for curb, gutter, sidewalk, and any other necessary improvements associated with a site-specific development permit to ensure the proper and timely installation of improvements.

82. **Sketch Plan** means a map of a proposed subdivision or other development, drawn and submitted in accordance with Section 7-5-D-5-c of the OLUC to evaluate feasibility and design characteristics at an early stage in the planning.

83. **Slope** means an inclined ground surface which is expressed as a ratio of vertical distance to the horizontal distance or rise over run.

84. **Street** means a public or private way, other than alley, that affords the principal means of access to abutting property.

85. **Structure** means anything constructed, installed, or erected which requires location on the ground or is attached/supported by something on the ground, inclusive of buildings, signs, roads, walkways, berms, fences and/or walls greater than six feet (6') in height, tennis courts, swimming pools and the like, but excluding poles, lines, cables, or similar devices used in the transmission or distribution of public utilities.

86. **Subdivision** means the division of any land into two (2) or more lots, parcels, tracts, plats, sites or separate interests, or such other division, for the purpose, whether immediate or future, or sale or transfer of ownership, or for building or other development, or for the creation of streets or other rights-of-way. Subdivision shall also mean the consolidation, aggregation, and reconfiguration of lots. Unless otherwise specified, the term subdivision does not apply to any of the following divisions of land:

    a. Created by order of a court of competent jurisdiction in this state or by operation of law, provided that the City is given notice of and an opportunity to participate in any judicial proceedings prior to the entry of any such court order;

b. Created separate but undivided interests in a tract of land such as joint tenancy, tenancy in common, tenancy in entirety, trust, lien mortgage, deed of trust or other security interest, unless such separate interests apply to less than all of the tract;

c. Which create cemetery lots;

d. Which create an interest in oil, gas, minerals, or water which is severed from the surface ownership or real property; or

e. Which create a utility easement or an easement unrelated to the use of the surface estate.

87. **Subdivision Improvements Agreement** means a written contract between the City and a applicant providing for and describing conditions of approval for the subdivision. It shall, at a minimum, set forth construction specifications for required public improvements, provide dates for completion of the improvements, and identify the terms and conditions for the acceptance of the improvements by the City. It shall also provide for such financial assurance as necessary to insure the proper and timely installation of improvements.

88. **Subdivision Plat** means a map of certain described land prepared by a registered land surveyor in accordance with Section 7-5-D-5 as an instrument for recording of real estate interest with the County Clerk.

89. **Substantial Conformity** means there is no variation from preliminary plat, other than minor changes in the size of lots, or location of lot lines, easements, or streets. Any change in types or numbers of land uses, any variance in residential density, any change in location of a public right-of-way more than five feet (5') or any variation of a dimensional limitation more than five percent (5%) shall not be included in the definition of Substantial Conformity.

90. **Subterranean** means any portion of the structure or building devoted solely to parking and storage uses and is also primarily underground with less than one foot of the foundation wall exposed except for required means of ingress/egress or non-walkout, vehicular access garage door.

91. **Time Sharing** means interval estate, time share estate, or timespan estate as such are defined in C.R.S. §38-33-110, as may be amended, or any other similar concept of property ownership involving either interval ownership or fractional fee interest as may be determined by the City Council. Time Sharing shall also include time share or time share interest, but not a time share license or use.

92. **Tiny home** means a dwelling unit that has less than four hundred (400) square feet of livable space, including lofts. A tiny home is not a vehicle or recreational vehicle and has no wheels.

93. **Use** means a specified activity or purpose for a property, building, residence, facility, or other structure for which it is intended, designed, platted, arranged, and occupied.

94. **Variance** generally means a grant of relief from the literal requirements of this Code which permits activity in a manner that would otherwise be prohibited by this Code.

95. **Workforce Housing** means housing that is available to households with incomes at or below 150 percent of area median income (adjusted for household sizes) and intended for individuals or families that live and work in Ouray or Ouray County at least 32 hours per week on average and where the occupant is paying no more than 30 percent of gross income on housing costs.

96. **Yard** means the portion of a lot which does not have a structure located thereon and which is unobstructed from ground to the sky.

Section 7-5 Development Review Procedures

A. Purpose and Organization of Section

This section outlines the common and specific procedures required for all types of land use review. The Administrator or Planning Commission can refer any application to the next higher level of decision authority if they deem the project impacts are substantial and necessitate a higher level of review.

B. Summary Table of Procedures

Table 7-5-B: Summary Table of Procedures				
R = Review (Review or Recommend)	**D = Decision (Responsible for Final Decision)**			
H = Public Hearing Required	**A = Appeal (Appeal Authority)**			
Procedure	**Section**	**Administrator**	**PC**	**City Council**
Comprehensive Plan, Adoption and Amendments	**C.R.S. §31-23-206**		R	D
Rezone & Initial Zoning	**7-5-D-1**	R	R	D
Annexation	**7-10**	R	R	D
Conditional Use Permits	**7-5-D-3**	R	D - H	A
Variances	**7-5-D-4**	R	D - H	
Short Term Rental Appeals	**7-7-H-16**	R		A
Site Development Permit, other than one SFR	**7-5-D-2**	D		
Site Development Permit, one single family residence or ADU	**7-5-D-2**	D		
Site Development Permit – Limited Amendment (minor revisions)	**7-5-D-2**	D	A	
Sign Permit	**Chapter 8**	D		
Appeals of Administrative Decisions (except STR)	**7-5-E-7**	R	A	
Vacation of ROW		R	R	D - H
Planned Unit Developments				
Sketch PUD	**7-5-D-5-j**	R		
Preliminary PUD	**7-5-D-5-j**	R	R-H	D - H
Final PUD	**7-5-D-5-j**	R	R-H	D - H
Subdivisions				
Lot Split	**7-5-D-5-f**	D	A	
Amended Plat	**7-5-D-5-h**	R		D - H
Minor Subdivision	**7-5-D-5-i**	R	D - H	A - H
Subdivision Sketch plan	**7-5-D-5-c**	R	D	
Subdivision Preliminary Plat	**7-5-D-5-d**	R	R	D - H
Subdivision Final Plat	**7-5-D-5-e**	D		A - H
Condominium/Townhouse Plat	**7-5-D**	R	R	D
Replat/Boundary Adjustment	**7-5-D-5-g**	D	A	

C. Development Review Procedures

1. Pre-Application Conference (Optional)

a. Purpose

The purpose of a pre-application conference is to provide an opportunity for an informal evaluation of the applicant's proposal and to familiarize the applicant and the Administrator with the applicable provisions of this Land Use Code, any Comprehensive or other applicable City Plans or Policies, infrastructure requirements, and any other issues that may affect the applicant's proposal.

b. Pre-Application Conference

The potential applicant shall request a pre-application conference with the Administrator and pay the required fees, if any. With the request for a pre-application conference, the applicant shall provide to the Administrator a description of the character, location, and magnitude of the proposed development and any other available supporting materials, such as maps, drawings, site plans or models. It is the applicant's responsibility to provide sufficiently detailed plans and descriptions of the proposal for the Administrator to make informal recommendations regarding the proposed project. At the conference, the applicant, the Administrator or designee, and any other persons the Administrator deems appropriate to attend shall discuss the proposed development and the applicable requirements of this Land Use Code, based on the information provided by the applicant. The informal evaluation and comments provided by the Administrator at the conference are not binding upon the applicant or the City but are intended to guide the applicant through the application and submittal process and advise the applicant in advance of issues that may be relevant to the respective board or commission though not exhaustive.

2. Application

a. Application Requirements: A uniform application is used for every process under this Code. However, additional information may be required at each level of a multi-level application such as a subdivision. Every application under this Code shall include, or be accompanied by, the following information, unless waived by the Administrator:

i. The name, mailing address, and telephone number(s) of the applicant for the permit.

ii. The owner(s) of the property upon which the improvement or use is to take place.

iii. Any agents authorized to act on behalf of the owner or the applicant.

iv. Any contractor retained or to be retained to accomplish any portion of the improvement.

v. Proof of ownership of the property in question and concurrence in the purpose of the application by the owner.

vi. Legal description of the property in question, to include:

1. legal address;

2. account number;
3. or other recorded identifying parcel number.

vii. Current zoning classification of the parcel.

viii. A copy of a certified survey plat may be required or a sketch plan which shows the relative location of existing and proposed improvements, buildings, structures, roads, driveways, slope, parking, ditches, utilities, fences, and other significant features present on the site.

ix. A written description of the nature of the improvement planned, if any.

x. Architect or engineer drawings, floor plans, and diagrams as may be required by the Administrator.

xi. Proof that a request for a driveway permit has been submitted to the Colorado Department of Transportation, if a new access road or driveway to the property intersects with the state highway.

b. Authority to File Applications

Unless otherwise specified in this Land Use Code, applications for review and approval may be initiated by the owner of the property that is the subject of the application or the owner's authorized agent. When an authorized agent files an application under this Land Use Code on behalf of a property owner, the agent shall provide the City with written documentation that the owner has authorized the filing.

c. Submittal Requirement Waiver

The Administrator may waive certain submittal requirements if it is deemed unnecessary for the review of the project and associated development impacts. The Administrator will provide a report detailing the exact waivers and an explanation on why they are not necessary, and the report will become part of the application and project file.

d. Additional Information

Additional application-specific information, beyond that specified, may be required by the Administrator, Planning Commission, and/or City Council, as necessary and appropriate to evaluate fully whether an application complies with the requirements of this Land Use Code.

e. Inactive Files

If an applicant fails to submit required information or request a hearing date within six (6) months from the application date, the file may become void, and the re-submittal of a new application and fees may be required. The Administrator may grant extensions of time to this provision, upon a written request by the applicant if the extension request is received within 6-months of the original application termination date.

f. Determination of Application Completeness

The Administrator shall only initiate the review and processing of complete applications. The Administrator will decide application completeness within 7 days of receipt of the application by the Administrator. If the application is determined to be complete, the application shall then be processed according to the procedures set forth in this Land Use Code. If an application is determined to be incomplete, the Administrator shall provide notice to the applicant along with an explanation of the application's deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected in a future re-submittal.

i. An application will be considered complete if it is submitted in the required form, includes all mandatory information, including all supporting materials, and is accompanied by the applicable fee. Information shown must clearly indicate compliance with applicable development standards, or in the case of a request for a variance or modification to certain standards, the degree to which the application will be non-compliant.

ii. Any supplemental technical reports and special studies that are submitted following the original application must be received at least 30 days prior to the first hearing to be held on the application. The City may postpone and reschedule a hearing or approval deadline if such reports and studies are submitted less than 30 days prior to a hearing. Copies of such additional materials shall be delivered to all reviewers who received the original application packet.

g. Administrator Reviews Application and Prepares Staff Report

After determining that a development application is complete, the Administrator shall refer the development application to the appropriate board or commission, ensure all required notices are completed, review the development application, and prepare a Staff Report. The Staff Report shall be made available for inspection and copying by the applicant and the public prior to any scheduled public hearing(s) on the application. The Staff Report shall indicate whether, in the opinion of the Administrator, the development application complies with all applicable standards of this Land Use Code.

3. Notice of Public Hearing(s)

a. Content of Notices

Notice of all public hearings required under this Land Use Code shall: (1) identify the date, time, and place of the public hearing, (2) if applicable, describe the property involved in the application by street address or by legal description; (3) describe the nature, scope, and purpose of the proposed action; (4) indicate that interested parties may appear at the hearing and speak on the matter; and (5) indicate where additional information on the matter may be obtained.

b. Summary of Notice Requirements

Table 7-5-C lists the notice requirements for all procedures in this Chapter.

c. Published Notice

When Table 7-5-C requires that notice be published, the City Clerk shall publish notice of a public hearing in a newspaper of general circulation at least 12 days prior to the scheduled hearing date.

d. Mailed Notice

When Table 7-5-C requires that written notice be provided, such notice shall be mailed by the City no less than 15 days prior to the public hearing, by certified mail, to the applicant, appellant, or landowners subject to a land use application, subject property, neighboring property owners whose properties are within 300 feet of the lot that is the subject of the application or appeal (based on information found in the Ouray County tax records), and any other person who makes a written request for such notice.

e. Posted Notice

When Table 7-5-C requires a posted notice, the City shall post notice of the public hearing at City Hall no less than 15 days prior to the public hearing.

i. When Table 7-5-C requires a posted notice, the City shall post at least one sign on the lot, parcel, or tract of land, and such sign shall remain on the property for a period of at least 5 days prior to the public hearing. The sign shall be posted in a prominent place, clearly visible from the most heavily traveled adjacent street or public way. The Administrator may require that additional signs be posted depending on the access and configuration of the property.

f. Notice to Mineral Estate Owners and Lessees

When Table 7-5-C requires that notice be provided to mineral estate owners and lessees, the applicant shall provide notice of the application by certified mail, return receipt requested, to all mineral estate owners and lessees on the subject property in accordance with C.R.S. § 24-65.5-103. Such notice shall be provided not less than 30 days prior to the initial public hearing, or not less than 30 days prior to the final decision if the application does not require a public hearing. It shall be the applicant's responsibility to conduct the necessary research to determine mineral estate owners and lessees on the subject property.

g. Constructive Notice

Minor defects in any notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Minor defects in notice shall be limited to errors in a legal description or typographical or grammatical errors that do not impede communication of the notice to affected parties. In all cases, however, the requirements for the timing of the notice and for specifying the time, date, and place of a hearing shall be correctly conveyed. Failure of a party to receive written notice shall not invalidate subsequent action. If questions arise at the hearing regarding the adequacy of notice, the decision-making body shall make a formal finding as to whether there was substantial compliance with the notice requirements of this Land Use Code.

h. Table 7-5-C Notice Requirements

Table 7-5-C: Notice Requirements				
X - Denotes Required Notice				
Procedure	**Section**	**Published**	**Mailed**	**Posted**
Rezone and Initial Zoning	7-5-D-1	**X**	**X**	**X**
Annexations	7-10	**X**	**X**	**X**
Conditional Use Permits	7-5-D-3	**X**	**X**	**X**

Variances	7-5-D-4	**X**		**X**
Site Development Permit	7-5-D-2			
Vacation of ROW		**X**	**X**	**X**
Subdivisions				
Lot Splits – 2 lots max	7-5-D-5-f			
Amended Plat	7-5-D-5-h			
Minor Subdivision	7-5-D-5-i			
Major Subdivision Sketch Plan	7-5-D-5-j	**X**	**X**	**X**
Major Subdivision Preliminary Plat	7-5-D-5-j	**X**	**X**	**X**
Major Subdivision Final Plat	7-5-D-5-j			
Major Planned Unit Development (PUD) Sketch Plan	7-5-D-5-j	**X**	**X**	**X**
Major Planned Unit Development (PUD) Preliminary Plat	7-5-D-5-j	**X**	**X**	**X**
Minor Planned Unit Development (PUD) Sketch Plan	7-5-D-5-j			**X**
Minor Planned Unit Development (PUD) Preliminary Plat	7-5-D-5-j			**X**
Replat (Boundary Adjustments)	7-5-D-5-g			
Condominium/Townhouse Plat	7-5-D			**X**
Vested Rights	7-5-C-8			

4. Decision and Findings

a. Approval Criteria

To approve a development application, the respective board, commission, or Administrator shall find that the development application has satisfied and followed the applicable requirements of this section and all the approval criteria required for the applicable development application.

b. Decision

After consideration of the development application, the Staff Report, comments received from other reviewers (if applicable), and the evidence from the public hearing (if applicable), the decision-maker designated in Table 7-5-B shall approve, approve with conditions, or deny the application based on the applicable approval criteria. The Administrator shall provide written notification of the decision to the applicant within seven (7) days after the decision.

c. Conditions of Approval

Unless otherwise specified in this Land Use Code, the respective board or commission may impose such conditions on the approval of the application as may be necessary to reduce or minimize any potential adverse impact upon other property in the area, or to carry out the general purpose and intent of the adopted Master Plan, other adopted City plans, and this Land Use Code. In such cases, any conditions attached to approvals shall be directly related to the impacts of the proposed use or development and shall be roughly proportional in both nature and extent to the anticipated impacts of the proposed use or development. No conditions of approval shall be less restrictive than the requirements of this Land Use Code, except where the Land Use Code allows deviations from the express requirements of the Land Use Code.

d. Findings

All decisions shall include at the least the following elements:

i. A clear written statement of approval, approval with conditions, or denial, whichever is appropriate; and

ii. A clear statement of the basis upon which the decision was made, including specific written findings of fact with reference to the relevant standards of this Land Use Code.

5. Record of Proceedings

a. Recording of Public Hearing

The respective board or commission conducting the public hearing shall record the public hearing by any appropriate means. A copy of the public hearing record may be acquired by any person upon application to the Administrator, and payment of a fee to cover the cost of duplication of the record.

b. The Record

i. The record shall consist of the following, all of which shall be kept by the City for a length of time prescribed in the City's adopted records retention schedule:

ii. All exhibits, including, without limitation, all writings, drawings, maps, charts, graphs, photographs, and other tangible items received or viewed during the proceedings;

iii. All minutes of the proceedings; and

iv. If available, a transcript and/or videotape recording of the proceedings.

c. Recording of Decisions

Once approved, and after the appeal period has expired, the decision shall be filed with the City Clerk.

6. Amendments to Permits or Other Forms of Approval

a. Minor Amendments

i. Unless otherwise specified in this Section, minor amendments to any permit or other form of approval issued by the Administrator, the Planning Commission, or the City Council may be approved, approved with conditions, or denied administratively by the Administrator and may be authorized without additional public hearings. Such minor amendments may be authorized by the Administrator if the development approval, as so amended, continues to comply with the standards of this Land Use Code, at least to the extent of its original compliance (to preclude any greater deviation from the standards of this Land Use Code by reason of such amendments). Minor amendments shall consist of any of the following:

ii. Any change to any permit or other form of approval that was originally subject only to administrative review and was approved by the Administrator, provided such change would not have disqualified the original application from administrative review had it been requested at that time; and provided that the minor amendment does not result in an increase of more than ten percent in the amount of square footage of a land use or structure and does not result in a change in the types of uses in the project.

iii. Any change to any permit or other form of approval that was originally subject to final review by and was approved by the Planning Commission, provided that:

1. The amendment maintains the design intent or purpose of the original proposal;

2. The amendment does not change vehicular access points or increase anticipated peak hour vehicle trips by more than five percent;

3. The site area is not expanded, and gross floor area is not increased by more than five percent;

4. The amendment results in no major adverse environmental or land use impacts; and

5. All conditions of the prior approval are met.

b. Major Amendments

Amendments to any permit or other form of approval that are not determined by the Administrator to be minor amendments under Section 7-5-C shall be deemed major amendments. Major amendments shall be reviewed and processed in the same manner as required for the original application for which the amendment is sought.

c. Lapse of Approval

Site development review approvals shall terminate five years from the effective date of approval unless a Building Permit has been issued. The approval of the site development review may be extended for up to one year at the discretion of staff upon written notification filed with the City within the last six months before the five-year approval period has expired.

d. Subsequent Applications

Following denial of an application, the respective Board or Commission shall not consider the same or substantially the same application within one year of the date of denial. The respective Board, Commission, or Administrator may waive the one year waiting period if, after review of a written request, shows good cause. The respective Board or Commission must approve this waiver by an affirmative vote of the majority of its members.

7. Appeals

a. Purpose

This Section sets forth the process for appealing final decisions made under this Land Use Code. Appeals of land use decisions are available at each step of review and decision-making process.

b. Types of Appeals

i. Appeals from Final Decisions by the Administrator

An applicant party may appeal a final decision made by the Administrator in administrating or interpreting this Code. All such appeals shall be heard by City Council.

ii. Appeals from Final Decisions by the Planning Commission

A applicant may appeal a final decision made by the Planning Commission to the City Council.

iii. Appeals from Final Decisions by the City Council

An applicant may appeal a final decision made by the City Council to a Colorado court of competent jurisdiction.

iv. Appeals from Enforcement Actions

Appeals from issuance of a notice of violation or stop work order shall be taken to a Colorado court of competent jurisdiction.

c. Grounds for Appeal

i. The permissible grounds for appeal shall be limited to:

1. Failure to properly interpret and apply the relevant provisions of this Code.

2. Failure to conduct a fair hearing.

3. The decision maker abused its discretion set forth in this Code;

4. The decision maker substantially ignored its formally established rules of procedure resulting in a denial of procedural due process; or

5. The decision maker based its decision on evidence which was substantially false or grossly misleading.

d. Notice of Appeal

Appeals shall be made within ten (10) days of the final decision which is the subject of the appeal. All appeals shall be filed in writing with City Clerk and shall include the reasons for the appeal.

e. Burden of Proof

Any final decisions of the decision maker is presumed correct. The appellant bears the burden by a preponderance of the evidence that the record relied on by the decision maker does not support the decision such that is should be overturned.

f. Appeal Hearing

The Administrator shall schedule a public hearing on the appeal no later than sixty (60) days after the date the appeal was filed with the City Clerk. The appeal hearing may be extended up to ninety (90) days after the filing of the appeal if agreed to by both the Administrator and the appellant. Notice of the public hearing shall be published as required for the original decision.

g. Decision

Following the public hearing, the decision may, in whole or in part, be affirmed, reversed, or amended based on the appeal criteria set forth in Section 7-5-C-7-c herein. The final decision shall be stated in writing and delivered to the appellant no later than twenty-one (21) days after the public hearing and shall include specific findings of fact with specific reference to relevant standards as set forth in this Land Use Code.

8. Vested Rights

a. Purpose

The purpose of this Section is to provide the procedures necessary to implement the provisions of Article 68 of Title 24, C.R.S., as amended.

b. Definition

i. For purposes of Article 68 of Title 24, C.R.S., a site specific development agreement must incorporate by reference one of the following:

1. A final subdivision plat approved pursuant to Section 7-5-D; or

2. A site plan approved pursuant to Section 7-5-D.

9. Notice and Hearing

To obtain a site specific development agreement with vested rights, the developer must seek from the City Council approval of the project at a public hearing conducted at the request of the landowner, which hearing follows the successful approval of the development at all other required stages of the development review process. The public hearing shall be preceded by written notice of such public hearing pursuant to Section 7-5-C-3. Such notice may, at the City's option, be combined with the notice required for any other required notice.

10. Amendments

In the event amendments to a site specific development agreement approved under Article 68 of Title 24, C.R.S., are proposed the notice and hearing provision of section 9 above apply.

11. Approval

Each final subdivision plat or site plan, or other document incorporated in the site specific development agreement shall contain the following language: "Approval of this Plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S." Failure of the final subdivision plat or site plan to contain this statement shall invalidate the creation of the vested property right. In addition, a notice describing the type and intensity of use approved, the specific parcel or parcels of property affected, and stating that a vested property right has been created, shall be published once, not more than 14 days after approval of the site specific development agreement, in a newspaper of general circulation within the City.

12. Duration

A vested property right approved pursuant to this Section shall last a period of three (3) years, unless otherwise agreed upon by the City and the applicant.

13. Payment of Costs

In addition to all fees and charges imposed by the City, the applicant for approval of a site specific development agreement with vested rights shall pay all costs incurred by the City because of the site specific development agreement review, including publication of notices, public hearing, and review costs.

14. Other Provisions Unaffected

Approval of a site specific development agreement with vested property rights shall not constitute an exemption from, or waiver of, any other provisions of the Code pertaining to the development and use of property.

15. Limitations

Nothing in this Section is intended to create any vested property right, but only to implement the provisions of Article 68 of Title 24, C.R.S. In the event of the repeal of said state law or a judicial determination that said law is invalid or unconstitutional, this Section shall be deemed to be repealed, and the provisions hereof no longer effective.

D. Specific Procedures and Approval Criteria

1. Amendments to the Official Zoning Map/Rezoning

a. Purpose

Amendments to the Official Zoning Map may be made to reflect changes in zoned district boundaries or for creation of new zone districts. Amendments to the zoning map are not intended to relieve hardships, nor to confer special privileges or rights to a person or parcel, but instead to make adjustments to the Official Zoning Map that are necessary in light of changed conditions, public policy, annexations, or that are necessary to advance the general welfare of the City.

b. Procedure

i. Rezoning may be requested or initiated by the City, the Planning Commission, or the owner of any legal or equitable interest in the property or his representative. Rezoning requests shall follow the procedures outlined below.

1. Preapplication conference. Attendance at a preapplication conference is mandatory for an Applicant intending to apply for rezoning.

2. Submit Application. The Applicant shall submit a complete application on forms supplied by the City with all application fees and containing the following materials:

a. A site plan.

b. Other information to show compliance with Section 7-5-D.

c. A list of all property owners within 300 feet of property being proposed for rezoning.

d. No fee or formal application is required for action initiated by the City or Planning Commission.

c. Criteria for Approval

i. The amendment is consistent with the public health, safety, and welfare; and

1. The amendment is in substantial conformity with the Master Plan, or

2. The existing zoning is erroneous, or

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

ii. The burden shall be on the Applicant to show that the criteria of this Subsection have been met. If the reviewing body 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 body determines are necessary to ensure that the applicable criteria are met. Such conditions or limitations shall be provided to the Applicant, in writing, as part of the decision.

d. Protests

Any owner of property affected by a proposed amendment to the Official Zoning Map may protest the amendment pursuant to the statutory requirements of C.R.S. Section 31-23-305.

e. Approval Actions

The City Council shall approve a zoning map change by ordinance and the City Clerk shall prepare a new zoning map to reflect the approved changes. The new Official Zoning Map shall contain the date and number of the ordinance amending it, the date the map was amended to reflect each amendment and the initials of the person who checked and approved the change to the map.

2. Site Development Permits

a. The purpose of this Section is to establish site development standards applicable to site permits. All development subject to this Section shall comply with the standards of this Section and with the City's construction standards. Site planning is required to ensure that all sites within the community are designed, arranged, and developed in a safe, consistent, and efficient manner. The arrangement of functions, uses and improvements should reflect the natural capabilities and limitations of the site, as well as the characteristics and limitations of the adjacent property or properties. These standards are developed so every project consistently adheres to the same standards.

b. Site Activities Requiring Permit. A permit is required for the following activities:

i. Non-residential construction.

ii. New Residential construction.

iii. Addition to an existing residential building that increases the gross floor area by more than 25%.

iv. Grading, fill, or excavation involving 300 cubic yards or more per Lot.

c. Single Family, Accessory Dwelling Unit, and Duplex Dwelling Units - Criteria

d. Construction for one single-family residence, duplex, or accessory dwelling unit will be reviewed through the building permit process and shall comply with provisions outlined in Section

7-5-D-2-e. Proposed single-family dwelling units, duplexes, and accessory dwelling units must be reviewed and approved for site development prior to applying for a building permit.

e. Minimum Application Contents: Single Family, Accessory Dwelling Unit, and Duplex Dwelling Units

i. These uses require the completion of a site development plan drawn to scale (not less than 1":40' scale) clearly detailing the location of structures and required improvements listed below:

1. Existing and proposed structures located on the site.

2. Installation of new, or repair of damaged, curb, gutter, and sidewalk along abutting streets, except in subdivisions where it is not required by current subdivision regulations.

3. Driveways and required off-street parking spaces, including landscaped areas, and maneuvering areas adequate to meet all applicable requirements. When six or more spaces are required, the required parking and maneuvering areas shall be paved.

4. Site drainage adequate to avoid damage or adverse effects to improvements, structures, and property on and off the site, including adjacent properties.

5. All existing and proposed landscaping, including trees, shrubs, and groundcover subject to the minimum requirements found in Section 7-8-F.

6. Sidewalks and other provisions for pedestrians.

7. Above and below ground utilities.

8. All outdoor lighting fixtures, which shall be shielded so that the light source is not directly visible off the premises and meet International Dark-Sky Association standards.

f. Minimum Application Contents: Multi-family Dwelling Units, Lodging and Non-Residential Uses - Criteria

i. These uses require the completion of a site development plan drawn to scale (not less than 1":40' scale) clearly detailing the location of structures and required improvements listed below:

1. Existing and proposed structures located on the site.

2. Installation of new, or repair of damaged, curb, gutter, and sidewalk along abutting streets, except in subdivisions where it is not required by current subdivision regulations.

3. Required off-street parking spaces, including landscaped areas, and maneuvering areas adequate to meet all applicable requirements. When six or more spaces are required, the required parking and maneuvering areas shall be paved unless otherwise approved by the City Administrator or delegee for required maintenance or access to easement areas.

4. Site drainage adequate to avoid damage or adverse effects to improvements, structures, and property on and off the site, including adjacent properties.

5. In addition to the minimum standards contained in Subsection 7-8-F, landscaping shall meet the following requirements:

a. At least 50% of the linear frontage of the site abutting public street rights-of-way to a minimum width of 15 feet shall be landscaped, except to the extent such area is or will be lawfully covered by buildings, unless the City approves an alternative plan as more effectively presenting a landscaped view from the abutting street rights-of-way; and

b. Inclusive of the above frontage requirement, landscaping shall be required in at least 20% of that part of the site not covered by buildings on sites proposed for residential use and at least 10% of that part of the site not covered by buildings on sites where non-residential uses will occupy more than 50% of the property, except for properties in the C-1 zoning district along Highway 550 between 3rd and 10th Avenues.

c. Such landscaping shall consist of trees, shrubs, and ground covers, and may include up to a maximum of 20% coverage in inert materials such as decorative paving stones, lava rock, pea gravel, etc., except to the extent such area is lawfully covered by a building.

6. In addition, parking areas with 25 or more spaces or more than one aisle, shall incorporate landscaped islands disbursed throughout the parking with areas totaling a minimum of 6% of the parking area.

7. Driveways, culverts, and curb cuts.

8. All outdoor lighting fixtures shall be shielded so that the light source is not directly visible off the premises and meet International Dark-Sky Association standards.

9. Sidewalks and other provisions for pedestrians.

10. Trash collection and snow storage areas.

11. Above and below ground utilities.

g. Supplemental Site Development Standards for Properties on Highway Corridors. Any property that is adjacent to the right-of-way line of Highway 550 and north of the intersection of Highway 550 with Skyrocket Creek as shown on the Official Zoning Map is also subject to Supplemental Site Development Standards listed below and must be detailed on the site plans:

i. Exterior mechanical equipment, including electrical transformers, shall either be incorporated in the overall form or design of the building or screened from view from any street by materials consistent with the landscaping of the property, the style of the main building, any applicable Code adopted by the City in Chapter 6 of the City Code, and to protect the public health, safety, and welfare.

ii. Refuse collection containers and areas shall be screened from view from any street or residential area by materials consistent with the landscaping and building.

iii. Landscaping shall be installed and maintained to a minimum depth of 15 feet along 100% of the frontages adjacent to U.S. Highway 550, excluding driveways and sidewalks.

iv. Landscaping shall be installed and maintained to a minimum depth of 15 feet along a minimum of 25% of the secondary street frontages, excluding driveways and sidewalks.

v. The regulations of this Subsection shall apply to the entire building, lot, parcel or contiguous lots or parcels which constitute a single site, when any part thereof is contiguous to the right-of-way of U.S. Highway 550 or secondary street segments described above.

h. Excavation, Fill or Grading Involving 300 Cubic Yards or More per Parcel.

i. These excavations require the submission of items listed below:

1. A site development plan drawn to scale (not less than 1":40' scale) clearly detailing the nature and extent of the proposed excavation, fill or grading, including finished slopes, retainage, and drainage details.

2. Details of estimated quantities and type of material export or import. This requirement may require an engineers' estimate if deemed necessary in the development standards or by staff.

3. Details on excavation plans showing access routes and types of equipment to be utilized, hours of operation, and any anticipated impact to City streets.

4. Engineered plans for structural retainage features.

5. Evidence of a storm water retention plan and permit, or other State or Federal requirement, if applicable and required by staff.

6. Details on seeding, revegetation, and erosion control plans.

7. The rezoning is consistent with the stated purpose of the proposed zoning district(s);

8. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

9. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated; and

10. The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.

3. Conditional Uses

a. Purpose. Conditional uses are those land uses that are generally compatible with the permitted uses in a zone district, but that require site-specific review of their location, design, intensity, density, configuration, and operating characteristics, and that may require the imposition of

appropriate conditions, in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

b. Procedure. An Applicant requesting conditional use approval shall follow the procedures outlined below.

i. Preapplication conference. Attendance at a preapplication conference is mandatory for an Applicant intending to apply for conditional use permit.

ii. Submit Application. The Applicant shall submit a complete application on forms supplied by the City with all application fees and containing the following materials:

1. A site plan;

2. Other information to show compliance with the zoning district in which the conditional use is being proposed;

3. List of property owners within 300 feet of the property which is the subject of the application; and

4. Proof of mailing to property owners as required by Subsection 7-5-C-3.

c. Criteria for Approval. The Planning Commission may approve, approve with conditions, or deny the application. Conditional uses for the various zoning districts shall be permitted only if the Planning Commission determines, following a public hearing, that the following criteria are met with respect to the type of use requested by the Applicant:

i. The use will not be contrary to the public health, safety, or welfare;

ii. The use is consistent with the purposes, goals, objectives, and standards of the City's Master Plan;

iii. The use complies with all other applicable requirements of the zone district in which it is proposed to be located;

iv. The location, size, design, and operating characteristics of the proposed conditional use minimizes adverse effects, including visual impacts, impact on pedestrian and vehicular circulation, parking, trash, service delivery, noise, light, vibrations, and odor on surrounding properties;

v. The use is compatible with existing uses in the area and other allowed uses in the zoning district;

vi. The use is consistent with the purpose of the zoning district in which it is proposed to be located; and

vii. The use will not have an adverse effect upon other property values or the use of adjacent properties.

The burden shall be on the Applicant to show that these criteria have been met. If the Planning Commission determines that such criteria have not been met, the application

shall be denied. The application may be approved upon conditions or limitations that the Planning Commission determines are necessary in order to ensure that the applicable criteria are met.

d. Issuance and Termination of the Permit

i. If the Planning Commission approves or approves with conditions the application for the conditional use, City Staff shall issue a conditional use permit. If applicable, the conditional use permit shall include all conditions on the permit approved by the Planning Commission.

ii. A conditional use permit shall automatically terminate upon a change in the permittee or majority change in the ownership of a permittee if the permittee is an entity. No conditional use permits, including those permits issued prior to the adoption of this Code, shall terminate upon conveyance of the property unless the permittee also changes as described in this subsection. If the conditional use is discontinued for 12 consecutive months, the permit shall terminate immediately.

iii. If the terms of a conditional use permit are violated by the holder of the permit, upon a referral from City Staff, Planning Commission shall hold a public hearing on the alleged violation. The public hearing shall be held in conformity with the public hearing provisions of this Section.

4. Variances

a. Purpose. Variances are deviations from the dimensional requirements, design or performance standards and other provisions of the OLUC, not related to use of the property, that would not be contrary to public interest when, owing to special circumstances or conditions, the literal enforcement of the provisions of this Chapter would result in undue and unnecessary hardship. Variances shall only be granted in accordance with the terms of this Subsection.

b. Procedure. An Applicant requesting variance approval shall follow the procedures outlined below:

i. Preapplication conference. Attendance at a preapplication conference is mandatory for an Applicant intending to apply for variance in the application.

ii. Submit Application. The Applicant shall submit a complete application on forms supplied by the City with all application fees and containing the following materials:

1. A site plan and

2. Other information to show compliance with Section 7-5-D-4-c.

c. Criteria for Approval. The Planning Commission may approve, approve with conditions, or deny the application, continue the public hearing, or remand it to the Applicant with instructions for modification or additional information or action. Planning commission may approve a variance if it finds that all the following criteria are met:

i. The grant of variance will be generally consistent with the purposes, goals, objectives and policies of the City's Master Plan and the OLUC;

ii. The grant of variance is the minimum variance that will make possible the reasonable use of the parcel, building or structure; and

iii. Literal interpretation and enforcement of the terms and provisions of the OLUC would deprive the Applicant of rights commonly enjoyed by other parcels in the same zoning district and would cause the Applicant unnecessary hardship, as distinguished from mere inconvenience. In determining whether an Applicant's rights would be deprived, the Planning Commission shall consider whether either of the following conditions apply:

1. There are special conditions and circumstances that are unique to the parcel, building or structure, that are not applicable to other parcels, structures, or buildings in the same zone district and that do not result from the actions of the Applicant; or

2. Granting the variance will not confer upon the Applicant any special privilege denied by the City's Master Plan and the terms of the OLUC to other parcels, buildings, or structures, in the same zone district.

d. Issuance, Voting, Expiration and Extension of Variances. The burden shall be on the Applicant to show that these criteria have been met. If the Planning Commission determines that such criteria have not been met, the application shall be denied. The application may be approved upon conditions or limitations which the 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.

i. No variance shall be granted with less than four (4) concurring votes of the Planning Commission.

ii. The Planning Commission shall announce its decision within 35 days of the completion of the hearing. Any decision on a variance application shall be in writing by Resolution. The decision of the board with respect to an application for a variance shall be final, subject only to review by certiorari in the courts. The City shall also 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 City shall cause a transcript of any tape recording of the hearing to be made and certified to the court, and the applicant filing such appeal, or such review shall pay the City the reasonable cost incurred in producing such transcript, unless such applicant has a transcript produced by a court reporter at his expense.

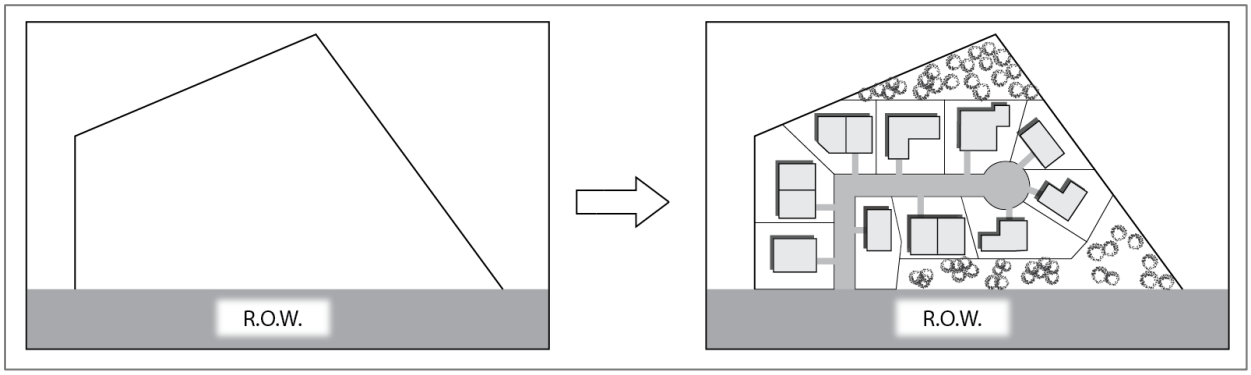
iii. Expiration and Extension of Variances

1. Expiration. All variances shall expire 12 months from the date of issuance if no building permit has been issued to establish the variation authorized, or if the variation does not require a building permit, unless the variation is established, ongoing, and in operation. Such time period shall not be altered by transfer of ownership.

2. Extension. Upon written request, the Planning Commission may grant an extension of the variance for a period not to exceed 6-months for good cause shown. No request for an extension shall be considered unless a written application requesting the extension is submitted to the City Administrator or delegee prior to the date the variance is to expire. Failure to apply for an extension within the time limits established in this section shall render the variance null and void. In considering an extension to a previously approved

variance, the City Administrator or delegee shall consider if any changes have been made to the character of the variance application and resulting criteria for decision. If no changes have been made and the variance extension request was filed before expiration, the City Administrator or delegee shall issue an extension not to exceed 6-months for good cause shown.

5. Subdivisions



a. Purpose

Subdivision development regulations are essential for orderly and controlled development within, and adjoining, the City of Ouray. These regulations ensure development is consistent with community plans and constructed to established and required standards. These standards also ensure quality, safety and the overall welfare of property owners, and citizens or customers who use or frequent these developments. Quality development should benefit everyone.

b. General Provisions

i. Control

1. All development plans or proposals shall be subject to the provisions of these regulations, whether a plat is filed or not.

2. All final plats required by this Section shall be filed and recorded following approval by City Council and after any conditions have been met.

ii. Jurisdiction

1. These regulations are applicable within the following areas:

a. All land located within the legal, corporate boundaries of the City of Ouray.

b. Where applicable, any quasi-municipal corporation located partially or entirely within its boundaries pursuant to Section 18(2)(a) and 2(b) of Article XIV of the Colorado Constitution.

iii. Liability

These regulations shall not create any liability on the part of the City or any officer or employee thereof arising from reliance upon these regulations or any administrative act or failure to act pursuant to these regulations.

iv. Applicability

These regulations also apply to Planned Unit Developments which may be considered and processed in accordance with Section 7-5-D-5-j.

v. General Procedures

The procedures of this Section, Development Review Procedures Section 7-5-C, and the standards in Section 7-9. Subdivision Design and Improvements, shall apply to all subdivisions that result in the portioning, dividing, combining, or altering of any lot, parcel, or tract of land, including subdivisions created by an exercise of the power of eminent domain by an agency of the State or City, unless specifically excluded by state law.

c. Sketch Plan

i. Purpose. The sketch plan is an optional step to consider general conformity with the Master Plan, Codes and Standards and these regulations. It allows for an evaluation of a proposed subdivision before detailed planning and engineering work has been undertaken and before substantial expenses have been incurred.

ii. Approval Criteria. The Planning Commission shall review the Sketch Plan to determine its general acceptability, consistence with the City Standards and will consider the following minimum criteria:

1. Conformity with the Master Plan and zoning regulations.

2. Relationship of development to topography, soils, drainage, flooding potential, natural hazard areas and other physical characteristics.

3. Availability of water, means of sewage collection and treatment, access and other utilities and services.

4. Compatibility with the environment, vegetation, and unique natural features.

5. Compatibility with the architectural history.

iii. As part of the Sketch Plan approval, the Planning Commission may recommend waiving the preliminary plat requirement for subdivisions if the development does not require public improvements or other critical and necessary improvements. The City Council will consider the Planning Commission's recommendation within thirty (30) days and determine whether a waiver of preliminary plat requirements is warranted.

d. Preliminary Plat

i. The City may have the preliminary plat and supporting documentation and reports reviewed by registered professionals for conformance with City Standards and regulations. Fees associated with these reviews must be paid by the applicant. Additional review time may be required in these cases.

ii. The preliminary plat and supporting documentation consider during the review and approval process must be stamped "approved" accordingly or identified as approved documentation. All revised plans must also be included and plans or reports with professional stamps or approvals must also be identified as approved documentation.

iii. Decision Criteria

1. Conformity with the Master Plan and zoning regulations.

2. Relationship of development to topography, soils, drainage, flooding potential, natural hazard areas and other physical characteristics.

3. Availability of water, means of sewage collection and treatment, access and other utilities and services.

4. Compatibility with the environment, vegetation, and unique natural features.

5. Compatibility with the architectural history.

6. Compliance with all subdivision design criteria in the code.

7. Compliance with all standards of the applicable zoning district.

iv. After approval of the preliminary plat and prior to commencement of construction, the applicant and City public works staff shall cooperatively schedule a pre-construction meeting and invite all affected utility companies' representatives to said meeting. The applicant is responsible for ensuring contractor(s) and associate employees/staff attend said meeting.

v. After the pre-construction meeting, and upon submittal and approval of completed submittals and required fees and payment described above, the City shall then issue a notice to proceed, and the applicant may commence construction of subdivision improvements.

vi. Building permits may be issued for any property within the development that has been considered and approved during the preliminary plat review process, and that has adequate infrastructure installed to serve the building during the construction phase. The building permit applicant must be the property owner of record. No certificate of occupancy shall be issued until a final plat is approved and recorded.

e. Final Plat

i. Following the preliminary plat review and approval, the applicant shall submit a final plat containing the information specified in Subsection 7-5-D-5-d.

ii. Decision Criteria

1. Compliance with all subdivision design criteria in the code.

2. Compliance with all plat standards.

3. Compliance with all applicable conditions of preliminary plat approval. The applicant may seek a waiver of a condition from City Council prior to the final plat being considered by Planning Commission.

iii. The final plat shall be submitted within one (1) year after approval of the preliminary plat, otherwise, the preliminary plat approval shall become null and void unless an extension of time is applied for and granted prior to the expiration of the preliminary plat. No final plat shall be approved if submitted beyond two (2) years of approval of a related preliminary plat, except if a phased final plat as described in subsection (c).

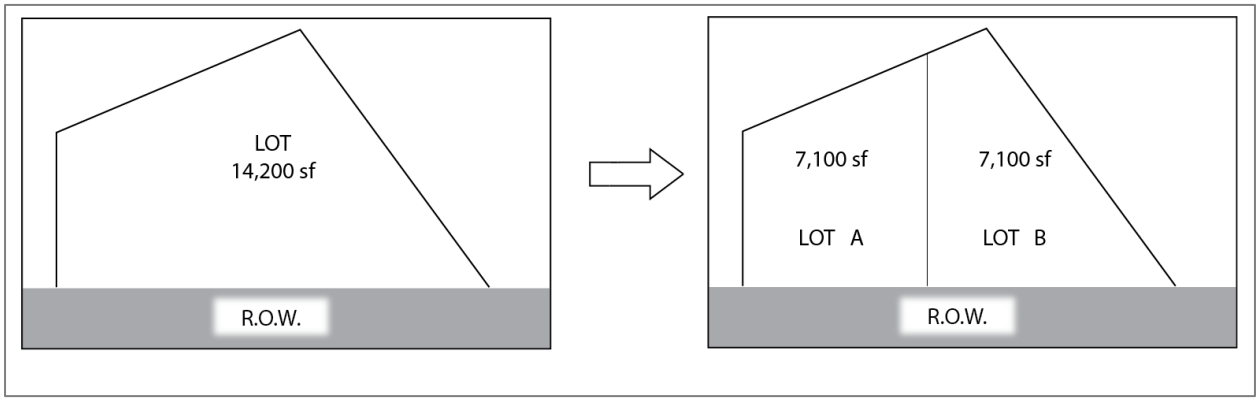
iv. The applicant may seek final plat approval for a portion of the approved preliminary plat. Submittal and approval of each phase of a final plat will result in a one (1) year extension for the applicant to seek final plat approval of the remaining approved preliminary plat. However, the last phase of final plat approval must be submitted no later than five (5) years after the approval of the preliminary plat. Such an extension does not require approval by Planning Commission.

v. The administrator shall consider the final plat and supporting documentation within 30 days of a complete submittal. The final plat should not be signed by City Staff or recorded until all conditions are satisfied, except if the conditions are part of a Subdivision Improvements Agreement.

vi. No final plat shall be approved until all the improvements required by these subdivision regulations have been installed, inspected, and approved, or a subdivision improvements agreement with security has been provided in accordance with provisions of Subsection 7-9-E of these regulations. The final plat shall be recorded with the County Clerk and Recorder, following approval by City administration. The recorded final plat shall be the original plat complete with all signatures, dates, and other information. An electronic copy of the recorded plat shall be supplied to the City. All recording and filing costs are to be paid by the applicant.

vii. No land shall be subdivided, nor any subdivided lot or parcel be sold or conveyed until a final plat has been approved and recorded in accordance with this Subsection.

f. Lot Splits



i. A lot previously created by a subdivision plat which has been approved and accepted by the City, and recorded in the Ouray County Records, may be subdivided into no more than two lots if the criteria in this Subsection is fulfilled and City approval is granted.

ii. The following may apply for an allowable lot split:

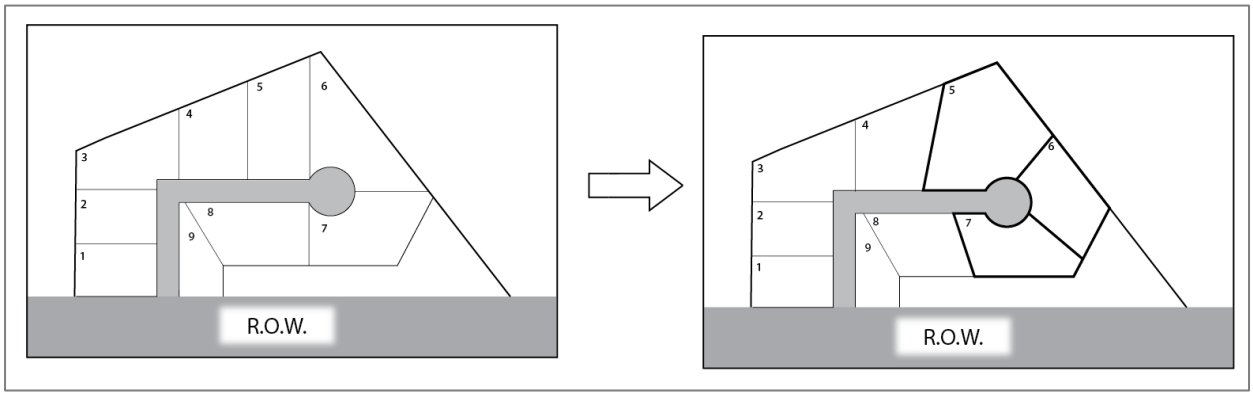
1. Any parcels created by the split, whether consisting of separately described lots, or parts of lots, shall comply with the minimum design standards of these regulations for lots, and with the applicable dimensional requirements of the City Zoning Regulations. The deed or other instrument creating the split shall reserve and be subject to existing easements.

2. A property owner or representative seeking to split a lot by deed or other instrument, shall submit an application in conformance will all procedures of this code.

3. City staff may require an improvements survey to be submitted if necessary to determine if the criteria of this subsection have been met prior to consideration by the City administration.

4. The lot split shall be recorded with the County Clerk and Recorder, following approval by the City. An electronic copy of the recorded plat shall be supplied to the City. All recording and filing costs are to be paid by the property owner or representative.

g. Replat/Boundary Adjustments/Lot Consolidation



i. Replats which reduce the number of separately described contiguous parcels or move a boundary line may be approved and recorded pursuant to this Subsection in lieu of other procedures for subdivisions provided in these regulations.

ii. Application and Procedure. No preapplication conference is required. An application and submittal requirements may be obtained from the Community Development Department. Replats are reviewed and decided administratively. Administrative decisions may be appealed to the Planning Commission per §7-5-H of the Ouray Municipal Code.

iii. Staff will review the application and submitted items notifying the applicant of completeness within 15 days of submittal.

iv. All decisions on replats shall be made within 30 calendar days of a determination of application completeness. Any period during which the applicant has been requested by the City to correct plans, perform required studies, provide additional required information, or

otherwise requires the applicant to act shall be excluded from the 30-day time period. The period shall be calculated from the date the City notifies the applicant of the need for additional information until the date all the requested information has been provided to the City.

v. Decision Criteria.

1. None of the lots affected will be made substandard with respect to the requirements for lot size and dimensions, as required under the respective zoning district, as part of the Ouray Municipal Code. An existing lot, or parts of an existing lot, may be consolidated into the adjoining lots providing no substandard lot is created; and

2. No existing building or structure is made substandard or nonconforming; and

3. Existing easements are not jeopardized or rendered impractical to serve their intended purpose; and

4. The lots being adjusted are considered buildable lots that can accommodate a legal structure under the zoning standards in place at the time of application.

vi. Recording. Following approval by City administration, the replat shall be recorded with the County Clerk and Recorder. No plat shall be recorded or signed by City staff until all conditions associated with approval have been satisfied. An electronic copy of the recorded plat shall be supplied to the City. All recording and filing costs are to be paid by the property owner or representative.

h. Amended Plat

i. Amended subdivision plats previously approved by the City, or parts of such plats, may be approved and recorded in accordance with the provisions of this Subsection in lieu of other procedures provided for subdivisions by these regulations.
ii. Decision Criteria.

1. Amendments shall conform to the requirements for final plats Subsection 7-5-D-5-e; and

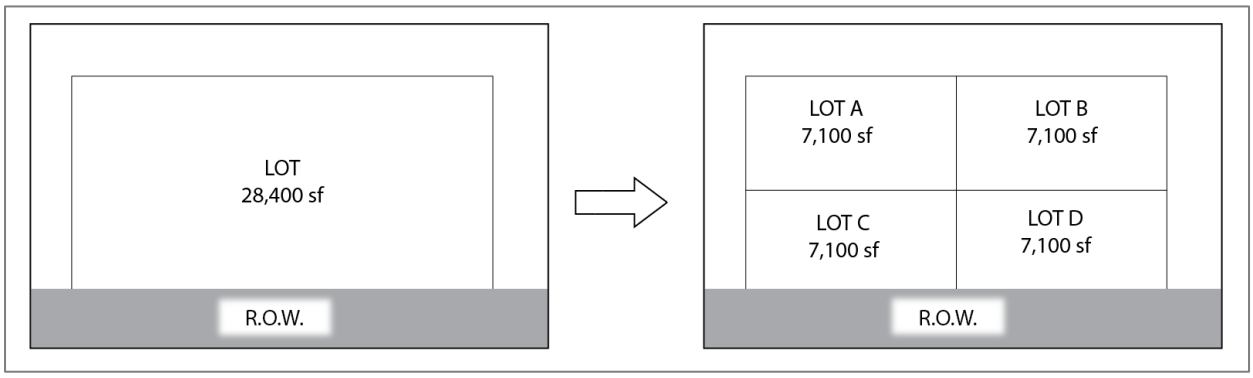
2. Minimum design standards and dimensional requirements shall be met; and

3. Existing easements and/or public improvements are not jeopardized or rendered impractical to serve their intended purpose; and

4. All conditions of approval for the previous plat are complied with unless specifically brought out and modified with the amendment.

iii. Recording. Following approval by the City, the amended plat shall be recorded with the County Clerk and Recorder. No plat shall be recorded or signed by City staff until all conditions associated with approval have been satisfied. An electronic copy of the recorded plat shall be supplied to the City. All recording and filing costs are to be paid by the property owner or representative.

i. Minor Subdivisions



i. Subdivisions resulting in four or fewer new lots, which have available all required improvements and comply with the design standards of Section 7-9-C, shall be exempt from the requirements for a preliminary plat, unless otherwise required by the Planning Commission.

ii. Decision Criteria

1. Conformity with the Master Plan and zoning regulations.

2. Relationship of development to topography, soils, drainage, flooding potential, natural hazard areas and other physical characteristics.

3. Availability of water, means of sewage collection and treatment, access and other utilities and services.

4. Compatibility with the environment, vegetation, and unique natural features.

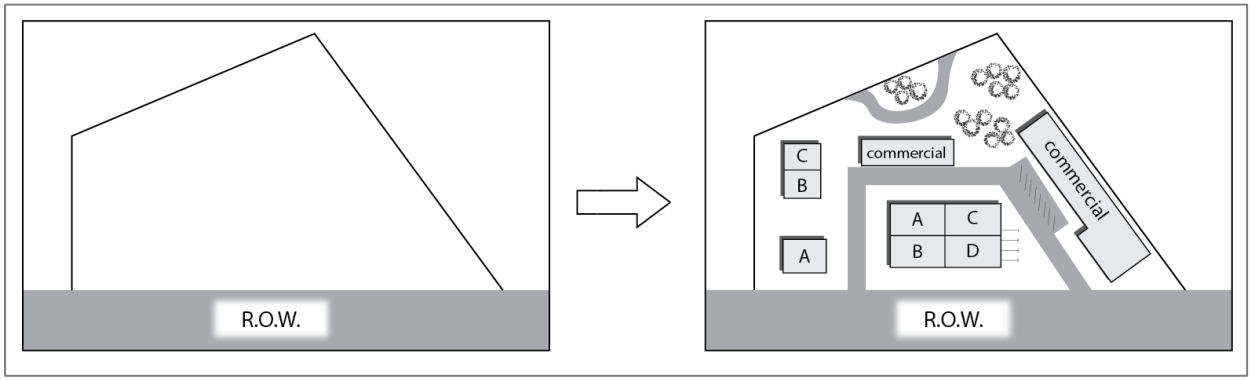
5. Compatibility with the architectural history.

6. Compliance with all subdivision design criteria in the code.

7. Compliance with all standards of the applicable zoning district.

iii. The plat shall be recorded with the County Clerk and Recorder, following approval by the City. An electronic copy of the recorded plat shall be supplied to the City. All recording and filing costs are to be paid by the property owner or representative.

j. Planned Unit Developments – Major



i. Statement of Objectives of Development. The intent of this section is to promote the Planned Unit Development Act of 1972 and encourage innovative developments with unique and valued community attributes. PUDs allow for consideration of development proposals that differ from required development improvements identified in the OLUC. PUDs offer different options to the applicant when planning and obtaining City approval for their development. PUDs allow flexibility with respect to dimensional requirements and increased densities under certain conditions or circumstances. PUDs encourage conservation of a site's natural characteristics, innovative residential, commercial and industrial development plans which will result in a more efficient use of open space and provide affordable housing for year around residents.

ii. Criteria for a Planned Unit Development (PUD)

1. A PUD shall be in general conformity with the City's Master Plan and consistent with the objectives as stated in Subsection (i) above.

2. Compliance with the Colorado Planned Unit Development Act of 1972.

3. A PUD shall have a minimum of 1 unit or lot.

iv. Permitted Uses

1. Recreational Facilities and "permitted" 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.

2. Residences may be clustered into duplexes or multi-family residences.

v. Dimensional Requirements and Densities

1. The dimensional requirements for various PUD items may differ from what is required in the OLUC if the Planning Commission determines that such deviations will promote the public health, safety and welfare.

2. Residential PUDs may have additional residential units for each acre in the PUD, above what would be allowed otherwise in the zoning district or districts involved.

vi. Procedures

1. Planned Unit Developments (PUD) shall be reviewed in accordance with the same procedures for review of subdivisions as found in Subsection 7-5-D-5.

2. The preliminary and final PUD plan shall comply with all requirements for a preliminary and final subdivision plat, to the extent applicable.

3. A public notice of the hearing on the preliminary planned development plan and any substantial amendments thereto, shall be given by publishing a notice and posting a notice on the property in accordance with noticing procedures outlined in Section 7-5-C.

4. Required Improvements and Standards

a. PUD plans shall comply with design standards in Subsection 7-9-C and provide construction improvements as required for subdivisions in Subsection 7-9-E, unless granted otherwise by the Planning Commission.

b. PUD development improvement agreements and required securities must comply with Subsection 7-9-E.

k. Planned Unit Developments – Minor

i. A minor Planned Unit Development shall be any proposed planned unit development proposed for four or fewer residential dwelling units or lots.

ii. Criteria for a Minor Planned Unit Development (PUD)

1. A Minor PUD shall be in general conformity with the City's Master Plan and consistent with the objectives as stated in Subsection (i) above for Planned Unit Developments - Major.

2. Compliance with the Colorado Planned Unit Development Act of 1972.

3. A PUD shall have a minimum of 1 unit or lot.

iii. Permitted Uses

1. Recreational Facilities and "permitted" 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.

2. Residences may be clustered into duplexes or multi-family residences.

iv. Dimensional Requirements and Densities

1. The dimensional requirements for various PUD items may differ from what is required in the OLUC if the Planning Commission determines that such deviations will promote the public health, safety and welfare.

2. Residential PUDs may have additional residential units for each acre in the PUD, above what would be allowed otherwise in the zoning district or districts involved.

v. Procedures

1. Minor Planned Unit Developments (PUD) shall be reviewed in accordance with the same procedures for review of minor subdivisions as found in Section 7-5-D-5-i.

2. The minor PUD plan shall comply with all requirements for a preliminary and final subdivision plat, to the extent applicable.

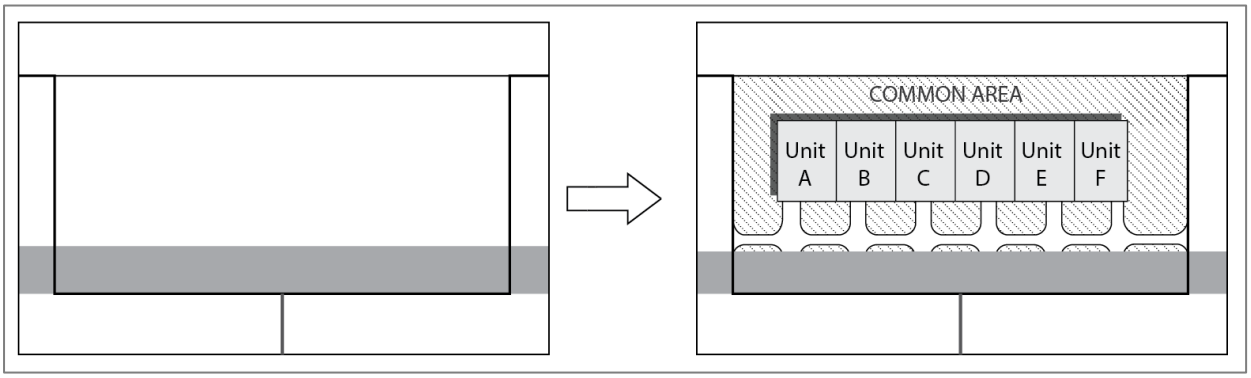
3. A public notice of the hearing on the minor planned development plan and any substantial amendments thereto, shall be given by publishing a notice and posting a notice on the property in accordance with noticing procedures outlined in Section 7-5-C-3.

4. Required Improvements and Standards

a. PUD plans shall comply with design standards in Subsection 7-9-C and provide construction improvements as required for subdivisions in Section 7-9-E, unless granted otherwise by the Planning Commission.

b. PUD development improvement agreements and required securities must comply with Subsection 7-9-E.

6. Condominium Subdivision



a. Purpose

Where a proposed development is to include a condominium form of ownership or if an existing development is to be converted to a condominium form of ownership, in whole or in part, an application shall be submitted for review and approval as a subdivision pursuant to Section 7-5-D-5 and pursuant to the additional terms and provisions of this Section.

b. Condominium Documents

Prior to review by the Planning Commission of any plat, the owner of the property being dedicated shall fully execute and cause to be properly acknowledged a declaration prepared in compliance with the purpose, intent and requirements of the Colorado Common Interest Ownership Act. The declaration shall also contain the following:

i. A provision for the ultimate obligation by the condominium association to pay all water and sewer charges for all individual units within the project, and any common element charges in accordance with the rules and regulations of this Code.

ii. A clear definition and description of the rights, duties and liabilities of all unit owners with respect to the general common elements and the limited common elements.

iii. In the event the condominium project is expandable, appropriate provisions relating to the phasing of the project, along with the identification, by legal description, of the property onto which the project will be expanded, identification of the total maximum number of units which could be constructed within the entire expanded project, and identification of the interest each unit owner will have, by percentages, after any expansion.

iv. A provision that, in the event any unit is owned by more than one (1) person or by a partnership, joint venture, corporation or other such entity, the owners thereof shall designate, in writing to the association, the name and address of the agent of the owner to whom all legal or official assessments, liens, levies or other such notices may be properly and lawfully mailed, and that, upon failure to so designate an agent, the association shall be deemed to be the agent for receipt of notices to such owners.

Section 7-6 Zoning Districts

A. Purpose

This Section divides the City into Zoning Districts of such number, shape, and area, of such common unity of purpose or use as are deemed most suitable to effectively accomplish the intent of the City's Master Plan. To manage land development, each Zoning District has a stated purpose, uses permitted by right, uses permitted by conditional use permits, dimensional limitations, and off-street parking requirements. All development within each Zoning District shall be consistent with the stated purpose for the Zoning District and any applicable overlay district.

B. Zoning Map

1. The boundaries of the districts set out in this Section are shown on the 2021 Revised Zoning Map of the City, as adopted by Ordinance No.12 (Series 2021), as may be amended from time to time and is made part of this Code.
2. A copy of the Official Zoning Map, as amended from time to time, shall be maintained in the City Clerk's office available for public inspection.
3. 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 description of the property to be rezoned. Amendments to the Official Zoning Maps shall be governed by the procedures in Subsection 7-5-D-1.
4. The regulations for the various districts provided for in this Section shall apply within the boundaries of each, as such district is indicated on the Official Zoning Map.
5. The district boundaries, as shown on the Official Zoning Map, shall be construed to follow the center lines of streets or alleys, to follow platted lot lines or the lines of undivided parcels of property, or to follow the City limits, whenever a boundary is shown as approximately in the vicinity of such lines. The scale of the map may determine distances.

C. Establishment of Districts

This Section establishes the zoning districts and contains basic information pertaining to the districts, including statements of purpose. Section 7-7, Use Regulations, and Section 7-8, Dimensional Standards, identify the uses allowed within the districts and the dimensional

standards applying to development in the districts, respectively. Section 7-8 , Development Standards, identifies any district-specific development standards applying to development in the districts. The following zoning districts are established:

Table 7-6-C: Establishment of Districts	
Zoning District	**Abbreviation**
Parks – Developed	**P-1**
Parks – Conservation	**P-2**
Residential	**R-1**
Residential – High Density	**R-2**
Commercial	**C-1**
Commercial – Industrial	**C-2**

D. Purpose of Each Zoning District

1. Parks Developed – P-1

The purpose of the Parks-Developed District (P-1) is to utilize and preserve open space.

2. Parks Conservation- P-2

The purpose of Parks-Conservation District (P-2) is to preserve, in its natural state, certain designated park areas that have not been developed, except to allow parking or public water facilities.

3. Residential – R-1

The purpose of Residential District (R-1) is to accommodate non-transient residential development in single family dwellings and duplexes.

4. Residential – High Density – R-2

The purpose of the Residential District – High Density (R-2) is to accommodate transient, part-time or permanent residential development in a density greater than envisioned for R-1.

5. Commercial – C-1

The purpose of the Commercial District (C-1) is to encompass the commercial business district of Ouray. It is intended to accommodate retail, office, service-based businesses, and residential and institutional uses consistent with a conventional business district.

6. Commercial – Industrial – C-2

This district encompasses lands along the Uncompahgre River and Highway 550 in the northern portion of the City of Ouray. It creates areas for housing, retail and wholesale businesses, tourist and auto oriented uses, storage, light manufacturing, and industrial activities. Each use will be required to mitigate its particular negative impacts determined to exist so as to provide for the reasonable enjoyment of adjacent properties.

E. Overlay Districts

1. Purpose

The purpose of the overlay districts below is to provide for additional standards and protections that protect the historic character of the city and allow for appropriate infill. These overlay districts are designed to protect the essential characteristics of the underlying zoning districts creating a flexible approach to land uses to enhance the character of Ouray's commercial corridors and centers.

a. Local and National Historic District

On R1 and R2 properties within the boundaries of the Ouray Local and National Historic District as shown on Official Zoning Map, the maximum floor area gross shall not be more than 10% greater than the average floor area of primary structures on lots located on the block front or 4,260 sq. ft., whichever is less. Accessory buildings or structures shall be excluded from the average floor area calculation.

b. Commercial Historic District

i. C-1 and C-2 properties:

No minimum front or side setback (see Dimensional Requirements Table 7-8-A).

ii. C-1 properties:

1. On properties within the boundaries of the Ouray Commercial Historic District and fronting U.S. Highway 550, the maximum floor area shall be 9,585 sq. ft. per 25 ft. of U.S. Highway 550 frontage for the lot on which the building is located.

2. Any building on a lot located within the Ouray Commercial Historic District as shown on Official Zoning Map may not have more than 75% of the building's ground floor level devoted to a residential dwelling unit or residential spaces or uses accessory thereto.

3. Any buildings located on lots that front on U.S. Highway 550 and located within the Ouray Commercial Historic District between 5th and 8th Avenues may not devote any portion of the ground floor facade facing U.S. Highway 550 to residential dwelling units or spaces or uses accessory thereto, except for residential entryways.

4. No building shall be located within 10 feet of another building except for buildings located within the Ouray Commercial Historic District and buildings not used for residential purposes.

c. Mixed Use Overlay District

i. General:

1. The Mixed Use Overlay District is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential or complementary commercial uses.

2. Properties where the underlying zoning district is residential, the district should promote self-supporting areas that contain housing predominantly, but could also include some retail, offices, and light trade. A range of residential housing types, including single-family

residences, duplexes, apartments, and live-work units, are allowed. A lesser portion of the site area shall be allocated to non-residential uses that are related to the neighborhood.

3. Properties where the underlying zoning district is commercial, the district should promote gradual development and redevelopment of existing commercial corridors to become more vibrant and attractive mixed use areas that may contain some housing, offices, and light trade. A lesser portion of the site area shall be allocated to residential uses that are related to the commercial corridor.

4. Mixed use development within the overlay district shall be a use by right and intended to promote a wide range of residential and non-residential land uses surrounding the commercial corridor. In the event of a conflict between the provisions of the mixed use overlay zone and the underlying zone, the provisions and development standards of the underlying zone shall prevail.

Section 7-7 Use Regulations

A. Table of Allowed Uses

P = Permitted Use		**Blank Cell = Prohibited Use**					
L = License Required							
C = Conditional Use							
Use Category	**Use Type**	**R-1**	**R-2**	**C-1**	**C-2**	**P-1**	**P-2**
Residential Use							
Household Living	Dwelling - Single-Family	**P**	**P**	**C**	**C**		
	Dwelling - Duplex	**P**	**P**	**C**	**C**		
	Dwelling - Multi-Family		**P**	**C**	**C**		
	Dwelling - Modular	**P**	**P**	**C**	**C**		
	Dwelling - Manufactured			**C**	**C**		
	Dwelling - Mobile Home			**C**	**C**		
	Timeshares		**C**	**C**	**C**		
	Accessory Dwelling Unit (ADU)	**P**	**P**	**C**	**C**		
Commercial Use							
General	Retail Shop			**P**	**P**		
	Office - Professional, Business			**P**	**P**		
	Wholesale Distributors				**P**		
	Outdoor Displays of Merchandise			**P**	**P**		
	Marijuana - Sales, Centers, Retail, Operation, Cultivation						
Arts & Entertainment	Crafting of Art, Collectibles, Handicrafts			**P**	**P**		
	Theater			**P**	**P**		
	Adult Use - Entertainment				**C** [2]		
	Adult Use - Retail			C [1, 2]	**C** [2]		
	Bar, Tavern, Liquor Store			**P**	**P**		

Food & Beverage Services	Restaurant		**P**	**P**	**P**		
	Fruit, Vegetable, Cider & Honey Sales				**P**		
	Accessory Bars & Restaurants for Lodging Business		**P**	**P**	**P**		
	Food Trucks			**P**	**P**		
Lodging Facilities	Lodging Business - Hotel, Motel, Bed & Breakfast, Hostel		**P**	**P**	**P**		
	Campground and RV park		**C**	**C**	**C**		
	Short Term Rental (STR)		**L**	**L**	**L**		
Offices, Business & Professional Services	Bank, Financial Institution			**P**	**P**		
	Professional, Government, or Administrative Office/Facility			**P**	**P**		
	Pet Boarding Kennels				**C**		
Automotive, Maintenance & Repair Services	Auto Service Stations				**P**		
	Repair Shops				**P**		
	Automotive Sales				**P**		
Storage & Warehousing	Lumber Yards				**P**		
	Storage Units				**P**		
	Builder Supply Yards				**P**		
	Wholesale Distributors				**P**		
	Warehousing				**P**		
	Intermodal Shipping Containers for Accessory Storage				**C**		
Tourist Oriented Uses	Jeep/OHV/snow machine or similar tours and rentals			**C**	**C**		
	Horse tours/boarding				**C**		
Public, Institutional, Open Space and Civic Uses							
Community & Cultural Facilities	Scenic Areas	**P**	**P**	**P**	**P**	**P**	
	Conservation Areas	**P**	**P**	**P**	**P**	**P**	
	Historic Preserves	**P**	**P**	**P**	**P**	**P**	
	Bird and Animal Sanctuaries	**P**	**P**	**P**	**P**	**P**	
	Public Utility Service Facilities	**P**	**P**	**P**	**P**	**P**	**P**
	Public Sanitation Facilities						**P**
	Public Water facilities						**P**
	Private and Fraternal Clubs			**P**	**P**		
	Churches	**P**	**P**	**P**	**P**		
	Recreational Facility				**P**		
	Public Schools	**P**	**P**	**P**	**P**		
Transit Uses	Street & Highway Landscaping and Beautification	**P**	**P**	**P**	**P**	**P**	
	Parking Lots						**P**
Open Space	Agriculture Open Space					**P**	

	Open Space, Forest Parks, Tree Planting	**P**	**P**	**P**	**P**	**P**	**P**
Light Industrial / Heavy Commercial							
Industrial Uses	Gravel Crushing & Screening				**C**		
	Cabinet, Carpentry, Machine and Welding Shops				**P**		
Accessory Uses							
Residential	Home Occupation	**P**	**P**	**P**	**P**		
	Accessory Structures/ Garage/ Storage	**P**	**P**	**P**	**P**		

Table Notes:

1. Allowed use in the C-1 zoning district, excluding properties located within the Commercial Historic District Overlay Zone.
2. Any Adult Use shall be located no less than 300' from any K-12 school.

B. Home Occupations

1. Purpose

The intent of this Subsection is to allow a home occupation as an accessory use to a residence when it is operated and designed in a manner such that it blends into the neighborhood and would not be obvious to the casual passer-by that the site is other than a residence. The home occupation shall not be carried out in a way that disturbs the lifestyle of other residents in the neighborhood. The home occupation may not be operated in a way that creates an unhealthy, unsafe, or unwholesome environment for the operators, customers, neighbors, or the general public.

2. Criteria for Operation of Home Occupation

Home occupations may be conducted within a dwelling unit or accessory building in any district as an accessory use to a residence only if the following criteria are met:

a. City and state sales tax licenses must be obtained if sales taxable by the City or state sales taxes are to be made;

b. Only the residents of the dwelling unit and one employee may be engaged in the home occupation;

c. The home occupation does not change the essential residential character of dwelling unit or accessory building;

d. No more than 50% of the total floor area of the main level floor of the dwelling unit is devoted to the home occupation;

e. No equipment or materials used in the home occupation may be stored outside the building;

f. Sales of goods or items to customers on the premises is prohibited, except for items made or created on the premises. Services may be provided on the premises but shall not involve objects which are too large to be carried by an individual;

g. Except in the R-1 zoning district, signs shall comply with applicable sign regulations; and

h. In the R-1 district, the following criteria must be followed:

i. No mechanical, electrical or other equipment or items that produce noise, light, electrical or magnetic interference, vibration, heat, glare, smoke, dust, odor or other nuisance outside the residential building or accessory building or structure may be used;

ii. No more than 8 customers, or in the case of day care or schools, 8 children including children of the family living in the residence, may be present on the premises at any one time.

C. Manufactured Home and Recreation Vehicle (RV) Park Standards

1. Application and Permit

a. It shall be unlawful to commence the construction of any manufactured home or RV park, or the enlargement of an existing park until a site development permit has been approved by the City Council as meeting the criteria and requirements of this Subsection and other applicable city and state regulations.

b. Application for a site development 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 requirements of Subsection 7-7-C-2 will be met.

c. Staff Review. The City staff shall review the application to determine whether it is complete. If the application is not complete, City Staff shall notify the Applicant in writing and shall take no further action on the application until the deficiencies are remedied. If the application is complete, then City staff shall affix the date of acceptance and assign the application an agenda date with the Planning Commission which shall be no less than thirty days from the date of acceptance. The Applicant will submit 14 copies of the original Land Use Application, Site Plan, proof of mailing, and any other supporting documents on 3-hole punched paper to City Staff no later than 15 days prior to the date of the Planning Commission meeting at which the application is scheduled to be considered.

d. Planning Commission shall recommend approval, approval with conditions or denial of the application to City Council. Planning Commission and City Council shall review the application's consistency with the requirements of Subsection 7-7-C-2 or 7-7-C-3, as applicable.

e. Following approval of the site development permit, the park shall be developed, and no homes may be placed in the park until the improvements are properly completed and occupancy permit issued.

2. Manufactured Home Park Design Requirements

a. Manufactured home parks may be located only where allowed by City 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 Subsection (b). In the event of any conflict between the State regulations and the requirements of this Subsection or other ordinances and regulations of the City, those regulations, which are more stringent, shall apply.

c. Each space may have only one (1) manufactured or mobile 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.

d. Minimum space area shall be 2,500 square feet.

e. Minimum setbacks within each space:

i. Front setback shall be 12 feet

ii. Rear setback shall be 8 feet

iii. Side on Corner Space setback shall be 7.5 feet

iv. Side setback shall be 5 feet

f. 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.

g. The manufactured home park developer shall provide improvements developed to the standards required in this Subsection of the OLUC and shall provide the following:

i. 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.

ii. Refuse collection for each manufactured home space shall be provided.

3. Recreational Vehicle (RV) Park Design Requirements

a. Size and location. RV Parks may be located only where allowed by City zoning regulations and shall be a minimum of two (2) acres in area.

b. All RV Parks shall, at 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 subsection or other city ordinances or regulations, those regulations which are more stringent shall apply.

c. Dimensional Requirements:

i. All RVs and any accessory structures shall be at least ten (10) feet from any other RV and accessory structure.

ii. The number of RVs in the park shall not exceed 25 RVs per acre.

d. Five percent (5%) of the gross area of the RV park shall be developed and maintained as a park or playground by the park owner.

e. The RV Park developer shall provide the following improvements:

i. A water system, including fire hydrants and fire mains.

ii. A sanitary sewer system.

iii. Streets with a minimum width as follows:

1. One-way/no parking – 11 feet;

2. One-way/parking on one side – 18 feet;

3. Two-way/no parking – 24 feet;

4. Two-way/parking on one side – 27 feet;

5. Two-way/parking on both sides – 34 feet.

iv. A storm drainage system.

v. Street signs to include traffic circulation and security lights.

vi. A service building meeting the requirements of applicable state and City regulations.

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

viii. Designs for dump stations, when provided, shall be approved by the City.

4. Maintenance of Manufactured Home and Recreational Vehicle (RV) Parks

a. All manufactured home and RV parks shall be maintained in accordance with the requirements of this Section, applicable State of Colorado Department of Health Regulations, and other applicable regulations of the City or state.

b. The City Administrator or delegee, shall have the right to enter upon any manufactured home or RV park at any reasonable time for the purpose of inspecting the premises to determine compliance with this Section or other applicable ordinances and City and State regulations.

D. Telecommunications Antenna and Tower Standards

1. Telecommunication towers and antennas shall be located, and comply with the following provisions:

a. Noncommercial television and telecommunications receivers, and amateur radio antennas which qualify as an accessory use to the main use on the premises, may be located on such premises.

b. Antennas for "personal wireless services" as defined in 47 USC 332(c)(7)(c)(i) shall be limited to the C-1 and C-2 Zoning Districts, or upon City-owned property in other zoning districts pursuant to leases or permits with the City, with terms and conditions adequate to insure safety and reasonable compatibility with the neighborhood in which they are located, including requirements for camouflaging where appropriate.

c. Commercial radio, television and other telecommunications transmitters and receivers shall be restricted to commercial zoning districts.

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 height set out in Table 7-8-A, with the following exceptions:

a. Telecommunication antennas, receivers and transmitters may be located on existing towers and structures, or on an extension of an existing tower or structure of no more than 20 feet.

b. A variance to the height limitations otherwise applicable may be obtained for an amateur radio antenna for noncommercial use pursuant to the review procedures of Section 7-5-D-4, if the Planning Commission determines that the following criteria are met:

i. A higher tower is necessary to be reasonably adequate for the domestic communications purposes;

ii. No reasonable alternative exists; and

iii. No adverse impacts will be created with respect to other property in the area.

c. A variance to the height limitations otherwise applicable may be obtained for personal wireless service antennas if the Planning Commission determines pursuant to the review procedure of Section 7-5-D-4 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;

ii. No adverse effect on property values in the area will be caused and no safety hazard will be created; and

iii. The design and color of the tower and appurtenances shall be reasonably compatible with the site and surrounding area.

d. A final decision to deny a variance shall be in writing and supported by a substantial written record.

e. All towers and structures shall be subject to the building setback requirements of Table 7-8-A, and applicable provisions of City building code and other ordinances and regulations.

E. Recreational Vehicle Parking

1. In the R-1, R-2, C-1, and C-2 districts, RVs may be parked as follows:

a. Occupied as temporary dwellings only within a licensed RV Park in a designated space or with a permit issued by the City.

b. RVs may be parked, if unoccupied, in compliance with any of the following:

i. Upon the public rights of way or other designated public parking area, if registered under state law and lawfully parked in compliance with Section 14-8; provided, however, they may not be parked to create a traffic hazard. An RV parked pursuant to this subsection may only be parked for a period less than 72 hours. The fact that the position of such an RV is moved along any person's premises, the RV is moved for the primary purpose of avoiding the 72-hour limitation, or the vehicle is moved away for any period of fewer than twenty-four (24) hours, shall be ignored in determining whether a vehicle has remained parked in front of any premises for 72 hours. Provided, however, this shall not apply to a vehicle owned or leased by the owner or occupant of the abutting property if the RV is less than twenty (20) feet long.

ii. Upon a lawful RV sales lot.

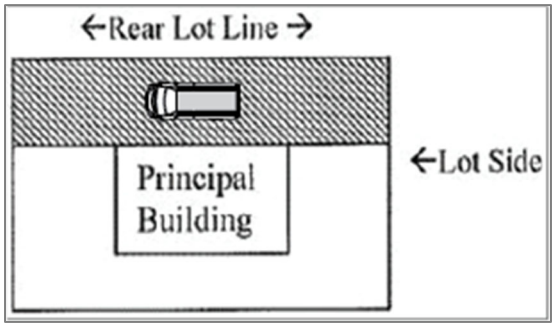
iii. In a licensed RV Park.

iv. In a garage.

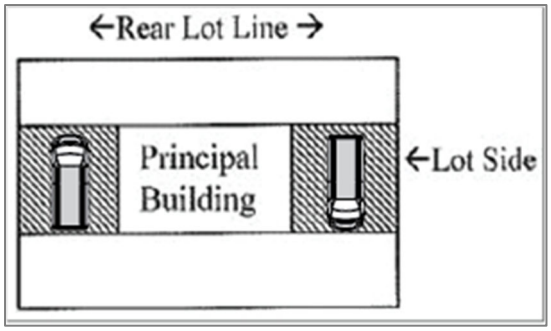
v. As a temporary construction office at the construction site pursuant to a permit issued by the City. Such use shall not include sleeping or cooking.

c. One RV may be parked either:

i. On a lot as an accessory use to a principal building, in the open space extending the full width of the lot, the depth of which is the horizontal distance between the rear lot line and the principal building, and in compliance with building setback regulations as illustrated below;



ii. On a lot as an accessory use to a principal building, in the open space between the principal building and the lot side, the width of which is the horizontal distance from the lot side to the principal building, and in compliance with building setback regulations as illustrated below; or

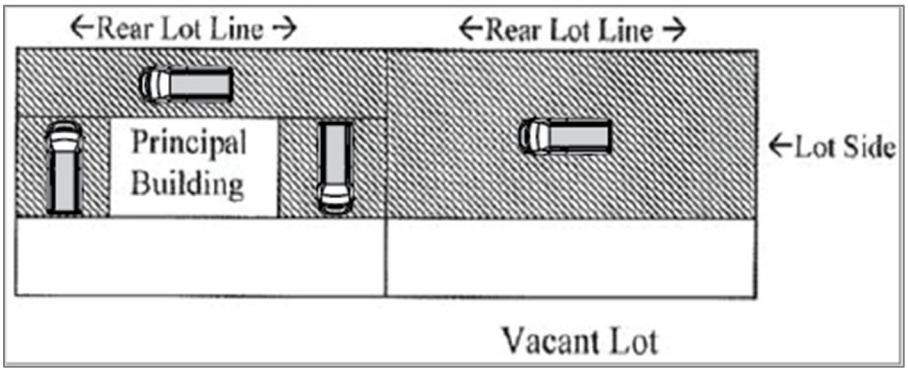


iii. On a vacant lot, in the open space between the principal building and the farthest lot side of the vacant lot and extending to the rear lot line of the vacant lot, as long as the following criteria are also met:

1. The lot with the principal building, the vacant lot, and the RV are owned by the same owner.

2. The vacant lot is contiguous to the lot on which the principal building is located.

3. Parked in compliance with building setback regulations as illustrated:



d. In the parking lot of a lodging business, the owner of a lodging business may park one (1) RV and a guest of the lodging business may park one (1) RV during their stay.

2. In the R-1, R-2, C-1, and C-2 districts, RVs may be used for temporary habitation when in compliance with the following:

a. Temporary habitation when used in conjunction with construction.

i. An RV may be used for temporary living quarters for not more than twenty-four (24) months while the occupant thereof is repairing or constructing a permanent dwelling on the same property. Before an RV will be permitted in such an instance, the real property owner or the person intended to occupy the RV shall secure a conditional use permit for the RV from the Planning Commission. The conditions of such permit include:

1. Such permit shall be granted upon the receipt of a signed statement by the applicant that a permanent dwelling or structure will be constructed within twenty four (24) months thereafter.

2. Construction must start within sixty (60) days of RV placement.

3. Only one (1) RV shall be permitted on any parcel of land during the construction or repair of a permanent dwelling or structure. A repair shall be considered when the repair will cause a condition that disallows the homeowner from occupying the inside of the home during the repair construction. Repairs that are minor and can be confined within the interior shall not be considered.

4. Conformity with the general standards of the Temporary Employee Housing conditions not including associated Temporary Employee Housing permit fees.

b. Temporary Employee Housing.

i. Permit Requirements

1. Any Owner may, upon the granting of a temporary employee housing permit issued administratively by City Administrator or delegee, enter into a private agreement with any employee housing staff to allow RV parking on the owner's private property for use as a temporarily dwelling or sleeping quarters.

2. This temporary employee housing permit shall issue and automatically renew weekly until such time as Owner terminates the permit in writing to the City or the issued permit expires, whichever comes first.

3. The permit application fee shall be set by resolution of City Council, as amended from time to time. The city may accept advance payment of the weekly permit fees, but acceptance of such payment does not change the week-to-week permit status. City will not provide refunds on any advanced permit fees paid, except if a permit is revoked by the City for cause.

4. If the RV is connected directly to a sewer cleanout, the sewer rate shall be in accordance with the applicable Travel Trailer, Overnight Mobile Home Park, RV Park site rate as amended from time to time.

5. This Permit does not allow any material change in the exterior of any premises that would require a building permit.

6. The number of temporary employee housing permits issued by the City shall be no more than 10.

ii. Eligibility

1. An applicant shall submit a completed permit application to the City along with payment of the permit application fee.

2. The real property must have a structure on the parcel with a valid City water tap.

3. The RV must be placed entirely on private property and meet the front yard setback of the zoning district. The rear and side yard setbacks shall be zero feet (0 ft.) for the purpose of this permit.

4. The location of the RV on the Owner's private property must be deemed appropriate by City Staff.

5. The RV must have a supply of electricity from a source on the same parcel. No use of a generator is allowed at any time. No air-conditioning unit on the roof of an RV or any other mechanized unit to cool air may operate after the hours of 8:00 p.m. or before 8:00 a.m.

6. The RV must have access to City water by a hose or other means from a structure located on the same parcel with drinking water hose bib with vacuum breaker to prevent backflow and the water rate shall be in accordance with the applicable Travel Trailer, Overnight Mobile Home Park, RV Park site rate as amended from time to time.

7. Hoses and cords which cross real property lines or public property are prohibited.

8. Sewer hook-up for an RV is allowed so long as the discharge hose that attaches to the sewer cleanout includes a cam lock or other RV sewer locking mechanism to ensure a leak-resistant connection, along with a sewer hose seal for odor proofing.

9. If not directly connected to the sewer, the RV black water holding tank must be dumped every 3 to 5 days to ensure odors are suppressed and Owner is required to ensure that there is adequate water in the holding tank so aerobic bacteria are hydrated for effective waste breakdown and odor elimination.

10. The RV must be equipped with a fully functioning fire extinguisher and carbon monoxide detector.

11. No more than one RV per parcel shall be allowed in the Residential District (R-1), two per parcel within the Residential District – High Density (R-2), and four per parcel in Commercial District (C-1), and Commercial – Industrial District (C-2).

12. Only one family of not more than three adults over the age of 18 and up to three minor children or three unrelated adults over the age of 18 may dwell or sleep in any RV located on a permitted spot.

13. The term of the tenancy between the Owner and the Workforce Housing Staff shall end each week on Saturday at 11:59 p.m. and notice to quit shall not be necessary if a forcible entry and detainer action is required to be filed by Owners under C.R.S. § 13-40-107(4). This rental term shall be contained in a written

agreement signed by the Owner and the Workforce Housing Staff with a copy provided to City Staff prior to approval of the permit.

14. The Permit shall be affixed to the RV, so it is visible from the any public way, if possible.

15. The Owner and any Work Force Housing Staff grant permission to City staff or the Police Department personnel to enter the property as an invitee to inspect the RV for permit compliance or to respond to complaints without a search warrant at any time.

16. The permitted RV shall comply with all other restrictions and requirements imposed by the local, state, or federal laws.

17. No permanent structure shall be erected in connection with this Permit.

18. Property owner must file with the City a certificate evidencing valid and effective policies for real and personal property liability insurance.

iii. Factors for grant of temporary permit.

1. No permit under this ordinance shall be granted unless the City finds that the following criteria have been met:

a. No current nuisance as set forth under Ouray Municipal Code exists on the real property where the RV will be located.

b. The RV location does not unreasonably interfere with other adjacent private property rights.

c. The real property parcel complies with any applicable City land use, zoning, and building regulations.

d. The issuance of the permit balances the safety of patrons, pedestrians, and traffic such that no such group shall be subject to an unreasonable risk of harm if the permit is granted.

F. Accessory Dwelling Units (ADUs)

1. Dwelling units which meet the criteria of this Subsection may be allowed as an accessory use to a principal residential unit in the R-1, R-2, C-1 and C-2 districts provided that the dwelling units conform to the applicable requirements of said Districts.

2. The accessory dwelling unit must be constructed in accordance with applicable requirements of Code adopted by the City pursuant to Chapter 6 of Ouray Municipal Code. It may be attached or detached to the principal residential unit. Applicable dimensional requirements for a single-family dwelling as set out in Table 7-8-A must be met for the premises.

3. One off-street parking space shall be provided for the accessory unit in addition to any other required off-street parking.

4. The accessory dwelling unit may not exceed 1,000 square feet of living area.

5. If any of the dwelling units are rented, a minimum of a 90-day rental period shall be required by written lease.

6. The accessory dwelling unit must be owned together with the principal residential unit in undivided ownership.

7. The accessory dwelling unit may be served off of the water and sewer taps for the principal residence, in which case it shall not be subject to additional investment fees, and the primary residence and accessory dwelling unit shall be charged as a duplex for water and sewer service rates.

8. The burden shall be upon the owner of any accessory dwelling unit to provide adequate proof to the City that the criteria of this Section are met. In the event that the City determines that the criteria have not been shown to be satisfied the unit may not be occupied as a residence.

9. A dwelling unit constructed as 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.

G. Medical and Retail Marijuana

Medical Marijuana Centers, Medical Marijuana-Infused Products Manufacturers, Retail sales, Grows and Optional Cultivation Premises Operations are prohibited uses in all zoning districts within the City of Ouray.

H. Short Term Rentals

1. Purpose

To prevent adverse impacts attributable to short-term rentals in dwelling units; preserve the current character and ambience of City neighborhoods; protect public health, safety, and welfare; and ensure compatibility with surrounding land uses.

2. Applicability

These regulations apply to any owner of real property with dwelling unit (dwelling units) used as an STR, whether directly or indirectly, in R-2, C-1, and C-2 Zone Districts, for less than thirty (30) consecutive days.

3. Prohibitions and Conditions

a. STRs are prohibited in the R-1 Zone District.

b. STRs are prohibited in accessory dwelling units.

c. A maximum number of STR licenses, also known as a Cap, may be adopted by City Council from time to time.

d. Dwelling units with an STR license must use the dwelling unit as a STR for thirty (30) or more days each annual license period.

4. Exemptions

a. Any STR within the R-1 Zone District in existence and use as an STR prior to July 17, 2019, must obtain an STR license and upon the granting of a license such use shall be deemed as legal non-conforming. Upon non-renewal, or transfer in ownership of the real property of any kind, such license and use shall cease.

b. Dwelling units located within a lodging business premises are exempt but those located outside the lodging business premises must have an STR license if the property is assessed with a residential tax rate.

c. STR Cap and Trade. Any real property owner who provides three (3) new dwelling units for rent for more than 30 consecutive days on the same parcel, after adoption of this Ordinance, may obtain one (1) STR license for a fourth dwelling unit on the same parcel and shall be considered exempt from any STR license cap, so long as the policies concerning this exemption are met, as determined by City Council from time to time. When using the STR Cap and Trade program, a real property owner may use one (1) of the three (3) dwelling units as their primary residence and be excluded from the cap. The real property owner shall execute an affidavit when the STR license is issued stating that three (3) dwelling units are being utilized as rentals with a minimum lease agreement of six (6) months, excluding, if applicable, the real property owner's primary residence and shall provide the City, upon request, proof of lease agreements. All other requirements of these regulations apply, including policies and procedures, adopted by City Council from time to time.

5. Registration, Licensing, and Renewals

a. An application is required to be submitted in accordance with the STR administrative policies and fee schedules, as City Council may adopt from time to time.

b. The City Administrator, or any authorized staff, may issue and regulate short-term rental licenses, administratively.

c. Upon submittal of a new STR application, a site inspection will be conducted to ensure the dwelling unit meets the City's adopted building codes.

d. License renewals may require an additional inspection if substantial changes to the premises were made or complaints arose during the previous licensing period, as determined administratively.

e. An STR license is issued to the real property owner and is not transferable, except if the real property for which a valid STR license has been issued is transferred pursuant to a deed meeting any of the following conditions (these exceptions do not apply to any STRs within R-1):

i. The transfer of title to real property if the grantee is a member of the grantor's family.

ii. The transfer of title to real property from a grantor to a trust established by the grantor.

iii. The transfer of title to real property from a grantor to a limited liability company or another form of business entity recognized by Colorado law so long as the grantor has a controlling interest in such limited liability company or other business entity.

iv. Any transfer of the property between the same parties creating or terminating a joint tenancy in such property.

v. The transfer of title or change of interest in real property by reason of death, pursuant to a will, the law of descent and distribution, or otherwise.

vi. The transfer of title to make effective any plan confirmed or ordered by a court of competent jurisdiction under the bankruptcy code or in an equity receivership proceeding.

vii. The transfer of title without consideration for the purpose of confirming, correcting, modifying, or supplementing a transfer previously recorded; making minor boundary adjustments; removing clouds of titles; or granting rights of way, easements, or licenses.

viii. The transfer of title pursuant to any decree or order of a court of record quieting, determining, or vesting title, including a final order awarding title pursuant to a condemnation proceeding.

ix. The transfer of title between spouses or former spouses made pursuant to a separation agreement, decree of legal separation, or dissolution of marriage.

f. The real property owner remains solely responsible for compliance with these regulations and any policies adopted by City Council from time to time.

g. Licenses are valid for one (1) year; and all license renewals shall be due on or before February 28 of each year.

h. Real property owners who have an STR license must maintain liability insurance during the licensing period, as set forth in the administrative policies adopted by City Council from time to time.

6. Signs and Advertising Standards

a. External signs are prohibited for short-term rentals in the R-2 zone district and within the R-1 zone district on any non-conforming STRs.

b. One (1) internal sign no larger than 8 1/2'' x 11'' is allowed in R-1 and R-2 to identify a particular dwelling unit.

c. Signs in the C-1 and C-2 zone districts shall comply with the City Sign Code.

d. All short-term rentals shall clearly post the correct address on the exterior of the building in accordance with City addressing and street numbering requirements.

7. Rules

a. The maximum number of persons per short-term rental shall be two (2) per bedroom, plus two (2) additional persons.

b. Noise Ordinance shall be followed.

c. The real property owner is responsible to remit all applicable local, state, and federal taxes, along with applicable Lodging Occupation Tax, Sales Tax, or any other applicable local tax, unless exempt.

d. Real property owner shall designate a responsible party who is located within a forty-five (45) minute drive of the City and available for immediate response to issues or emergencies that arise from the short-term rental.

8. Parking Standards

Parking shall meet any applicable provisions of the Ouray Municipal Code and any specific parking requirements of the underlying zone district.

9. Snow Removal

Real property owner shall comply with all City requirements for snow removal on public sidewalks, in addition to the requirement to remove snow from STR parking spaces, walkways, and the entrance to the short-term rental.

10. Building Code Requirements

a. An STR shall only be used for one party that occupies the entire dwelling unit. Individual rooms within a single-family dwelling short-term rental shall not be rented out unless (a) the dwelling unit is separate, attached, or detached and it complies with the City of Ouray Municipal Code requirements; or (b) the short-term rental has a separate entrance from the primary dwelling, no more than one short-term rental bedroom is provided on the property, and the building use and design complies with the underlying zone district requirements.

b. The short-term rental shall meet all applicable local, state, and federal regulations, including the requirement for carbon monoxide detectors under C.R.S. § 38-45-101 et seq.; lighting; one (1) wall mounted, certified, five (5) lb. ABC Fire Extinguisher within the short-term rental kitchen area; smoke detector requirements; and, all other life-safety requirements, such as egress from sleeping areas.

c. When assessing this provision, the City Administrator or delegee will consider if the following items were built and approved according to the City's adopted codes at the time of development if these items do not meet current adopted building codes and do not cause a life-safety hazard:

i. Fire separation of short-term rental unit.

ii. Ingress and egress from dwelling and bedrooms.

iii. Handrails on stairs.

iv. Guardrails off decks or porches 30 inches off-grade.

v. Sanitation bathroom and hot water.

vi. Stairway and landing requirements.

vii. Hazardous location of windows.

11. Refuse

a. The real property owner is responsible for proper disposal of garbage, refuse and trash collection in accordance with the Ouray Municipal Code.

b. STRs will be charged the residential rate for trash removal unless there are two or more trash violations within a six (6) month period and then the real property owner may be required to provide for two residential trash services at the same address to manage trash (paying for two cans at the residence), or to provide for a commercial trash pickup of trash if two residential service pickups do not resolve the trash complaints.

c. All trash shall be properly stored within containers that are not visible from any public street or sidewalk.

12. Other General Requirements

a. Short-term rentals must replace any exterior open light fixtures with dark sky compliant lighting.

b. Real property owner must abide by all other applicable local, state, and federal laws and regulations.

13. License Posting Requirements

a. The STR License must be posted in a conspicuous place and contain the following items:

i. Contact information for the owner or responsible party.

ii. The STR address and license number.

iii. Maximum number of guests.

iv. Location of fire extinguishers.

v. A copy of the noise ordinance.

vi. Parking and snow storage rules.

vii. Trash disposal information.

viii. How to sign up for emergency notifications.

ix. Information on any City fire bans, or water use restrictions.

xi. Map showing locations where trailer and large vehicle parking is allowed.

14. Revocation or Suspension of License

a. A license may be revoked after notice to the real property owner and opportunity to be heard for violations which result in more than two suspensions or serious violations which affect the health, safety, and welfare of the public.

b. An STR license in the R-1 Zone District is a legal non-conforming use and upon the nonrenewal, suspension, revocation, abandonment of use or any transfer of ownership interest in the real property containing the dwelling unit with the STR license, the STR license is revoked immediately. There are no exceptions, and no affirmative or other defenses of any kind.

c. A license may be suspended after notice to the real property owner for:

i. One or more violations of any condition of the license or of any provision of these regulations during the licensing period.

ii. Written notice of any violation shall be mailed to real property owner at the address provided in the most recent application.

iii. The suspension is effective seven (7) days after the date of the notice.

iv. This suspension procedure does not apply when an emergency arises which affects the health, safety, and welfare of the public under the City's police powers.

15. Violations and Penalties

a. It shall be unlawful to operate a short-term rental without a valid license or to violate any provision in these short-term rental regulations or any other City ordinance, resolution or official policy regarding short-term rentals or any state law or federal law.

b. Violations are declared to be a nuisance, which may be abated in any lawful manner, including Section 10-4 of the Ouray Municipal Code (OMC).

c. Enforcement and penalties for violations of these Short-term Rental regulations shall be as provided for in OMC, Section 7-2.

16. Appeals

Appeals of administrative decisions under these regulations shall be pursuant to OMC Section 7-5-C-7, and an appeal will be heard by City Council and not the Planning Commission.

I. Outdoor Displays of Merchandise

Outdoor displays of merchandise on private property are subject to the following:

a. Merchandise shall not be stacked or stored, but displayed for sale;

b. The area used for outdoor display does not exceed the aggregate area of the footprint of the interior retail area;

c. The merchandise shall not cover more than 30% of an area used for parking; and

d. Additional outdoor display area may be permitted with approval of a conditional use permit.

J. Intermodal Shipping Containers

Intermodal shipping containers are allowed for temporary construction storage in all zoning districts in association with permitted construction provided:

a. The maximum length of time is one (1) year from the date of building permit issuance;

b. A refundable cash financial guarantee per container is provided to the City to cover the cost of removal. This deposit amount is included on the City's adopted fee schedule, as adopted by the City Council, and may be amended from time to time. A written extension of the initial period not to exceed one-hundred-eighty (180) days may be granted by the Building Inspector;

c.

c. Shipping containers will not be stacked; and

d. The shipping container is located on private property to the extent practicable, or the City has issued an encroachment permit for it in a right-of-way adjoining the construction site.

K. Affordable, Attainable, and Workforce Housing - **Reserved.**

Section 7-8 Dimensional Requirements and Development Standards

A. Table of Dimensional Standards

All primary and accessory structures are subject to the dimensional standards set forth in Table 7-8-A. These general standards may be further limited or modified by other applicable sections of this Land Use Code. General rules for measurement and exceptions are in Section 7-8-C.

Table 7-8-A: Table of Dimensional Standards

	P-1	P-2	R-1	R-2	C-1	C-2
Minimum Lot Area	NA	NA	7,100 s.f.	3,500 s.f.	3,500 s.f.	3,500 s.f.
Maximum Density	NA	NA	3,500 s.f/ D.U.	2,370 s.f./ D.U. 790 s.f./ L.U.	NA	1,183 s.f./L.U.
Minimum Front Setback	As determined by Planning Commission based on natural terrain, parcel boundaries, roads, building color, ridge lines and preservation of the area.	As determined by Planning Commission based upon the natural terrain, roads, building color, ridge lines and preservation of the area.	15 feet, subject to lot averaging.	15 feet, subject to lot averaging.	For lots on or within the Ouray Commercial Historic District or for lots on U.S. Hwy 550, between 3rd Avenue and 10th Avenue, alley-to-alley: No minimum setback. For lots on U.S. Hwy 550, between 10th Avenue and the south boundary of Sampler Mill site: 10 feet, subject to lot averaging. All other lots: 5 feet, subject to lot averaging.	15 feet, subject to lot averaging.

Minimum Side Setback	Same determination as front setback.	Same determination as front setback.	5 ft.	5 ft.	5 ft., except: No minimum setback for lots on or within the Ouray Commercial Historic District	5 ft.
Minimum Rear Setback	Same determination as front setback.	Same determination as front setback.	5 ft.	5 ft.	5 ft.	5 ft.
Maximum Floor Area	NA	NA	Ouray Local and National Historic District: 10% greater than the average of other structures on the block front or 4,260 sq. ft., whichever is less. All other properties: 4,260 sq. ft.	Ouray Local and National Historic District: 10% greater than the average of the primary structures on the block front or 4,260 sq. ft., whichever is less. All other properties: 10,650 sq. ft.	Ouray Commercial Historic District and Fronting Highway 550: 9,585 s.f. per 25 feet of frontage on Highway 550 of the lot on which the building is located. All other properties: 9,585 sq. ft.	15,000 s.f.
Maximum Site Coverage	5%	5%	30%	55%	90%	60%
Maximum Building Impervious Surface Site Coverage	NA	NA	80%	80%	100%	80%
Maximum Height	20 ft.	10 ft.	30 ft.	35 ft.	42 ft.	42 ft.
Maximum Size for Accessory Buildings	NA	NA	Accessory Use to Single Family Dwelling: 600 sq. ft.	Accessory Use to Single Family Dwelling: 600 sq. ft.	NA	NA

B. Maximum Density/Minimum Lot Area

Maximum density is the maximum number of dwelling units allowed (D.U.) or lodging units (L.U.) per sq. ft. of gross lot area listed. The density is determined by dividing the number of units on a site by the gross square footage of the site, including any land area required to be dedicated for right-of-way. In the determination of the number of units to be allowed on a specific parcel of land, a fractional unit equal to or greater than one-half of a unit shall be rounded up to equal a full unit; a fractional unit less than one-half of a unit shall be rounded down.

C. Setbacks

1. Except as provided in this Land Use Code, every required front, side, and rear setback space shall be open and unobstructed from the ground to the sky.

2. Setbacks on Corner Lots:

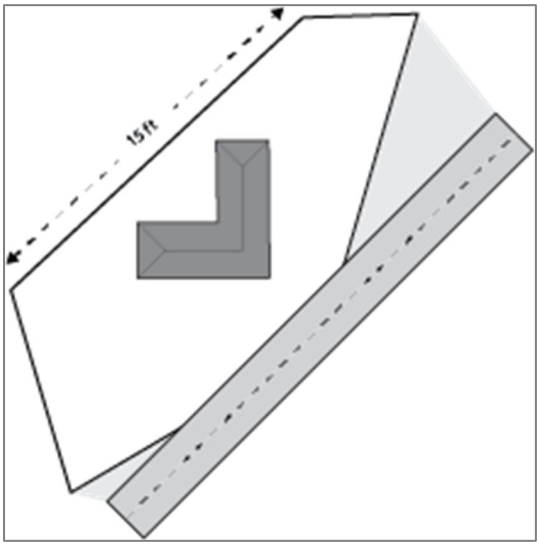
   a. A corner lot abutting upon two (2) streets in a residential zone shall have the front setback determined by where the home fronts. The remaining street frontage will be a side setback.

3. Setbacks Measured from Property Lines

   Verification of boundaries is the responsibility of the owner. In all zones, which require front, side, and/or rear yards, the required depth of said yards shall be measured from the property line along a line perpendicular to the property line.

4. Irregularly Shaped Lots

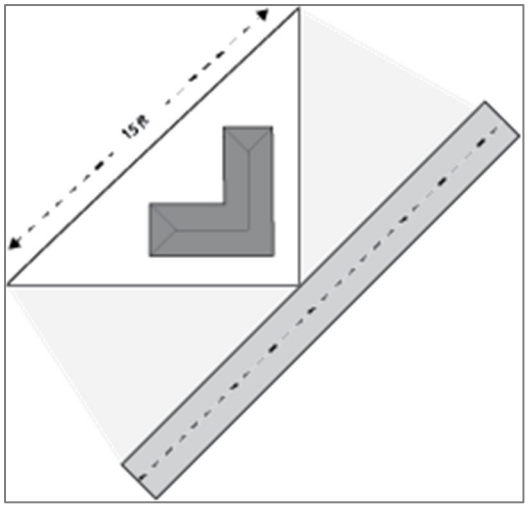
   a. In the case of lots having more than four (4) lot lines or lots which vary considerably from a rectilinear or trapezoidal shape, the rear lot line shall be considered as the line most nearly opposite from and parallel with the street line on which the lot abuts as illustrated below.



   b. In the case of a triangular shaped lot, the rear lot line shall be considered as a straight line fifteen feet (15) in length which:

      i. Is parallel to the front lot line or its chord; and

      ii. Intersect the two (2) side lot lines at points most distant from the front lot line as illustrated below.

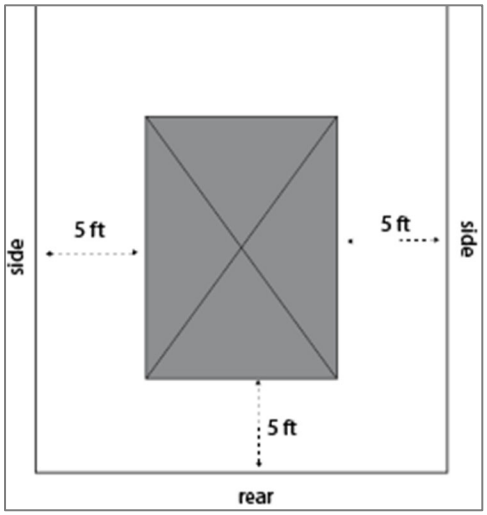


5. Building Setback Calculation

   a. Front Setback. The minimum front setback shall be equal to the average of the existing building front setbacks on the block front, or the district setback, whichever is less. In calculating the average of the existing building front setbacks, staff shall exclude buildings in which the setback distance was determined erroneously, and staff may exclude buildings if they determine inconsistencies exist.

   b. Side setback shall be measured as illustrated below.

   c. Rear setback shall be measured as illustrated below.



6. Exceptions

   a. Structures permitted to intrude into required yard setback area. The following structures may intrude into any required yard which is five (5) feet or greater in width or depth, provided however, that no such structure shall intrude into the required yard a distance greater than is permitted in this Section:

      i. Cornices, eaves, vigas, sills, buttresses, or other similar architectural features – one foot.

ii. Fireplace structures not wider than eight (8) feet measured in the general direction of the wall of which it is part – one foot.

iii. Open stairways, balconies, and fire escapes - one foot.

iv. Permanent planters not exceeding forty-two inches in height – one foot.

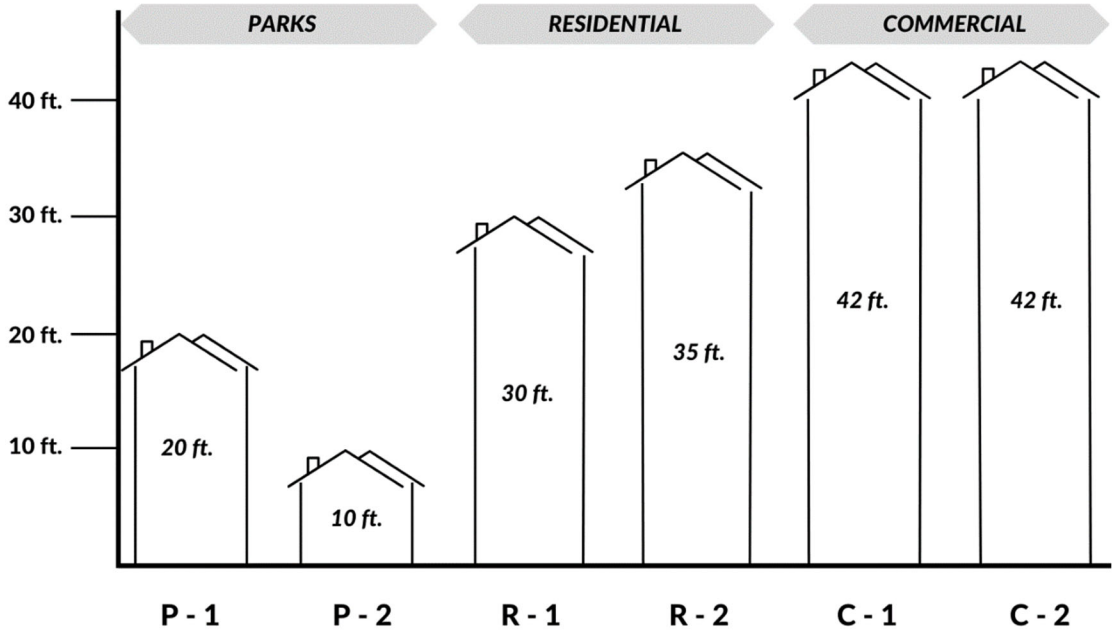
v. Portable sheds or small storage units 120 sq. ft. or less in size and not on a permanent foundation are allowed to encroach on rear and side setbacks. They may not be located in the front setback or create snow shed, drainage or other issues for neighbors.

vi. Little free libraries, other similar free boxes, and temporary uses such as lemonade stands are permitted in the front setback area as long as they do not obstruct the public right of way.

vii. Between property line and outside edge of window well – eighteen inches.

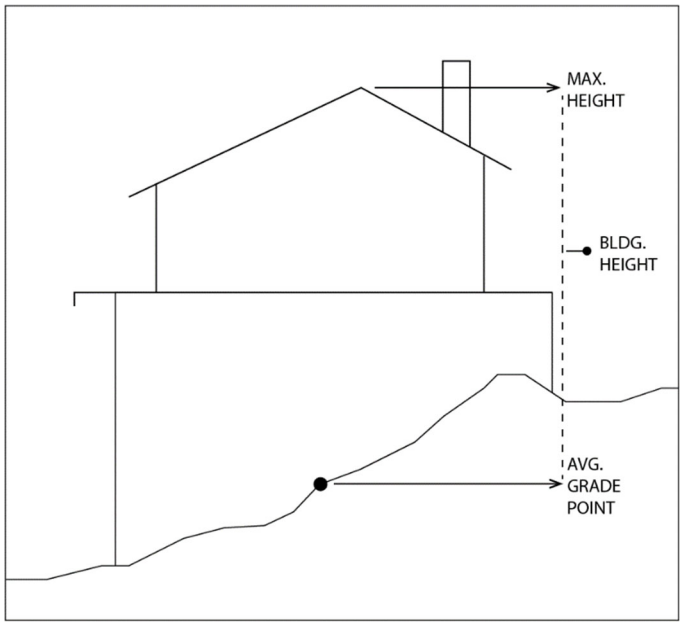
D. Building Height

1. No building shall be erected or altered that will exceed the height limit for the respective zoning district, unless otherwise provided for below or elsewhere in this Land Use Code.



2. The following building elements and appurtenances may exceed the height limits but only to the minimum degree necessary to achieve compliance with applicable building codes, or if not regulated by building codes, to provide for appropriate function:

a. Chimneys, vents, attic fans, elevator hoistways, cupola vents, plumbing vents, solar panels, mechanical equipment, screening, and light collection domes for daylighting systems.



E. Parking

Table 7-8-E: Off-Street Parking Requirements	
Use	**Number of Parking Spaces Required**
Dwelling Unit: Single-Family	2 per Dwelling Unit
Dwelling Unit: Multi-Family	1 bedroom/studio: 1 per dwelling unit 2 bedrooms and up: 1.5 per dwelling unit *(rounded up)*
Lodging Unit	1 per lodging unit
Schools	1 per classroom
Churches	1 per 8 seats
Retail, Commercial, Service Businesses	0.75 s.f. per each s.f. of floor area (C-1 & C-2 Zoning Districts)
Accessory Dwelling Units	1 additional space
Manufacturing, Warehousing	1 space per employee

1. Off street parking shall be provided for all new uses in compliance with Table 7-8-E, this section and all other applicable sections of this land use code and adopted infrastructure standards. Uses not specifically identified in Table 7-7-A shall be classified within the use group which most nearly resembles the actual use or determined based on a specific study by a qualified transportation planner or traffic engineer. The following standards and exceptions apply:

a. One of the required off-street parking spaces may be satisfied by utilizing that portion of the public right-of-way adjacent to the subject property not utilized for roadway or pedestrian purposes.

b. No off-street parking is required for buildings that front U.S. Highway 550 between 3rd and 10th Avenues, and those lots that front 3rd through 10th Avenues within one-half block of U.S.

Highway 550, except Lodging Businesses and residences that must provide one space for each lodging or dwelling unit.

c. If necessary to preserve historic buildings, off-street parking requirements may be considered by the Planning Commission. Dedicated on-street parking may be authorized by City Council within the C-1 District, pursuant to Subsection 13-1 of the Ouray Code, for Lodging Businesses in historic buildings, which are listed in the National Register of Historic Places or as a contributing structure to the Ouray Historic District and located on lots that front U.S. Highway 550 or on the intersecting Avenues within one-half block of U.S. Highway 550. Planning Commission shall make a recommendation to City Council regarding an application to waive off-street parking requirements or dedicate on-street parking.

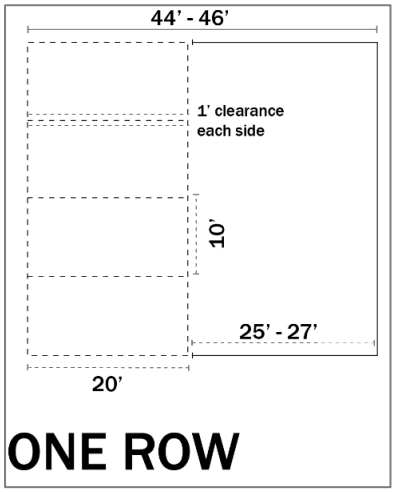
d. As a condition of either waiving off-street parking requirements, or of providing designated on-street parking, the property owner must properly execute, on forms approved by the City, a recordable covenant providing that any repairs or modifications to the building will comply with the United States Secretary of the Interior's Standard for Historic Preservation Projects and detailing any required maintenance of the parking spaces.

e. Accessible parking shall be provided in compliance with the Americans with Disabilities Act.

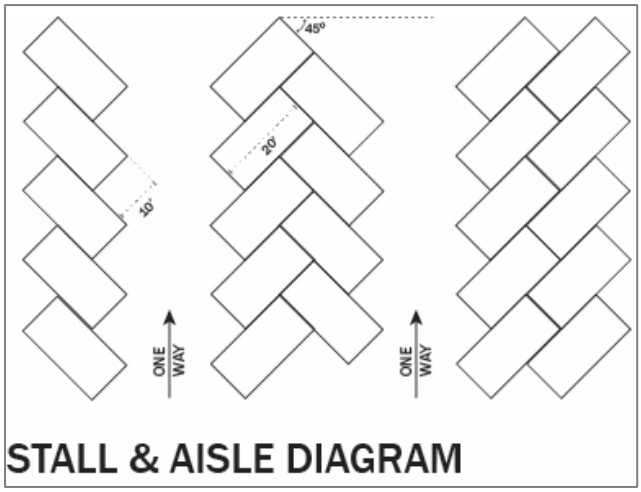
f. When six or more spaces are required, the required parking and maneuvering areas shall be paved.

g. Workforce, attainable, or affordable projects may be considered for reductions in these requirements or may be allowed to provide parking off site, as determined by the Planning Commission after full consideration of neighborhood impacts informed by a parking study.

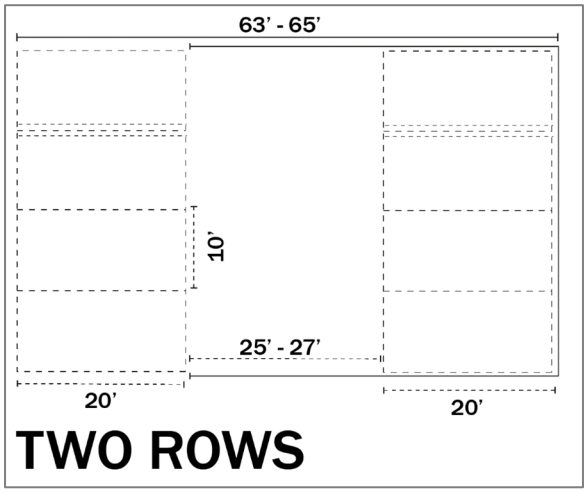
2. Parking shall be designed and intended to be occupied by a parked automobile. Each space shall contain 200 sq. ft. in area and measuring 20' by 10', exclusive of maneuvering and roadway space as seen in illustration below.



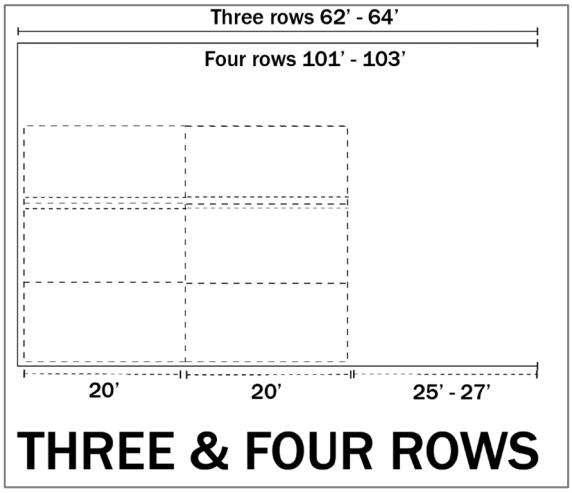
3. Standards for vehicular maneuvering are contained in the City's Specifications and Design Standards for Infrastructure Construction.



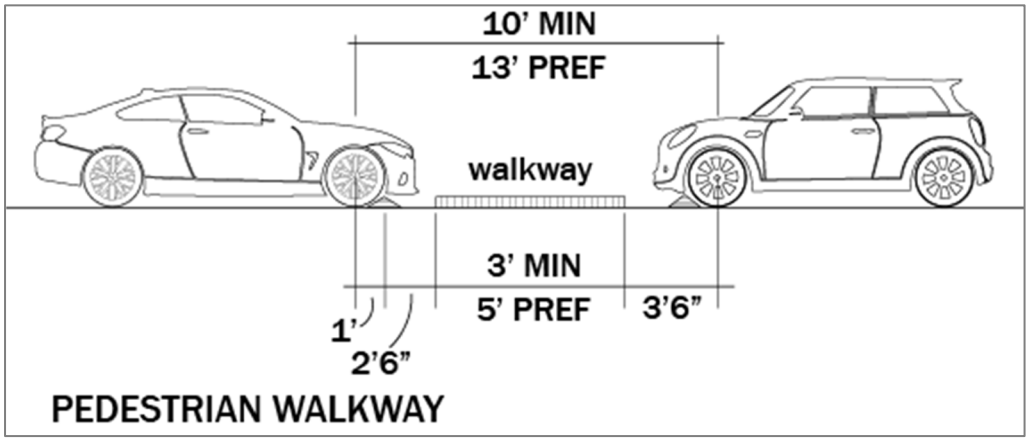
STALL & AISLE DIAGRAM



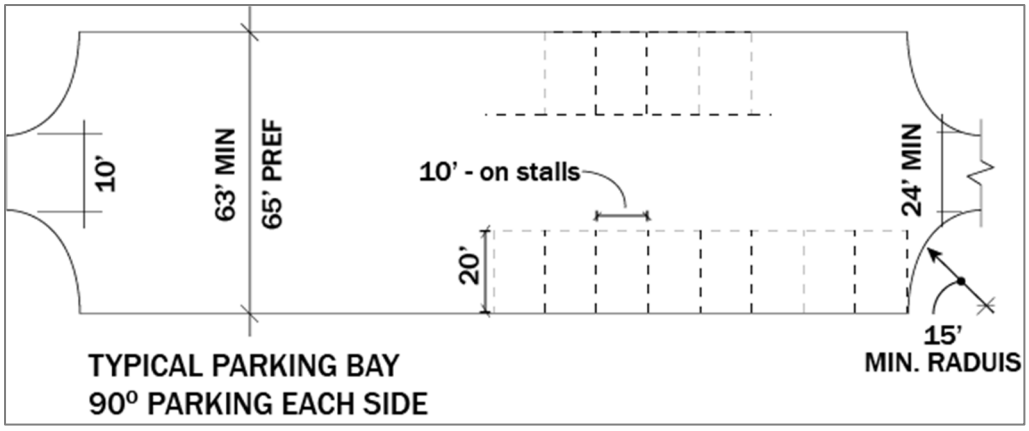
TWO ROWS

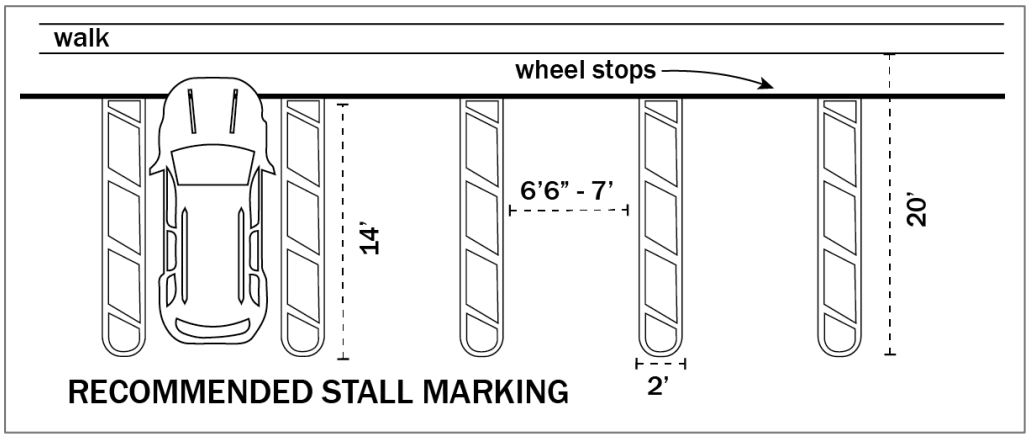


THREE & FOUR ROWS



PEDESTRIAN WALKWAY





F. Landscaping

A Landscape Plan shall be completed for any new development project requiring a site development permit and detail the site showing all natural and man-made features of the site. Proposed landscaping shall be shown on the site development plan or on a separate landscaping plan and must include the following:

a. Existing and proposed landscaping features should be identified as to location, common name, botanical name, and size.

b. Fences, walls, terraces, paving, berms, and all other man-made structures shall be identified as to location, materials and height.

c. A minimum of one tree per 2,000 square feet of gross lot area, except in the C-1 District between 3rd and 10th Avenues, shall be provided.

d. Trees shall have a minimum caliper of 1-1/2" for deciduous and five-foot minimum height for coniferous species. Trees should be located so that they will not infringe on solar access and views of adjoining properties or block vehicular sight lines to public streets.

e. Retention of existing trees and ground cover on the property is encouraged. These will be counted towards the minimum standards.

f. Xeriscape landscaping and drip irrigation are encouraged. If irrigation is proposed, water line and plumbing details must be included on site development plans and building permit plans.

g. Landscaping of public rights-of-way may extend to the curb line of adjacent City owned right-of-way consistent with a permit pursuant to Chapter 13 of the Ouray Municipal Code.

G. Street Numbering

All development is required to number and display street addresses at all times consistent with the adopted City policy. All numbers must be approved by City staff prior to posting.

H. Snow Storage

Snow accumulation occurs within the City and all development must plan for and manage this occurrence. All site development and activities must provide for on-site snow storage in conjunction with the following criteria:

a. For planning purposes, one (1) square foot of snow storage space is generally necessary for each three (3) square feet of public or private land to be cleared except public streets.

b. Such snow storage areas should be graded so drainage for these areas drains away from adjacent residential building sites.

c. Site developments should not be designed so that snow storage will be solved by hauling snow off site.

d. Snow storage should not interfere with intersection views, traffic, or signage.

e. Snow storage shall not be located on wetlands, unless otherwise agreed by the City.

I. Public Improvements - Sidewalks

Pedestrian access is required for all development, including the construction of a single-family dwelling on an existing lot. All developments shall be required to construct sidewalks in accordance with City standards. No certificate of occupancy shall be issued until the requirements of this section are met.

J. Radiation Survey

Radiation surveys may be ordered at the discretion of the City. Such surveys shall conform with current standards and procedures identified by the Colorado Department of Health, Environmental Protection Agency, the Atomic Energy Commission and/or other designated agencies.

Section 7-9 Subdivision Design and Improvement Standards

A. Purpose

Subdivision development regulations are essential for orderly and controlled development within, and adjoining, the City of Ouray. These regulations ensure development is consistent with community plans and constructed to established and required standards. These standards also ensure quality, safety and the overall welfare of property owners, and citizens or customers who use or frequent these developments. Quality development should benefit everyone.

B. General

1. Control

   a. All development plans or proposals shall be subject to the provisions of these regulations, whether a plat is filed or not.

   b. All final plats required by this Section shall be filed and recorded following approval by City Council and after any conditions have been met.

2. Jurisdiction

   a. These regulations are applicable within the following areas:

      i. All land located within the legal, corporate boundaries of the City of Ouray.

      ii. Where applicable, any quasi-municipal corporation located partially or entirely within its boundaries pursuant to Section 18(2)(a) and 2(b) of Article XIV of the Colorado Constitution.

3. Liability

   These regulations shall not create any liability on the part of the City or any officer or employee thereof arising from reliance upon these regulations or any administrative act or failure to act pursuant to these regulations.

4. Applicability

   These regulations also apply to Planned Unit Developments which may be considered and processed in accordance with Section 7-5-D-5.

C. Subdivision Design

1. Minimum Standards

   a. All improvements shall be constructed in accordance with the minimum standards set forth below and other applicable City Specifications and Design Standards for Infrastructure Construction and other applicable City ordinances or regulations. All public and private improvements shall be in substantial conformity with the preliminary plat as approved, the City Master Plan and amendments thereto, and in accordance with standard engineering and construction practices.

   b. The City may allow a deviation from these design standards under the following circumstances:

i. The deviation is not intended to merely reduce the cost to the applicant, and will not adversely affect the quality of the subdivision or the public health, safety, and welfare, and will not undermine the purposes of these regulations, or be substantially inconsistent with the City's Master Plan, and

ii. The alternative design is necessary to reasonably accommodate development of unusually shaped parcels or parcels with waterways or other limiting topographical features, or

iii. The alternative design will more effectively implement the purposes of these regulations and the public health, safety, and welfare, or

iv. The alternative design is superior in functionality, durability, or utility to the City, or

v. The alternative design will conform to existing adequate public improvements within the subdivision previously approved by the City.

2. General Design Considerations

a. A proposed subdivision shall comply with the Master Plan.

b. A subdivision shall be designed such that no undue burden is placed on the City streets, the storm drainage system, other municipal facilities and utilities and services on or adjacent to the property. Site drainage must be addressed and shall not interfere with natural drainage. Mitigation of natural hazards will be required when identified.

c. A proposed subdivision shall be designed in such a manner as to be coordinated with adjoining subdivisions with respect to alignment of streets and utility and drainage easements, rights-of-way, and reservation of open spaces.

d. Subdivision design and layout shall consider the preservation of wooded areas, streams, and other desirable natural landscape features.

3. Streets and Circulation

a. Arrangement of Streets

i. Streets shall be arranged and designed to coordinate with and conform to existing or planned streets, topographic conditions, public convenience, and safety, and to accommodate the proposed use of land to be served.

ii. Street arrangement shall provide for the continuation or projection of streets on adjacent land, if appropriate. This requirement shall not be applicable where such extension would be prevented by topography or other physical conditions or where such connection of streets with existing or probable future streets is deemed by the Planning Commission to be unnecessary for the advantageous development of adjacent property.

b. Closed-End Streets

i. Closed-end streets shall be provided with circular turnarounds or T-shaped or Y shaped termini, with minimum dimensions as follows:

1. Circular turnarounds shall have a minimum outside right-of-way diameter of eighty (80) feet. A smaller diameter may be allowed if approved by the Planning Commission and shall at a minimum be sufficient for turn-around of any vehicle which may reasonably make use of such street, and all fire department vehicles.

2. A T-shaped or Y-shaped terminus may be provided in mountainside subdivisions as an alternative to the circular turn-around. Where provided, the wings of such T or Y shall be at least 20 feet deep measured from the street boundary and at least 12 feet wide, exclusive of parking spaces.

c. Intersections

Streets shall intersect as nearly as possible at right angles. No street shall intersect any other street at an include angle of less than 45 degrees.

d. Minimum public street right-of-way widths shall be as follows:

i. Actual Street Width

Street Type	**Including Parking**	**Right-of-way**
1. Major Street	70 feet	100 feet
2. Minor Street	30 feet	54 feet
3. Alley	N/A	20 feet

e. Vertical Alignment

i. No vertical grade shall be less than 0.5 percent in order to facilitate adequate drainage.

ii. The maximum percent of street grade shall be ten (10) percent, except as provided in (iii) below.

iii. The street grade requirement set forth in (ii) above, may be waived by the City upon submission of engineering studies indicating that street construction for the development cannot meet the required grade. The City Council may not accept such streets for maintenance and a statement to this effect may appear on the final plat.

f. Visibility Requirements

No substantial impediment to visibility between the heights of three (3) and (8) feet shall be created or maintained at street intersections.

g. Street Names

All street names that do not duplicate the name of any other street name in the City or County of Ouray, shall be approved by the City Council. New streets which are extensions of, or which are in alignment with existing streets shall bear the names of these existing streets.

h. Private Streets

Private Streets, unless approved by PUD, shall not be allowed. Private access easements serving only one (1) lot may be allowed, provided that no such easement shall be less than 20 feet in width.

i. The City may require any street, sidewalk and related infrastructure, on a steep slope, or where there is any evidence to suspect problems due to instability, or other adverse soil conditions, to be owned and maintained by the lot owners or an owners' association, or may require an extended warranty of maintenance and repair from the applicant. A slope easement shall be dedicated to the City to accommodate the area of any cut or fill off of the right-of-way and an additional ten (10) feet beyond the cut or fill. Such easement shall allow the City to maintain the slope, cut and fill, and street improvements. Additionally, such easements may be accompanied by a plat note holding the City harmless on account of any sloughing or disturbance due to maintenance of the cut or fill.

j. Utility Easements

Utility easements shall be a minimum of 20 feet centered on lot lines and 10 feet on either side of a street, where appropriate.

4. Blocks

a. The lengths, widths and shapes of blocks shall be determined as follows:

i. Provision for adequate building sites suitable to the special needs of the type of use contemplated.

ii. Need for convenient access, control, and safety for vehicular and pedestrian traffic circulation.

iii. Limitations of topography.

5. Lots

a. In general, lot area, width, depth, shape, and orientation shall be appropriate for the location of the subdivision and use contemplated and shall be compatible with the terrain and topography. All lots shall conform to all City Zoning Regulations.

b. Depth and width of lots for multiple-family, public accommodations and commercial purposes shall be adequate to provide for off-street parking and service areas required by the type of use and development contemplated. All parking shall comply with all City Zoning Regulations.

c. Each lot shall have satisfactory access to a public or approved private street. Satisfactory access must include adequate clearance and slope for emergency vehicle access. If the proposed lot does not abut a public street, the applicant shall provide a 20-foot access easement or right-of-way from the lot to a public street.

d. Insofar as possible, all lot lines shall be at right angles to straight streets and radial to curved streets.

e. All lots and parcels created will have access to the State highway system in accordance with the State Highway Access Code.

6. Water, Fire Protection and Sewer Systems

a. Water, fire protection and sewer systems shall be designed by a registered engineer and constructed in accordance with standard engineering practices to City Standard Specifications for Infrastructure Construction. All improvements shall be of sufficient size and design to adequately supply water, sewer, and fire protection to each building to be constructed in the development.

b. Fire hydrants shall be installed at street intersections, or as necessary, to ensure that no building is located a distance in excess of 300 feet from the nearest fire hydrant.

7. Curb, Gutter, and Sidewalks

Curb, gutter, and sidewalks shall be designed and constructed in accordance with City Standard Specifications for Infrastructure Construction.

8. Drainage

a. Drainage systems shall be provided in accordance with the approved final plat and conform to the City Standard Specifications for Infrastructure Construction. The flow of water shall be directed to natural drainage ways as they exist and utilizing a minimum 20-foot easement. Where water courses or ditches traverse the subdivision, lots and improvements shall be designed and provided to protect against flooding in accordance with the City's Floodplain Regulations.

b. The storm drainage system shall be of sufficient size and design to transport all developed drainage from within the subdivision or development while also conveying historic site storm water or runoff passing through the subdivision or development from adjacent areas.

c. No drainage system shall be designed that increases drainage or discharge to property outside the subdivision unless approved by the City Council. This may also require approval from any affected property owners.

9. Hazard Mitigation

a. Engineering Geology Report

i. An Engineer Geology Report (EGR) prepared by a registered professional engineer, or a qualified geologist shall be required on properties:

1. Identified as hazard areas in State of Colorado Special Publication 30, except as modified by LOMRs issued by FEMA dated November 9, 1998, and December 9, 2005;

2. On property or adjacent areas that have been subject to significant events as a result of a geologic condition within the past 100 years; or

3. On properties proposed for development that have slopes of 3 vertical to 1 horizontal or greater.

ii. An EGR shall include an adequate description of the hazards or geologic conditions of the site, conclusions and recommendations regarding the effect of hazards and/or geologic conditions on the proposed site development or activity, an opinion of the adequacy for the intended use of sites to be developed, as affected by hazards and/or geologic conditions. The

EGR must also provide detailed construction and maintenance plans for each mitigation measure. It shall be the responsibility of the Applicant to identify and mitigate natural hazards according to guidelines set forth by the State of Colorado in Special Publications 6 and 30, Guidelines and Criteria for Identification and Land-Use Controls of Geologic Hazard and Mineral Resources Areas. The Applicant may also refer to the Colorado Geologic Survey's Engineering Geology Report Guidelines to provide an adequate EGR as required by this Code. However, nothing in the Engineering Geology Report Guidelines shall have control over this Code or the determination by the City of the adequacy of the submitted EGR.

iii. The City reserves the right to refer the EGR to a professional engineer or qualified geologist or to the Colorado Geological Survey or similar agency for review.

iv. If the Applicant does not submit an EGR, the Applicant must provide an explanation written and certified by a professional engineer or qualified geologist stating the reasons for the failure to submit the Report. The City reserves the right to submit the application to an engineer to determine whether an EGR is required. Failure to submit an EGR where the City determines one is required shall be grounds for denial of a permit application.

v. Where hazards and/or geologic conditions are identified in the EGR that could adversely affect the development, the Applicant must take the steps necessary to mitigate the hazards and/or geological conditions.

vi. Mitigation shall be in accordance with recommendations made by a registered engineer or qualified geologist and detailed in the EGR if the EGR meets the requirements of the City. The City reserves the right to refer the EGR to a professional engineer or qualified geologist or to the Colorado Geological Survey or similar agency for review. The City further reserves the right to impose conditions for required mitigation based upon the recommendations of the agency or individual to which the EGR or proposed subdivision is referred.

b. The name, address and telephone number of all surface owners, mineral owners, and lessees of mineral rights as their names appear upon the plats or records in the Ouray County Clerk's Office. Addresses shall be used as listed most recently in a directory in general use or as on the tax records of Ouray County. Proof of mailing to the above of a notice of the hearing shall be required.

c. Evidence that provision has been made for gas, electric and phone service pursuant to C.R.S. §31-23-214(3).

d. The property owner will indemnify, defend, and save harmless the City, its agents, officers, and employees from and against any and all liability, expenses including defense costs and legal fees, and claims for damages of any nature whatsoever, including bodily injury, death, or property damage arising from or connected with any activity related to these hazards, geologic conditions and mitigation measures. A release signed by the property owner on forms approved by the City shall be recorded with the Ouray County Clerk and Recorder. The release shall be included in a plat note.

10. Snow Storage

a. All snow storage necessary for the subdivision shall be provided within the subdivision.

b. For planning purposes, one (1) square foot of snow storage space is necessary for each three (3) square feet of public or private land to be cleared, except public streets.

c. Such snow storage areas should be graded so drainage for these areas is away from adjacent building sites or other structures and improvements.

d. Developments are not permitted to address snow storage requirements with snow removal or snow hauling plans.

e. Snow storage should not interfere with intersection views, traffic, or signage.

f. Snow storage shall not be located on wetlands, unless otherwise agreed by the City.

11. Plat Notes

a. Plat notes and covenants may be required by the City as appropriate to implement the provisions of these regulations, and to hold the City harmless from risks associated with natural hazards and conditions, or other risks. Plat notes shall denote all conditions or allowances approved by the City Council.

b. Plat notes on prior City plats are superseded unless reiterated or incorporated by reference on the plat.

c. Plat notes may also be required in the following circumstances:

i. To set out maintenance requirements of the lot owners, enforceable by the City, for various improvements such as drainage, detention and retention facilities, commonly owned areas, private streets, and other private improvements.

ii. To require engineered foundations in areas of steep slopes or other soil conditions together with provisions giving notice of, and holding the City harmless from, potential problems due to slopes, cut and fill areas, adverse soil conditions or natural hazards.

12. Monuments

In addition to the requirements of C.R.S. §38-51-105, all lots shall be monumented, and monuments shall be placed at all street intersections, at all points where street lines intersect the exterior boundaries of the subdivision, at angle points and points of curve in each street, and at points of change of direction in the exterior boundaries of the subdivision.

D. Subdivision Dedication Requirements

1. Reserved.

2. Roads, Trails, Parking, Recreation Facilities, Common Areas

a. The provision for parks, trails, open space, common areas, and recreation facilities shall conform to the minimum design standards as set forth herein, and the City specifications for parks.

b. All non-public common areas or elements and open spaces will be owned, located, constructed, installed, and maintained in perpetuity, with appropriate City approved plat restrictions on use and covenants for ownership and maintenance. All non-public common areas shall be located, constructed, and installed in compliance with plans as reviewed and approved pursuant to these regulations.

c. Public parks, sidewalks, bike paths, recreation trails, pedestrian walkways and parkways shall be provided consistent with the Master Plan, integrated with existing and planned sidewalks, bike paths, parks, recreation trails, pedestrian walkways, and parkways whenever feasible and shall be designed and constructed in accordance with City design and construction standards.

d. Unless otherwise authorized, areas which will be available for use by the public in addition to the residents of any subdivision shall be conveyed by easement or dedication to the City. Sidewalk and recreation trails shall conform to the Americans with Disabilities Act where applicable.

e. Unless otherwise authorized, parks developed in accordance with City standards and specifications at least two acres in size, shall be available for use by the public and shall be dedicated to the City. Parks of less than two acres shall be owned and maintained under common ownership and must be a minimum of one acre in size.

f. Natural watercourses shall be developed and preserved consistent with City Floodplain Management Regulations, Storm Drainage Requirements and Federal Clean Water Act Section 404 Permit requirements, to minimize safety, environmental, and other hazards, and shall be integrated with the City's Master Plan for such watercourses whenever feasible. Parks, open spaces, and trails shall be sited in floodplains instead of developable areas, when possible.

g. Developed and dedicated parks shall be provided at the applicant's expense for all subdivisions, except lot splits and replats as defined in these regulations, or those with plat restrictions prohibiting the public. In accordance with the National Parks Standard adopted by the City, applicant shall dedicate developed park land based upon a formula of .025 acres per dwelling unit.

h. Developed park land shall require submittal and approval of a park plan during the preliminary plat process. The plan shall address grading and topsoil preparation, access, irrigation system, park access, equipment, and landscape plantings. This plan must be approved by the City and conditional with the preliminary plat approval.

i. Subdivisions where the dedication of park land or open space is not practicable, such as subdivisions involving small land area or few lots, or other unusual circumstances, or when the required acreage computed by the formula of paragraph (g) above is less than one acre, the City may require or accept a cash payment in lieu of construction of developed parks based upon the City's average park development costs and land acquisition costs as stated below. Payment in lieu amount shall be as shown on the adopted fee schedule, which may be revised from time to time.

i. Such payments shall be collected prior to recording the final plat and used by the City for park acquisition and development purposes. Such payment may be subject to a City discount established by City Council from time to time to recognize a City-wide contribution toward regional parks.

ii. The City may also require development of only a portion of the park requirement as appropriate to meet the need for a neighborhood park and require a payment in lieu of the remainder of the obligation to be utilized by the City for community parks. In determining which of the combination of the above policies to implement the City will consider the following: The size of the development and its adequacy for accommodating a suitable public use site; existing parks and other public uses in the area; the topography, geology, and location of land in the subdivision available for dedication; the needs of the people in the subdivision; and any other appropriate factors.

j. When authorized by the City, requirements for developed parkland may be partially or wholly met, all or in part, by alternative provision of public access open space areas such as riparian habitat, floodplains, wetlands habitat, view corridors or trails. The appraised land value of such an alternative dedication shall be equal to the total value of the developed park land which it replaces based on values as calculated pursuant to paragraph above.

E. Subdivision Improvements and Development Agreements

1. General Requirement

Street and utility improvements shall be provided in each new subdivision in accordance with the standards and requirements of City Standard Specifications for Infrastructure Construction, and at the expense of the applicant.

2. Right-of-Way Improvements

Bridges, culverts, open drainage channels and satisfactory surfacing shall be provided on each right-of-way in each subdivision. Such improvements shall be constructed to City Standard Specifications for Infrastructure Construction as approved by the City.

3. Utility Improvements

The following utility improvements shall be installed in each new subdivision in accordance with City Standard Specifications for Infrastructure Construction hereinafter specified:

4. Storm drainage system

Conduits, drains, ditches, storm sewers and other drainage improvements may be required where deemed necessary by the Planning Commission and City.

5. Potable Water System

The potable water system shall be connected to the water system of the City of Ouray. Construction details shall be in accordance with any specifications promulgated by the City of Ouray. All water system installation shall be subject to all City ordinances and agreements.

6. Fire Hydrants

Ouray standard fire hydrants shall be installed.

7. Sanitary Sewage System

The sanitary sewage system shall be connected to the sanitary sewage system of the City of Ouray and shall be of sufficient size and design to collect all sewage from all proposed or probable structures in the development.

8. Installation of Over-Sized Utilities and Improvements

a. All water service required to serve a subdivision, including cross-connecting mains, shall be installed at the expense of the applicant. Unless otherwise specifically provided in these regulations, the applicant shall install mains to the farthest point of the subdivision.

b. When an applicant is required to extend existing water mains, the applicant shall pay the costs of original construction. The size of the mains shall be determined by the City Council on the recommendation of the Planning Commission and Public Works Director.

c. Nothing in this Subsection shall preclude the City Council from entering into an agreement with the applicant relating to the costs of extension of utilities.

d. All required extensions of the sanitary sewer system shall be financed by the applicant unless otherwise provided by the City.

9. Other Improvements

a. The following other improvements are required:

i. Telephone and electric service lines, television, fiber internet, and similar utility cables and installations shall be placed underground unless otherwise approved by the City. Electric transmission and distribution feeder lines and communications trunk and feeder lines and appurtenances necessary thereto may be placed above ground. Transformers, switching boxes, terminal boxes, meter cabinets, pedestal ducts and other facilities necessarily appurtenant to underground utilities may also be placed aboveground.

ii. Permanent reference monuments made of stone, metal, or concrete.

iii. Street signs, stop signs, or similar traffic control devices.

iv. Streetlights must be shielded so that the light source is not directly visible off the premises and meet International Dark-Sky Association standards.

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

vi. Parks, open space, bike paths, pedestrian, and recreation trails in accordance with the City's adopted Parks and Trails Master Plan.

vii. Improvements to mitigate identified natural hazards.

viii. Offsite improvements, when it is determined by the City Council after recommendation by the Planning Commission that such are necessary to serve the subdivision, mitigate the impacts of the subdivision and to provide for the public health and safety shall be provided at the expense of the applicant.

ix. CDOT required intersection and driveway improvements.

10. Subdivision Improvements Agreement

a. A subdivision improvements agreement on forms approved by the City shall be recorded with any final plat for all subdivision improvements. The applicant may wish to have the final plat approved prior to the installation, inspection and approval of all required improvements, however financial instruments must be provided to guarantee the completion of all improvements within four (4) years after approval of the final plat and incorporated into the Subdivision Improvements Agreement. Financial instruments shall be in the form of the following:

i. A subdivision improvements and lien agreement placing an adequate lien on subdivided lots, with an escrow account with the City into which the applicant shall pay, prior to the sale of any lot in the subdivision, an amount to be verified by the City (with cost estimates provided by the applicant), equal to one hundred fifty percent (150%) of the pro rata cost to complete the improvements necessary to serve that lot; or

ii. A cash escrow deposited with the City or a clean irrevocable letter of credit in an amount to be verified by the City (with cost estimates provided by the applicant) equal to one hundred and fifty percent (150%) of the pro rata cost to complete the subdivision improvements necessary to serve the subdivision.

iii. Security shall not be required for payment in lieu of parks provided in Subsection 7-9-D-2-i, as such money payment shall be collected prior to recording the final plat.

b. Funds in any escrow account shall be returned to the applicant upon the completion of the improvement secured, submission of record drawings, and acceptance by the City.

c. The applicant shall complete all improvements by any stated completion date or within four (4) years of the approval of the final plat by the City. In the event that all required improvements are not completed, inspected, and approved within four (4) years of the date of the approval of the final plat by the City, the City may withhold further building or occupancy permits, or water or sewer taps in such subdivision until such improvements are completed. It shall then be unlawful to sell any further lots in the subdivision until all improvements are completed. The City may take any other lawful action to enforce completion of the improvements.

d. The City Council may authorize extensions of time to complete all improvements beyond the four (4) year limitation as set forth herein.

Section 7-10 Annexation

A. Purpose

1. The purpose of this Section is to define the annexation process for annexation of land into the City in accordance with the Colorado Municipal Annexation Act of 1965, as amended, and this Land Use Code.

2. Responsibilities of Applicant

a. In addition to other duties imposed upon all applicants by this Code and the Colorado Municipal Annexation Act of 1965, all applicants shall have the following responsibilities:

i. The applicant is responsible for having a representative at all meetings where the request is reviewed. Failure to have a representative present will be cause to have the item withdrawn from the agenda of that meeting.

ii. The applicant shall consult with the Administrator to discuss any special conditions pertaining to the annexation and to obtain an annexation petition.

iii. Municipal Annexation Act of 1965, all applicants shall have the following responsibilities:

1. The applicant is responsible for having a representative at all meetings where the request is reviewed. Failure to have a representative present will be cause to have the item withdrawn from the agenda of that meeting.

2. The applicant shall consult with the Administrator to discuss any special conditions pertaining to the annexation and to obtain an annexation petition.

3. Annexation Process

a. At least 15 days prior to the presentation of any annexation petition to the City Council, the applicant shall submit to the City an annexation petition, the annexation fee as set forth on the City's Fee Schedule, an annexation map and plan, and all required supportive information defined by the Administrator.

i. The Administrator shall review all documents submitted for completeness and accuracy. If all documents are complete and accurate, the Administrator shall submit the annexation petition to the City Clerk.

ii. The City Clerk shall present the annexation petition and a resolution initiating the annexation proceedings to the City Council, which shall establish a date for a public hearing. Upon the establishment of a public hearing date, the City Clerk shall give appropriate public notice in accordance with the Colorado Municipal Annexation Act of 1965, as amended. The Administrator shall forward copies of the annexation petition and the resolution initiating the annexation procedure by certified mail to the Clerk of the Board of County Commissioners and to the County Attorney. Copies of the annexation petition and the resolution initiating the annexation procedure shall also be sent by certified mail to any school district or special district having territory within the annexed area. These copies shall be sent at least 25 days prior to the public hearing.

iii. Upon acceptance of the annexation petition by the City Council, the Administrator shall furnish to the entities listed below copies of the annexation map and plan. The Administrator

may also submit copies of the annexation map and plan to additional interested entities or agencies as deemed necessary. All notified entities shall be advised of the scheduled hearing date and details that define the date in which any objections to the annexation map and plan must be submitted to the City in writing.

1. Telephone companies
2. Franchise utility companies
3. City Engineer
4. Fire Department
5. City Public Works Department
6. State Highway Department
7. The Planning Commission shall review the annexation map and plan, and zoning request at a public hearing and shall submit a written recommendation to the City Council following their review.

4. Annexation Map

a. All annexation maps shall have an engineer's scale (minimum scale to be one inch represents 100 feet) and shall be on a reproducible medium with outer dimensions of 24 inches by 36 inches. The annexation map shall contain the following information:

i. The date of preparation, the scale and a symbol designating true north.

ii. The name of the annexation.

iii. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.

iv. The legal description.

v. Distinction of the boundary that is contiguous to the City and the length of the same.

Lot and block numbers if the area is already platted.

vi. Existing and proposed easements and rights-of-way.

vii. Existing and requested zoning and acreage of each requested zone.

viii. Ownership of all parcels within and adjacent to the annexation.

ix. Appropriate certification blocks as directed by the Administrator.

5. Annexation Plan

a. All annexation plans shall have an engineer's scale (minimum scale to be one inch represents 100 feet) and shall be on a reproducible medium with outer dimensions of 24 inches by 36 inches. The annexation plan shall contain the following information:

i. The date or preparation, the scale and a symbol designating true north.

ii. The name or the annexation.

iii. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation plan.

iv. Existing and proposed easements and rights-of-way.

v. Existing and proposed block numbers and lot numbers with dimensions.

vi. Proposed gross and net lot density.

vii. Existing watercourses with adequate casements for flood control.

viii. Designation of all public sites to be reserved and dedicated.

ix. Existing two-foot contours.

x. Appropriate certification blocks as directed by the Administrator.

xi. Supporting Information: The following supportive information shall be submitted with the annexation map and plan:

1. Soils description and limitation.

2. Preliminary utility plan.

3. Mailing addresses of all property owners within 300 feet of the annexation.

4. Affidavits concerning the amount and historical use of all water rights owned.

5. Vicinity map with a radius of one and one-half miles, at a minimum scale of one inch represents 2,000 feet.

6. Statement of community need for the proposed annexation and zoning.

7. For all annexations more than ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.

6. Annexation Impact Report

a. For all annexations more than ten (10) acres, the City shall require the applicant to prepare an impact report regarding the proposed annexation not less than 25 days before the date of the annexation hearing. One copy of the impact report shall be filed with the Board of County Commissioners within five days thereafter. The preparation and filing of the annexation impact report may be waived upon approval of the Board of County Commissioners.

b. The annexation impact report shall include the following:

i. A map or maps of the City and adjacent territory showing the following information:

1. The present and proposed boundaries of the City in the vicinity of the proposed annexation.

2. The present streets, major trunk water lines, sewer interceptors and outfalls, other utility lines and ditches and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation.

3. The existing and proposed land use pattern in the areas to be annexed.

ii. A copy of any draft or final annexation agreement, if available.

iii. A statement of the City's plans for extending or providing for municipal services within the area to be annexed.

iv. A statement of the City's plans for the financing of municipal services to be extended into the area to be annexed.

v. A statement identifying all existing districts within the area to be annexed.

vi. A statement of the effect of the annexation upon the school district governing the area to be annexed, as more fully set forth above.

7. Annexation Agreement

The City and the annexation petitioner shall complete a detailed annexation agreement that stipulates all agreements. The City will use an annexation agreement template which will guide the discussion and define specific criteria. The final annexation agreement becomes an exhibit in the annexation ordinance defined in Section 7-10-A-8.

8. Annexation Ordinance

Upon the submission of documentation in accordance with this Section and upon compliance with the notice and hearing requirements as set forth in the Colorado Municipal Annexation Act of 1965, as amended, the City Council may consider the approval of an ordinance annexing the subject properly to the City. ln the event the City Council considers and disapproves such ordinance, a similar request may not be heard for a period of one (1) year from the date of denial.

9. Final Submission and Filing

In the event the City Council approves an annexation ordinance, the annexation petitioner shall submit to the Administrator one mylar copy of the final annexation map and plan within ten (10) days of the effective date of the annexation ordinance. Additionally, a signed annexation agreement shall be submitted to the Administrator. The adopting ordinance, annexation map and plan and the annexation agreement are then recorded by the City Clerk in the Ouray County Clerk and Recorders office.

Exhibit B - Chapter 8 Sign Code for Ordinance 11 (Series 2023), Section 2

Section 8-1 General Provisions

A. Purpose
The purpose of this Chapter is to:

1. Promote the public health, safety, and welfare.

2. Enhance the economy, business, and industry through efficient communication.

3. Facilitate communication and wayfinding for residents, businesses, and guests.

4. Improve the quality of signage in the City of Ouray.

5. Promote visual harmony with the natural beauty and character of the City of Ouray.

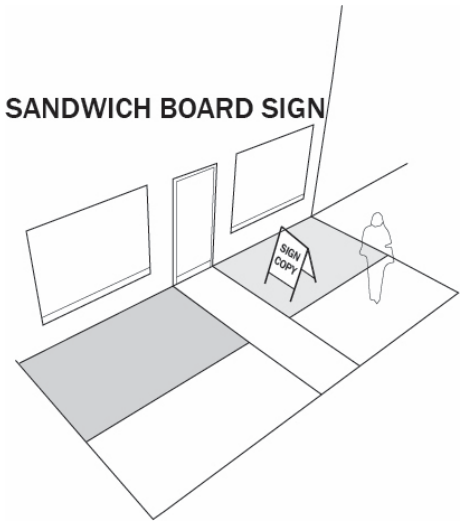
6. Minimize light pollution from signs.

7. Prevent sign clutter that may create public safety hazards through visual distraction, obstructed views, or physical obstructions.

Section 8- 2 Definitions

A. The following definitions apply throughout this Chapter, unless the context clearly requires otherwise**:**

1. **A-Frame sign** consists of two (2) sign faces placed together at an angle to form an "A" shape structure which tapers from a wide base to a narrow top. A-frame signs are sometimes referred to as sandwich board signs.



2. **Banner** is a sign with or without characters, letters, illustrations, or ornamentations applied to cloth, paper, flexible plastic, or fabric of any kind with only such material for backing. A banner may be easily folded or rolled.

3. **Flag** is made of cloth, vinyl or a similar pliant material that is attached on one side to a flagpole and is designed to flow in the wind.

4. **Off-Premise Sign** is any sign advertising a use or establishment which is not located on the real property the off-premises sign is located on.

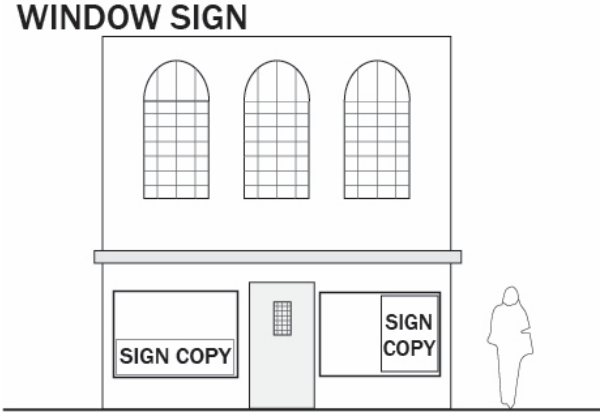
5. **Sign** is any device, display, or structure which is visible from a public place and that has words, letters, figures, designs, symbols, logos, illumination, or projected images. This definition does not include architectural elements incorporated into the structure or facade of a building. For the purposes of this sign code, “signs” do not include those only visible from the inside of a building; nor do “signs” include those held by or attached to a person or a mobile object.

6. **Sign Face Area** shall include the area of the device, structure or display upon which the sign message is shown.

7. **Temporary Signs** are constructed of cloth, canvas, vinyl, paper, plywood, fabric, plastic, or other lightweight material that is neither permanently installed in the ground nor permanently affixed to a building or structure that is permanently installed in the ground. The term “temporary sign” includes, but is not limited to, A-frame signs, lawn signs, and inflatable signs. The term “temporary sign” does not include flags, and signs that are intended to regularly move, such as motorized signs. Unless otherwise specified within this chapter, temporary signs may be in place for up to 180 days and may be no larger than twenty (20) square feet in area.

8. **Total Sign Face Area** shall be the sum of the area of all signs on a structure or at a business location. Signs allowed without a permit shall not be included in this calculation. All other signs, unless exempted by this Chapter, shall be included in a calculation of total sign face area.

9. **Window Sign** means a sign attached to or painted on the window of a building.



Section 8-3 Sign Permits

A. Signs Allowed Without a Permit

The following signs may be erected, maintained, and used without a sign permit.

1. Window signs which do not exceed two (2) square feet each and have an aggregate sign face area of eight (8) square feet per window or a maximum of 25% window area for the premises upon which they are located.

2. Signs located within buildings.

3. Works of art.

4. All temporary signs on private residential property with maximum sign face of four (4) square feet per sign face side.

5. All temporary signs on private commercial and industrial property.

6. All inflatable signs that are safely attached to the ground or a building.

7. Any sign not visible from a public right-of-way.

8. One public notice bulletin board per street frontage with an aggregate sign face area of ten (10) square feet, for any commercial or industrial establishment where the same are located on the premises of said establishments.

9. Two (2) flags per twenty-five (25) feet of lot frontage and 25 square feet each may be mounted on any single building or premises. No part of the flag may hang over a roadway or be lower than seven (7) feet above the public right-of-way.

10. Banners for events that are located off-premises and visible from the U.S. Highway 550 right-of-way that do not exceed twenty (20) square feet of total sign area and are erected no more than fourteen (14) days prior to the opening of the event. Such banners shall be removed no more than forty-eight (48) hours after the event is over.

11. All lightweight signs, decals, stickers, or paint, placed on vehicles, with the permission of the vehicle owner.

12. Signs on public property placed by the City.

13. Routine maintenance (the cleaning, painting, and minor repair of a sign in a manner that does not alter the size, basic copy, design, or structure of the sign).

14. Directional signs owned and placed by the City or Colorado Department of Transportation.

15. Private directional signs approved by City Administrator or delegee.

B. Temporary Signs on Public Property

All temporary signs located on public property, including traffic medians, along roads, and sidewalks are

allowed subject to the following conditions:

1. Signs must be under six (6) square feet and may only be displayed for up to three (3) days with the exception of signs placed in public parks by the City Administrator or delegee.

2. Signs must clearly indicate the date of their posting and are subject to removal without notice after their time limit has lapsed or if the sign fails to indicate the date of their posting.

3. Signs are not permitted to be placed on property containing government buildings or in public parks unless authorized by City Administrator or delegee. Nothing prohibits government from placing signs on its property.

C. Signs Requiring Permits

All signs not listed in Section 8-3-A or B and not prohibited by Section 8-5 require a permit. Permits shall be issued only for signs in compliance with all Performance Criteria in Section 8-4. No sign requiring a permit shall be allowed in the R-1 Zoning District. Applications for a sign permit shall be submitted to the City on forms supplied by the City and accompanied by an application fee as set by City Council.

Section 8-4 Performance Criteria

A. All signs in the City of Ouray shall meet the requirements of this section. Signs not in compliance with the criteria may be removed or confiscated.

B. Requirements

1. All signs shall be maintained in good, legible, and safe condition and in accordance with applicable requirements or laws. Signs in disrepair due to lack of maintenance and upkeep or that are illegible will be considered a nuisance and abated in accordance with City regulations. A building permit is required for any structural work associated with a sign.

2. No part of any sign attached to or within six feet of a building shall be higher than the line of the roof or parapet of the building.

3. No part of any sign shall be higher than twenty (20) feet above grade.

4. 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.

5. Any building or combination of businesses in a building are allowed a total sign face area not to exceed the lesser of one square foot per foot of street frontage of the premises or one hundred fifty (150) square feet. For purposes of this Section, street frontage is defined as the length of the building that abuts the right of way. Exceeding the maximum allotted for total sign face area in this Section is permitted only in the following circumstances:

a. Businesses with less than 20 feet of street frontage shall be allowed 20 square feet of sign face area.

b. Buildings with a combination of businesses meeting the criteria of Section 8-4-B-5-a.

6. Buildings with frontages on two sides of a corner lot may display signage on both frontages subject so long as the sign face area on any frontage may not exceed one square foot per foot of frontage on that side.

7. The maximum sign face area allowed for any individual sign is seventy-five (75) square feet.

8. Signs may have no more than two (2) sign faces.

9. Signs may be erected only upon property or be extended onto property which the sign owner has a legal right to erect or extend such sign.

10. Signs must be removed from a vacated premises within thirty (30) days of the last day of operations.

11. The following rules and standards shall apply in establishing the type of illumination, which may be used for signs:

a. Indirect lighting of all types of signs is permitted.

b. The light from any illuminated sign shall be shaded, shielded, or directed so that the light intensity or brightness will not be disruptive to residential property or adjacent property or create a distraction to a motorist.

c. No sign shall have or contain blinking, flashing, fluttering or intermittent lights or other devices, which create a change in color, brightness, direction, or intensity of lighting.

d. Colored lights shall not be used at any location or in any manner, except exposed neon tubing or similar as described in this chapter.

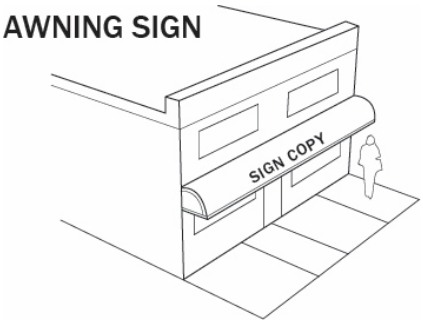
e. The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the adjacent travel way or closest municipal Street.

f. Exterior lighting of signs shall be shielded or down lit so that the light source is not directly visible off the premises and meet International Dark-Sky Association standards.

12. Signs with exposed neon tubing or similar attached to the inside of a window may only be illuminated during business hours. "Closed" signs may be illuminated after business hours.

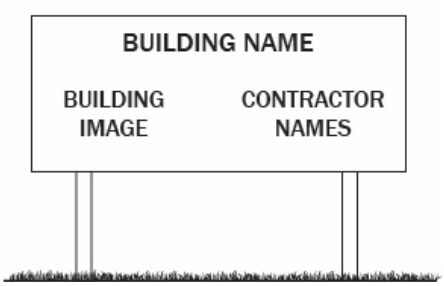
13. Signs must identify the use or establishment upon which they are located.

14. Any business may install canvas or fabric awnings and have its business name lettered once on any awning, or combination of awnings, in letters, not more than one foot high, following review and approval by the City. Awnings without commercial advertisement or business-related logos do not count towards sign coverage and are allowed without a sign permit.



15. Window signs shall not occupy more than 50% of the area of subject window.

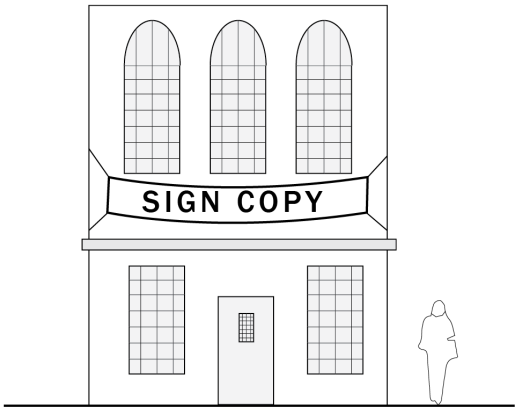
16. City may approve real estate development identification signs, used during construction or as permanent identification, to be erected and maintained subject to the following:



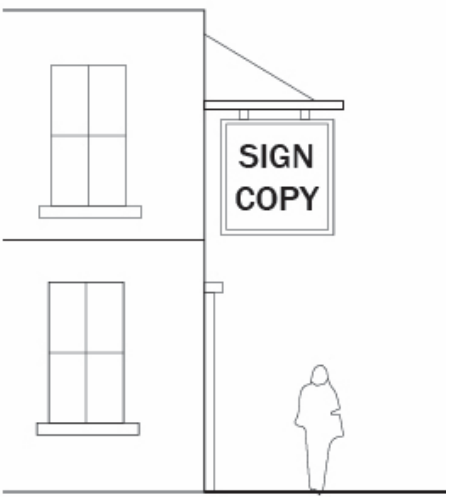
a. No such sign shall exceed thirty-two (32) square feet in sign face area.

b. Only one (1) such sign shall be permitted per development project.

17. Banners attached to the exterior of a building shall only be displayed for a maximum of 120 days per calendar year. No single banner shall exceed 20 square feet in total size. No more than 1 banner shall be displayed on any business front at any one time. Once a permit has been obtained for a banner, the permittee is not required to obtain a new permit for consecutive calendar years, provided that the banner and display times remain as originally permitted. Banners in compliance with these provisions shall not count towards total sign face area.



18. Signs may be erected over or upon City-owned streets and alley rights-of-way subject to the following conditions and in addition to other applicable requirements:



a. Any sign must be supported and attached to a building located in the R-2, C-1, or C-2 Zoning Districts.

b. The sign may extend a maximum of five (5) feet from the building and no portion of a sign may be located within six (6) feet to the curb.

c. No part of the sign may be less than ten (10) feet above the ground over City right-of-way unless special approval is received from the City.

d. Only one (1) sign per business may extend over the City right-of-way.

e. No sign face that is parallel to the wall of the building to which it is attached, may extend more than twelve inches from the building.

f. Banners hung over public property or right-of-way that promote an event or activity of public benefit may be allowed. These banners shall conform to Colorado Department of Transportation Regulations**.**

19. A-frame signs in commercial and industrial zones may be erected on public sidewalks without counting against any maximum sign face area allotment, provided:

a. No A-frame sign may exceed six (6) square feet for each sign face.

b. Only one A-frame sign is allowed per business on each sidewalk it abuts.

c. Each A-frame sign may be displayed only during that establishment's hours of operation.

d. A minimum of three (3) consecutive feet of unobstructed area for use by pedestrians must be maintained.

Section 8-5 Prohibited Signs

A. The following are hereby prohibited if visible from off the premises upon which they are located:

1. Animated, rotating, moving, or flashing signs, not including official traffic control devices.

2. Banners, balloons, or wind-powered devices designed to attract attention, other than flags allowed pursuant to Section 8-3-A-9, or banners expressly permitted by this Chapter.

3. The operation of search lights to promote business activities.

4. Billboards and off-premises signs, except as otherwise expressly permitted by this Chapter.

5. Signs on the exterior of buildings with exposed neon tubing or similar, except vacancy/no vacancy signs and open/closed signs.

6. Signs which create traffic or safety hazards, are structurally unsafe, unsafely installed, or otherwise hazardous.

7. Any sign not maintained in good condition with good condition defined as a neatly kept and painted sign, including all surfaces such as metal and supports, having no broken, cracked, torn, stained, or faded materials, having no hazards through instability, unsecured elements, or other unsafe condition, and having functional lighting, where permitted.

8. Any signs with obscenities, as defined under federal law.

9. Any sign nailed, fastened, or affixed to any tree.

10. Any sign that blocks a driver's clear line of sight of traffic or pedestrians.

11. Any sign that obstructs free ingress to or egress from a fire escape, door, window, or other required access way to or from a building or site.

12. Any sign that interferes with the view of, or is confused with, any traffic control sign or device, and any sign that misleads or confuses traffic flow. A sign's position, size, shape, color, and illumination, but not its content, shall be considered when making such a determination.

Section 8-6 Nonconforming Signs

A. Signs which were lawfully erected and maintained in accordance with previously applicable City or State regulations which do not comply with the regulations of this Chapter are considered nonconforming signs.

B. The right to maintain a nonconforming sign, including frames and supports, shall be terminated and the sign removed under the following conditions:

1. Failure to maintain the sign, abandonment, or termination of the related business, or the use of which the sign content has been discontinued for eight (8) months.

2. The destruction of the sign, removal of the sign, or damage to the sign, such that the cost of replacement or repair is greater than 50 percent of the replacement cost of the nonconforming sign.

3. The creation of any additional violation or nonconformity with this Chapter.

Section 8-7 Sign Enforcement

A. It shall be unlawful to erect or maintain any sign except in compliance with the requirements of this Chapter.

1. Signs not in compliance with the provisions of this Chapter are hereby declared to be a nuisance and may be abated by the City in any lawful manner.

2. Any sign permit may be revoked for violation of this Chapter.

3. Any sign on City property without a permit is in violation of this Chapter and may be confiscated by the City without notice.

4. If upon inspection by City Administrator or delegee determines that a sign violates this Chapter, the inspector should give notice to the sign owner specifically stating the nature of the violation and requiring them to repair, remove, or modify the sign within ten (10) days after receipt of notice by email, regular mail, or posting on the property.

5. In cases of emergency, where a sign presents an imminent hazard to public safety, the sign inspector may cause the immediate removal of a dangerous defective sign, at the owner's expense.

6. All such costs, assessments, penalties and any other costs of collecting assessments or amounts due to enforce this Chapter, including attorney fees, court costs, any other out-of-pocket costs to abate the nuisance shall be a lien against the abutting property which may be foreclosed by the City in any lawful manner. Such costs may be certified to the county for collection with real property taxes or may be collected in any other lawful manner. Prior thereto, the City shall notify the owner of record of the property and allow a hearing with a City representative concerning any amount proposed to be certified to the County for collection.

ORDINANCE NO. 12 (SERIES 2023)

AN ORDINANCE OF THE CITY OF OURAY, COLORADO, REPEALING AND REPLACING SECTION 1-4 OF THE OURAY MUNICIPAL CODE TO REMOVE THE POSSIBILTY OF JAIL TIME FROM THE GENERAL PENALTY PROVISON.

WHEREAS the City Council finds that removing jail time as a possible penalty for violation of a provision of the Ouray Municipal Code is prudent given that a violation of a municipal code is not a criminal act that should result in possible jail.

WHEREAS City Council finds that adopting a new general penalty provision that contains no possibility of jail time for violations of the Ouray Municipal Code is necessary preserve the public health, safety, and welfare.

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO, as follows:

SECTION 1: REPEAL AND REPLACE

Section 1-4 of the Ouray Municipal Code is repealed and replaced as follows:

1-4 General Penalty

A. No person shall violate or fail to comply with any of the provisions of this Code or the any ordinances of the City of Ouray.

B. Whenever in this Code, or any other ordinance or resolution of the City, or any rule or regulation promulgated under the provisions of this Code, any act is prohibited or declared to be unlawful or an offense or the doing of any act is required or the failure to do any act is declared to be unlawful or an offense, where no specific penalty is provided therefor, any person who shall be convicted of the violation of such provisions of this Code or other ordinance or resolution of this City hereafter enacted, or of such rules or regulations, shall be punished by a fine of not more than Two Thousand Six Hundred and Fifty Dollars ($2,650.00).

C. Every day any violation of this Code or any other ordinance or resolution of the City or any rule or regulation promulgated under the provisions of this Code shall continue, shall constitute a separate offense.

D. In all cases where the same offense may be punishable or be created by different clauses or sections of the ordinances of the City, the prosecuting officer may elect under which to

proceed, but not more than one recovery shall be against the same person for the same offense.

E. Every person who, at the time of commission of the offense, was at least ten (10) but not yet eighteen (18) years of age, and who is subsequently convicted of or pleads guilty or nolo contendere to a violation of any provision of this Code, shall be punished by a fine of not more than One Thousand Dollars ($1,000.00) per violation or count. Any voluntary pleas of guilty or nolo contendere to the original charge or to a lesser or substituted charge shall subject the person or their legal guardian so pleading, to all fines and/or penalties applicable to the original charge.

F. Whenever in this Code any act or omission is made unlawful, it is also unlawful to cause, allow, permit, aid, abet or suffer such unlawful act or omission. Concealing or in any manner aiding in the concealing of any unlawful act or omission is similarly unlawful.

SECTION 3: EFFECTIVE DATE

The provisions of this Ordinance shall become effective 30 days following publication in accordance with City of Ouray Charter 3.5-G.

SECTION 4: SEVERABILITY.

If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

INTRODUCED, READ, APPROVED AS INTRODUCED, AND ORDERED PUBLISHED on first reading by _____vote of the Ouray City Council this 2nd day of October 2023.

CITY OF OURAY, COLORADO

_____
Ethan Funk, Mayor

ATTEST:

_____
Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by _____vote of the Ouray City Council this ____day of October 2023.

CITY OF OURAY, COLORADO

_____
Ethan Funk, Mayor

ATTEST:

_____
Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 11 (Series No. 2023), was introduced, read, and passed by the Ouray City Council on first reading on October 2, 2023. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on _____, 2023, and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2023, and thereafter published in the *Ouray County Plaindealer*, as required by law.

_____
Melissa M. Drake, City Clerk

Ouray City Council Regular Meeting

Monday, October 2, 2023 6:00 PM
Ouray Community Center, 320 6th Ave, Ouray, CO 81427

Ethan Funk:	Present
Tamara Gulde:	Present
Peggy Lindsey:	Present
Josh Smith:	Present
K. John Wood:	Present

Also present were: City Administrator Silas Clarke, Finance and Administration Director Melissa Drake, Public Works Director Joe Coleman, Police Chief Jeff Wood, IT Director Rich Willis and City Attorney Carol Viner.

1. **CALL TO ORDER**

Mayor Funk called the meeting to order at 6:00 pm.

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

4. **APPROVAL OF MINUTES - September 18 and 25, 2023**

Motion to approve minutes as presented. This motion, made by K. John Wood and seconded by Peggy Lindsey, Carried.
Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, K. John Wood: Yea

5. **CITIZENS' COMMUNICATION**

Mayor Funk opened the floor for public comment. John Hart said the cemetery needs money and is seeking advice, as a cemetery committee member, on any donations or grants. Since there were no other comments, Mayor Funk closed the floor.

6. **CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, John Wood, Josh Smith, and Ethan Funk**

Councilor Gulde - Next IPAT meeting on October 4th. Next OEDC meeting is on October 12th. Attended TAC meeting on the 19th, discussed how to make meetings more efficient, the 2024 budget, micro-grants and updating the TAC strategy plan. Jeff Skoloda is building the Rotary Park kiosk. Toured Public Works facilities.
Councilor Lindsey - Flowers came down a couple weeks ago. Beautification committee got a bid for fencing in Rotary Park. Continuing work on Riverwalk Trail on Tuesdays and Thursdays. The next meeting will be on October 4th.
Councilor Wood - making new connections with Ute tribe members since previous contact has not responded to the Wayfinding project.
Mayor Pro Tem Smith - PARC is meeting tomorrow to discuss their budget requests for 2024.
Mayor Funk - nothing to report

7. **DEPARTMENT REPORTS**

a. City Administrator

Mr. Clarke gave an overview of his report.

b. Police Chief

Chief Wood read his department report. 222 dispatched calls for service, and 224 directed patrols.

c. Fire Chief

Report in packet.

d. Public Works Director

Mr. Coleman noted that the City is in compliance with CDPHE for water testing while construction is happening. Started looking for grant funding with Element Engineering for rehabilitation of the spring box.

e. City Resources Director

Report in packet.

8. **ACTION ITEMS**

a. Ordinance 11, Series 2023 - Revised Land Use and Sign Code - First Reading

Councilor Wood made a motion to approve Ordinance 11, Series 2023. Seconded by Councilor Lindsey. Mayor Pro Tem Smith would like to make exceptions for mechanical and screening equipment from height requirements in section 7-8-D-2-a. Mayor Funk discussed changing the phrase "protect property values" to "maintain economic viability", but council decided not to make those changes.

Amended motion to approve Ordinance 11, Series 2023 with the addition of mechanical and screening equipment to section 7-8-D-2-a. This motion, made by K. John Wood and seconded by Peggy Lindsey, Carried.
Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, K. John Wood: Yea

b. Ordinance 12, Series 2023 - Repeal and Replace General Provisions, General Penalty Clause in OMC Chapter 1-4

Councilor Wood made a motion to approve Ordinance 12, Series 2023. Mayor Pro Tem Smith seconded the motion. Councilor Wood discussed adding language to specifically state parent or guardian responsibility for fines charged to minors. City Attorney Viner will research the legality of adding that language.

Amended motion to approve Ordinance 12, Series 2023, and to direct staff to research adding "parent or guardian's responsibility" to section E for the second reading. This motion, made by K. John Wood and seconded by Josh Smith, Carried.
Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, K. John Wood: Yea

c. City of Ouray Strategic Plan

Council discussed when to add a local city shuttle project to the timeline. Y1/Q1: look at acquiring a vehicle. Y1/Q3 or Q4: rollout with growth management through Y2/Q3. Success metrics: vehicle and staffing planned for Y1/Q1, transportation provided for Y1/Q4. Resources: All Points Transit, School, Private Businesses.

Amended motion to approve the City of Ouray Strategic Plan document with discussed additions. This motion, made by Tamara Gulde and seconded by Peggy Lindsey, Carried.
Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, K. John Wood: Yea

d. Main Street Committee Appointments

Motion to approve Main Streets Committee members as presented. This motion, made by K. John Wood and seconded by Josh Smith, Carried.
Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, K. John Wood: Yea

e. OIPI Ice Park Management Agreement

Mayor Funk explained that this is a one-year agreement to put in place while the larger changes are being negotiated over the next year.

Motion to approve the OIPI Ice Park Management Agreement. This motion, made by K. John Wood and seconded by Tamara Gulde, Carried.
Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, K. John Wood: Yea

f. OIPI Water Use Agreement

Motion to approve the OIPI Water Use Agreement. This motion, made by K. John Wood and seconded by Josh Smith, Carried.
Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, K. John Wood: Yea

9. **DISCUSSION ITEMS**

a. City of Ouray Parks and Trails Master Plan

Cammie Willis from DHM presented the Parks and Trails Master Plan.

b. Future Agenda Items

Work session on 16th to review housing needs assessment with Economic and Planning Systems. Councilor Gulde wanted to discuss re-activating a local alert system that small businesses could use to alert others in town about a shoplifter to help apprehend them, and to have the ability to send messages to only certain areas of the city.

10. **ADJOURNMENT**

Motion to adjourn at 7:59 pm. This motion, made by Peggy Lindsey and seconded by K. John Wood, Carried.
Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, K. John Wood: Yea

_____
Ethan Funk, Mayor

ATTEST:

_____
Melissa M. Drake, City Clerk

CERTIFICATION

I, Melissa M. Drake, do hereby certify that I am the City Clerk of the City of Ouray, Ouray County, State of Colorado, and that the above minutes are a true and correct summary of the meeting of the Ouray City Council held on Monday, October 2, 2023. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Monday, October 2, 2023.

_____

Melissa M. Drake, City Clerk

P.O. Box 468
320 Sixth Avenue
Ouray, Colorado 81427

970.325.7211
Fax 970.325.7212
www.cityofouray.com

City Administrator
Report for October 16, 2023
City Council Oct. 2 – Oct. 13, 2023:

Community Development Director position:
The Community Development Director position has closed and KRW Associates, LLC received eight qualified applications. First round of applicant pre-interviews are taking place by KRW staff. Once completed, the recommended candidates will be provided to the city for future interviews.

Hot Springs Pool Alternative Heat Source:
I have not received a proposal yet from RA+A and ME&E for the project design of the mechanical building expansion and heat pump system, however I know their teams are currently working to get us a copy within the next couple of weeks.

Colorado Proposition 123:
The City of Ouray has completed the baseline submission for inclusion in funding eligibility for Proposition 123. The baseline states the city needs to construct three units of affordable housing each year for three years, for a total of nine units. The Baseline submission is attached to this report for reference. Thank you to Councilor Wood for his assistance in the submission.

Office Time:
During the past two weeks I have focused on the City Budget and day-to-day operations.

Proposition 123 - Affordable Housing Commitment

10/11/2023 3:40:55 PM

Set a Baseline

1. Set an Affordable Housing Baseline

Enter the Name of your County, Municipality, or Tribe: City of Ouray

Baseline Amount: 98

Baseline Income Limit: Area Median Income of my Own Jurisdiction

If you select the Area Median Income of an adjacent jurisdiction, or the state household median income, as your income limit type then you must submit a petition to the Division of Housing to use these alternative policy options.

Baseline Supporting Information

2. Provide Information Supporting The Baseline

Populate the following information that was used to determine your baseline amount of affordable housing:

Baseline Data Source: State of Colorado Provided Resources

Baseline County: Ouray

Baseline Household Size: 4

Baseline Determination Methodology Narrative: The state of Colorado Department of Local Affairs allows local jurisdictions to utilize the baseline assistance tool. After using the baseline assistance tool with the following selections: Municipality; Jurisdiction Type: Municipality; Select a Municipality: Ouray city; Income Limit Type: Median Family Income; Select an Income Limit Year: 2022 Select an Income Limit: Own AMI – Ouray County. The tool allowed for economic variables to be considered. The Annual average inflation rate is 6.9%, and the slide for the tool was set for 6.9%. On 7/26/2023, the Federal Reserve increased its interest rate by .25%, up to 5.50%, which in turn drives up the interest rate for borrowers to 7.5% for a 30-year term. The average interest rate for a median income family with a credit score of 624 is at 7.5%. The tool allows for a mortgage interest rate to be adjusted to 7.5%, and the tool was set to that amount.

File a Commitment

3. File a Commitment

Commitment Optional Priorities Narrative: The city is currently involved in a process to identify and prioritize strategies to implement affordable housing policies. Throughout the process for strategies have been identified for inclusion: The creation of an expedited development review process for acquiring or repurposing underutilized commercial property that can be rezoned to include affordable housing units, including the preservation of existing affordable housing units; authorizing accessory dwelling units as a use by right on parcels in single family zoning districts that meet the safety and infrastructure capacity considerations of local governments; allowing the development of small square footage residential unit sizes; other novel, innovative or creative approaches to incentivize affordable housing development. The City is also in the middle of a Housing Needs Assessment to be completed by the end of 2023 and once the data is compiled a report will be furnished for policy considerations. The City is also working with the Land Trust of Ouray County to identify current properties available for development for affordable rental housing.

Commitment Cooperation Narrative: Town of Ridgway; Ouray County

I agree that the three year goal to increase affordable housing in my jurisdiction is 9, and the annualized goal is 3, based on 3% annual increases over the baseline amount of 98.

The juridiction of City of Ouray commits to increasing the number of affordable housing units within its territorial boundaries through the new construction or conversion of 9 affordable housing units by December 31, 2026.

This commitment may also be achieved through the new construction or conversion of affordable housing units outside of the boundaries ofCity of Ouray, but only if a written agreement exists with that jurisdiction to so that partial credit for the achievement can be recieved by each jurisdiction.

If this goal is not achieved, then projects and programs taking place within my jurisdiction will be inelligible for funds originating from the State Affordable Housing Fund from January 1, 2027 through December 31, 2027.

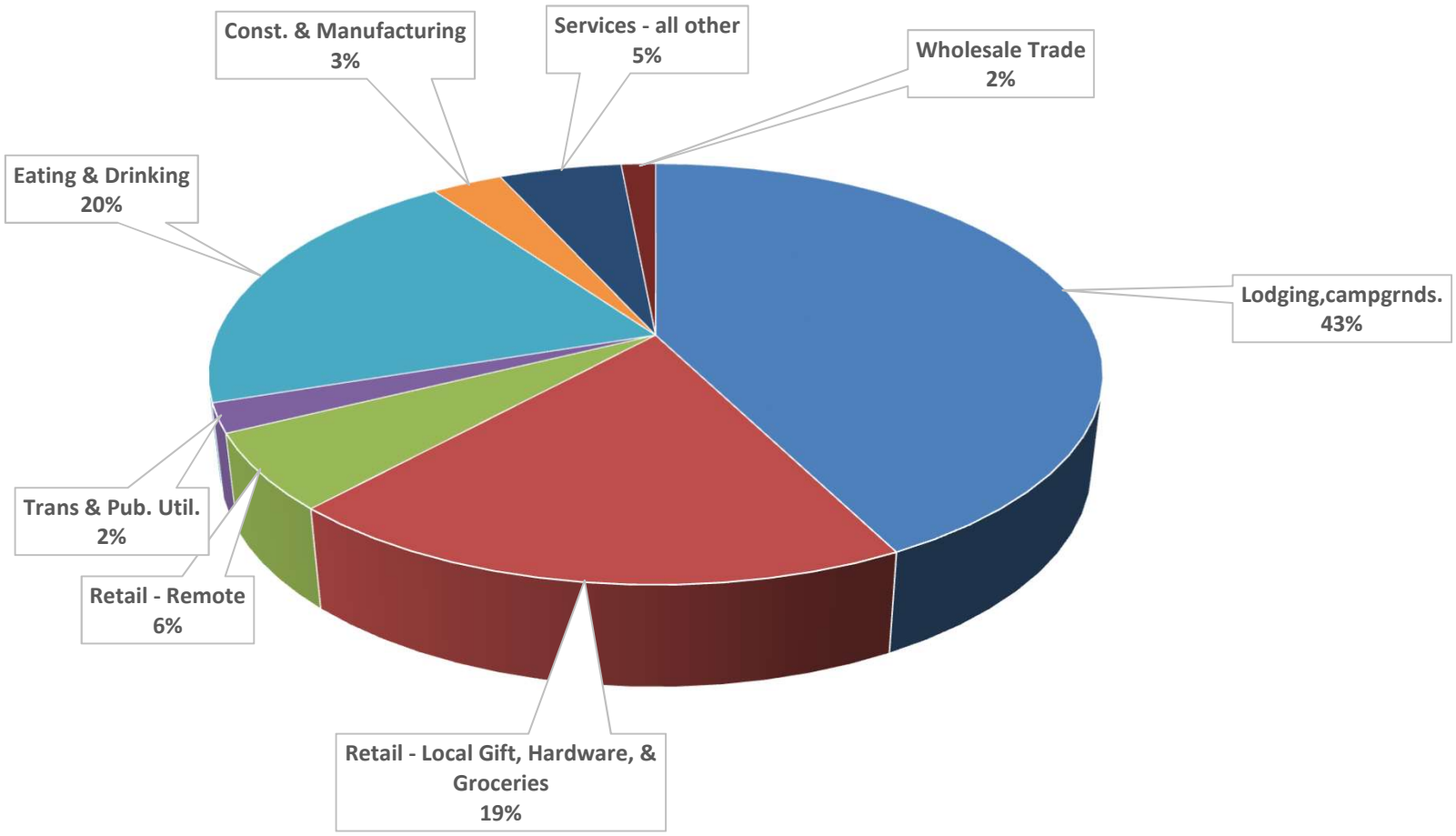
These activities will also be inelligible if my jurisdiction does not submit information to the State of Colorado, Division of Housing evidencing achievements in annual increases, or a lack thereof. Affordable housing units may only be included for this purpose if they meet the definitions at Colorado Revised Statutes 29-32-101(2) and 29-32-105(3)(c).

If my jurisdiction does not achieve its commitment, then grantees, borrowers, or contractors operating or developing within my jurisdiction will not repay funds, or have funds deobligated from them, for the sole reason that the commitment was not achieved.

I agree with the above statements:

- [X] Yes
- [ ] No

City of Ouray
August 2023 Sales Tax Revenues by Business Category
(received in October 2023)



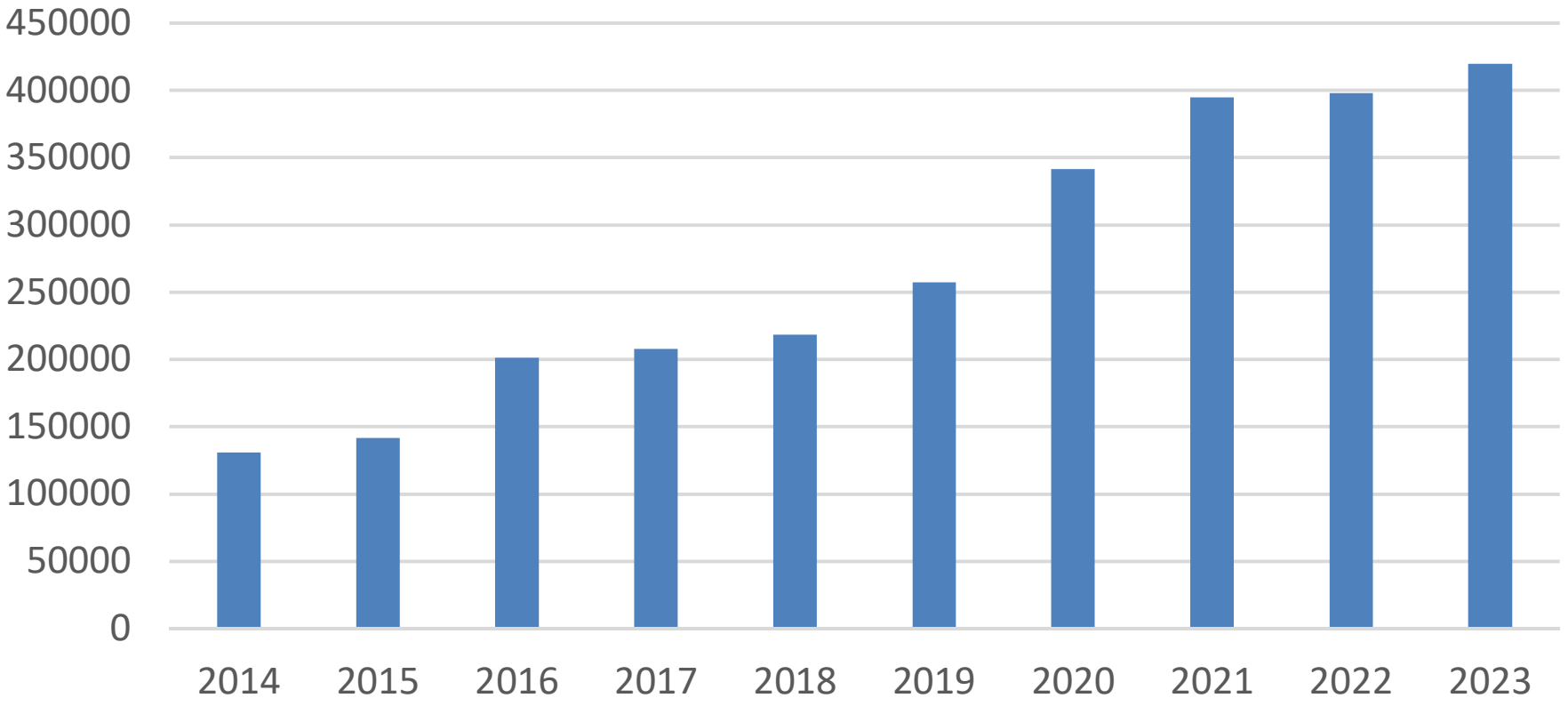
CITY OF OURAY

2023 MONTHLY SALES TAX REVENUES BY BUSINESS CATEGORY

(1) Month tax received from State of Colorado, representing sales from two months earlier (e.g. tax shown as APRIL is mostly from FEBRUARY)

2023 SALES TAX REVENUES BY BUSINESS CATEGORY							
(1)	Funds received by City in: July (mostly re: May)						
Business Category	January	February	March	April	May	June	
Lodging,campgrnds.	$ 26,318.81	$ 49,002.77	$ 60,276.11	$ 55,728.49	$ 55,334.62	$ 38,687.23	
Retail - Local Gift, Hardware, & Gro	$ 23,149.55	$ 39,030.97	$ 35,654.83	$ 26,647.60	28,173.68	$ 19,727.70	
Retail - Remote	$ 24,538.24	$ 25,093.62	$ 14,747.70	$ 17,585.84	25,875.89	$ 21,954.01	
Trans & Pub. Util.	11,808.23	13,673.78	15,715.67	15,749.48	13,868.64	17,675.31	
Eating & Drinking	18,958.81	27,276.64	32,116.12	24,642.34	26,573.43	26,319.69	
Const. & Manufacturing	2,164.96	5,198.58	4,857.24	1,735.20	2,909.64	4,033.77	
Services - all other	2,857.90	3,975.15	1,823.96	2,079.81	3,589.73	1,284.88	
Wholesale Trade	1,352.95	1,844.32	2,193.74	1,767.56	2,035.82	1,688.72	
TOTAL	**$ 111,149.45**	**$ 165,095.83**	**$ 167,385.37**	**$ 145,936.32**	**$ 158,361.45**	**$ 131,371.31**	
Business Category	July	August	September	October	November	December	Year-to-date
Lodging,campgrnds.	$ 61,513.64	$ 153,753.34	$ 206,348.28	$ 178,189.47			$ 885,152.76
Retail - Local Gift, Hardware, & Gro	$ 38,453.19	$ 77,029.12	$ 107,396.91	$ 81,364.54			$ 476,628.09
Retail - Remote	$ 26,870.04	$ 29,745.62	$ 29,938.83	$ 24,633.58			$ 240,983.37
Trans & Pub. Util.	9,462.34	8,903.44	9,643.46	9,358.57			125,858.92
Eating & Drinking	36,557.96	75,236.23	121,064.42	84,949.97			473,695.61
Const. & Manufacturing	2,844.91	4,834.01	4,333.87	12,856.94			45,769.12
Services - all other	4,636.13	11,907.70	22,505.84	22,208.79			76,869.89
Wholesale Trade	3,511.76	7,595.64	7,050.65	6,244.72			35,285.88
TOTAL	**$ 183,849.97**	**$ 369,005.10**	**$ 508,282.26**	**$ 419,806.58**	**$ -**	**$ -**	
							$ 2,360,243.64

CITY OF OURAY
AUGUST SALES TAX REVENUE COMPARISON
Over Past 10 Years



Notes: Figures represent tax revenue received in October
Sales Tax increased from 3% to 4% on January 1, 2016

CITY OF OURAY

SALES TAX REVENUES BY BUSINESS CATEGORY 2014-2023

SALES TAX REVENUES BY BUSINESS CATEGORY										
	Funds received by City in October **(mostly re: August)** of:									
Business Category	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Lodging,campgrnds.	$ 46,497.53	$ 49,384.81	$ 70,845.37	$ 77,990.60	$ 85,331.38	$ 102,731.15	$ 126,505.93	$ 146,955.16	$ 159,270.82	$ 178,189.47
Retail - Local Gift, Hardware, & Groceries						49,445.23	73,512.48	80,276.84	$ 80,245.28	$ 81,364.54
Retail - Remote						26,879.01	30,268.92	32,909.96	$ 28,125.61	$ 24,633.58
Retail - groceries,liquor, candy, har	16,997.24	15,448.74	26,311.15	27,185.21	31,535.87					
Retail - gift, souvenir, variety, books	13,624.89	14,330.76	19,071.21	18,449.56	18,649.68					
Trans & Pub. Util.	6,463.51	6,431.63	7,623.60	7,317.69	7,435.79	8,544.45	8,337.39	9,801.30	9,565.31	9,358.57
Eating & Drinking	23,482.37	30,576.29	37,947.81	39,312.90	45,890.73	64,421.46	80,662.31	97,394.71	88,895.34	84,949.97
Const. & Manufacturing	11,529.64	14,392.06	20,249.01	20,128.73	18,930.35	1,523.28	3,428.77	5,742.48	12,226.51	12,856.94
Services - all other	1,936.62	1,733.45	8,464.63	7,086.34	3,527.05	1,973.44	16,156.73	19,109.10	15,149.40	22,208.79
Finance, Ins. Real Estate	9,299.92	9,049.52	10,762.65	10,026.10	6,933.51					
Wholesale Trade	108.00	53.12	165.50	528.81	313.60	1,618.22	2,906.77	2,501.69	4,720.95	6,244.72
Mining	-	-		-						
All Other	909.15	-	-	-						
TOTAL	**$ 130,848.87**	**$ 141,400.38**	**$ 201,440.93**	**$ 208,025.94**	**$ 218,547.96**	**$ 257,136.24**	**$ 341,779.30**	**$ 394,691.24**	**$ 398,199.22**	**$ 419,806.58**
					$1,667.85 out-of-period	$6,026.60 out-of-period	$13,015.03 out-of-period	$26,032.75 out-of-period	$27,312.92 out-of-period	($2,153.16) out-of-period

Year to Date Sales Tax Comparison

			Percentage Change from 2022
July 2022 Activity	$	398,199.22	
July 2023 Activity	$	419,806.58	**5.43%**
Jan-Jul 2022 Activity	$	1,947,328.60	
Jan-Jul 2023 Activity	$	2,083,998.36	**7.02%**

Activity Month	2022	2023	% Change from 2022	YTD % Change
January	$ 27,661.19	$ 37,085.48	34.1%	34.1%
February	$ 32,883.88	$ 27,662.57	-15.9%	6.9%
March	$ 28,220.99	$ 23,074.54	-18.2%	-1.1%
April	$ 7,217.41	$ 6,674.51	-7.5%	-2%
May	$ 23,933.67	$ 21,653.38	-9.5%	-3%
June	$ 72,625.26	$ 84,017.25	15.7%	4%
July	$ 109,220.30	$ 128,885.01	18.0%	7%
August	$ 90,863.82	$ 97,619.14	7.4%	9%
September	$ 83,065.86			
October	$ 41,028.93			
November	$ 9,274.82			
December	$ 29,333.34			
Grand Total	**$ 555,329.49**	**$ 426,671.88**		

Revenue by Fund	2022	YTD 2023	Cumulative
Affordable/Attainable Housing	$ 277,664.74	$ 213,335.94	**$ 491,000.69**
Water Capital Improvements	$ 138,832.37	$ 106,667.97	**$ 245,500.34**
Sewer Capital Improvements	$ 138,832.37	$ 106,667.97	**$ 245,500.34**
Cumulative Total Raised			**$ 982,001.37**

Affordable Housing Revenue and Expenses	2022	YTD 2023	Cumulative
Total Raised	$ 277,664.74	$ 213,335.94	**$ 491,000.69**
Total Spent	$ (110,000.00)	$ (50,560.00)	**$ (160,560.00)**
Total Remaining	$ 167,664.74	$ 162,775.94	**$ 330,440.69**

Average 2023 YTD Income Reported Per Property	**$ 27,450.17**
Average 2023 YTD Excise Tax Paid Per Property	**$ 4,117.53**

Check Date	Payee	Amount	Description
4/20/2022	Home Trust of Ouray County	$ 10,000.00	2022 Operating funds
1/4/2023	Home Trust of Ouray County	$ 100,000.00	734 4th St
2/1/2023	Home Trust of Ouray County	$ 20,000.00	2023 Operating funds
4/26/2023	Economic & Planning Systems Inc	$ 3,847.50	Housing needs analysis
5/24/2023	Economic & Planning Systems Inc	$ 3,505.00	Housing needs analysis
6/7/2023	Buckhorn Engineering	$ 3,426.25	Cascade Park Geohazard Assessment
7/5/2023	Economic & Planning Systems Inc	$ 1,557.50	Housing needs analysis
8/2/2023	Economic & Planning Systems Inc	$ 7,692.50	Housing needs analysis
9/6/2023	Buckhorn Engineering	$ 6,293.75	Cascade Park Geohazard Assessment
9/27/2023	Economic & Planning Systems Inc	$ 4,237.50	Housing needs analysis

CITY OF OURAY BOX CAŇON FALLS VISITOR CENTER - VISITOR AND REVENUE TRENDS

VISITORS

	2018		2019		2020		2021		2022		2023		Incr./Decr. Visitors	23 vs. 22 %
MAY	6048		4065				8454		7619		6044		(1,575)	-20.67%
JUNE	11793		13729		9252		20138		17165		18154		989	5.76%
JULY	17819		20914		21473		23929		20702		25595		4,893	23.64%
AUGUST	11737		13872		17086		15821		14428		16211		1,783	12.36%
SEPTEMBER	8914		9903		14033		12245		13207		14331		1,124	8.51%
OCTOBER	3963		5721		10540		8022		9416					
TOTAL VISITORS	**60,274**		**68,204**		**72,494**		**88,696**		**82,827**				**7,417**	

REVENUES

	2018		2019		2020		2021		2022		2023		Incr./Decr.	23 vs. 22
	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	$	%
MAY	$ 25,699.50	$ 2,682.41	$ 21,118.11	$ 2,427.75			$ 37,554.63	$ 4,489.23	$ 33,477.00	$ 4,754.40	$ 37,736.00	$ 3,803.27	$ 3,307.87	8.65%
JUNE	$ 50,013.95	$ 5,058.44	$ 62,137.51	$ 6,338.97	$ 41,263.44	$ 2,884.13	$ 86,023.51	$ 11,273.73	$ 72,989.00	$ 8,865.86	$ 111,214.00	$ 13,288.56	$ 42,647.70	52.10%
JULY	$ 75,561.60	$ 7,576.29	$ 89,005.01	$ 8,540.88	$ 92,936.75	$ 5,933.87	$ 102,023.52	$ 12,507.75	$ 87,714.00	$ 10,907.87	$ 157,280.91	$ 16,153.30	$ 74,812.34	75.86%
AUGUST	$ 50,370.69	$ 5,159.73	$ 59,804.50	$ 5,944.70	$ 75,438.78	$ 5,170.58	$ 68,804.43	$ 8,937.53	$ 61,701.00	$ 8,385.38	$ 100,420.32	$ 11,353.36	$ 41,687.30	59.48%
SEPTEMBER	$ 39,016.59	$ 3,853.74	$ 43,140.50	$ 4,469.76	$ 62,818.85	$ 4,760.34	$ 54,165.46	$ 7,832.49	$ 56,163.00	$ 7,721.29	$ 89,131.98	$ 9,911.90	$ 35,159.59	55.04%
OCTOBER	$ 17,605.00	$ 2,358.41	$ 24,735.00	$ 2,398.45	$ 46,641.76	$ 3,253.98	$ 35,177.89	$ 4,531.50	$ 41,064.00	$ 5,773.08				
TOTAL $	**$ 258,267.33**	**$ 26,689.02**	**$ 299,940.63**	**$ 30,120.51**	**$ 319,099.58**	**$ 22,002.90**	**$ 384,124.45**	**$ 49,614.46**	**$ 354,402.00**	**$ 46,439.77**	**$ 495,783.21**	**$ 54,510.39**	**$ 198,523.45**	

Admission rate increased by $1.00 in 2018

opened May 12, 2023
Admission rate increased by $2.00 in 2023

Ouray Lodging Occ. Tax Collection Summary

ROOMS	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	23 vs 22
Month											
January	4349	5712	5826	5113	5782	6196	6245	5936	7718	7609	-1.41%
February	3874	4816	5226	4509	5085	5593	4641	7189	7776	5906	-24.05%
March	2949	3394	3638	3499	4763	4152	1952	6993	6782	7341	8.24%
April	1836	2236	2660	2411	3080	2857	32	4941	4172	3836	-8.05%
May	4149	5047	5850	5939	7396	7894	3111	11093	10002	9560	-4.42%
June	10718	12015	13521	14494	14578	15026	12736	17520	16180	17231	6.50%
July	17248	19171	19960	20248	19802	19482	20444	20509	16551	19482	17.71%
August	15198	16477	16949	17344	17613	18629	16919	20798	17825	18602	4.36%
September	13377	15478	16149	16526	17743	18498	17564	13517	18930		
October	6450	7937	7691	7762	7462	9407	12877	12038	12080		
November	1936	2141	2113	2674	2856	3237	3864	3199	3196		
December	3696	3656	3382	4226	5038	4268	5153	5237	3998		
Total Rooms	85780	98080	102965	104745	111198	115239	105538	128970	125210	89567	

DOLLARS											
January	$11,848	$15,867	$15,819	$13,795	$16,294	$22,444	$25,204	$27,107	$29,038	$36,828	26.83%
February	$10,430	$12,468	$13,908	$12,648	$14,021	$19,580	$18,464	$28,191	$36,284	$30,377	-16.28%
March	$7,945	$9,240	$9,505	$9,529	$12,884	$14,526	$6,834	$27,858	$30,334	$30,554	0.72%
April	$4,975	$5,701	$6,633	$6,294	$8,090	$8,312	$107	$18,324	$18,466	$17,063	-7.60%
May	$11,357	$13,876	$15,372	$15,734	$19,031	$22,068	$7,922	$41,033	$43,131	$39,992	-7.28%
June	$28,419	$31,431	$34,498	$36,654	$36,236	$62,392	$51,634	$100,852	$98,839	$107,693	8.96%
July	$44,740	$47,884	$49,767	$50,344	$49,371	$110,244	$114,230	$138,864	$131,139	$142,596	8.74%
August	$40,035	$41,643	$41,801	$42,090	$43,236	$90,952	$92,809	$127,157	$122,778	$126,991	3.43%
September	$35,960	$40,336	$41,704	$41,965	$44,480	$79,505	$93,050	$98,575	$119,099		
October	$17,556	$21,385	$20,717	$20,355	$19,711	$37,511	$60,690	$54,480	$74,824		
November	$5,092	$5,136	$5,802	$7,079	$7,000	$10,367	$15,399	$14,134	$14,566		
December	$9,918	$9,571	$9,590	$11,882	$13,622	$17,593	$24,892	$29,038	$23,554		
Total Dollars	$228,275	$254,538	$265,116	$268,369	$283,976	$495,494	$511,234	$705,613	$742,052	$532,093	

Data represents rooms and dollars for month in which lodging activity occurred.
LOT report and payment are due by 20th of following month.
"ROOMS" data includes exempt rooms.

OURAY LODGING OCCUPANCY TRENDS

Based on Lodging Occupation Tax Collections

	2021				2022				2023			
	Avail. Rooms + RVs, Unfurnished Cabins	Rooms Rented	Occ.%	*Exempt Rooms*	Avail. Rooms + RVs, Unfurnished Cabins	Rooms Rented	Occ.%	*Exempt Rooms*	Avail. Rooms + RVs, Unfurnished Cabins	Rooms Rented	Occ.%	*Exempt Rooms*
January	16357	5936	36.3%	*61*	17411	5237	30.1%	*0*	20375	7609	37.3%	*469*
February	17752	7189	40.5%	*209*	16580	7776	46.9%	*0*	17183	6062.36	35.3%	*386*
March	18804	6993	37.2%	*364*	17657	6782	38.4%	*7*	19519	7341	37.6%	*341*
April	16716	4941	29.6%	*191*	16620	4172	25.1%	*31*	18168	3836	21.1%	*0*
May	20240	11093	54.8%	*213*	21206	10002	47.2%	*57*	21360	9560	44.8%	*110*
June	21576	17520	81.2%	*88*	20577	16180	78.6%	*13*	21111	17231	81.6%	*122*
July	22375	20509	91.7%	*121*	20677	16551	80.0%	*432*	21195	19482	91.9%	*499*
August	23292	20798	89.3%	*215*	21613	17825	82.5%	*53*	21380	18602	87.0%	*481*
September	19088	13517	70.8%	*209*	21327	18930	88.8%	*47*				
October	17778	12038	67.7%	*95*	20398	12080	59.2%	*10*				
November	13529	3199	23.6%	*54*	15776	3196	20.3%	*260*				
December	17411	5237	30.1%	*12*	17828	5050	28.3%	*4*				
Total	224918	128970	57.3%	*1832*	227670	123781	52.1%	*914*	160291	89723.36	54.6%	*2408*

Data represents rooms for month in which lodging activity occurred.
LOT report and payment are due by 20th of following month.
"Rooms Rented" columns includes exempt rooms.
"*Exempt Rooms*" columns are for memo purposes only.

2023 Lodging Occupation Tax, By Business Category

AVAILABLE ROOMS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Hotel, Motel	12,801	10,598	12,345	12,187	12,740	12,411	12,148	12,365					97,595
Bed and Breakfast	1,072	996	719	616	890	1,080	1,236	1,234					7,843
House, Townhouse, Condo (1)	3,929	3,265	3,882	2,875	3,142	3,180	3,223	3,193					26,689
RV Space, Unfurnished Cabin	2,573	2,324	2,573	2,490	4,588	4,440	4,588	4,588					28,164
Total Rooms	20,375	17,183	19,519	18,168	21,360	21,111	21,195	21,380	-	-	-	-	160,291
												Prior YTD	151,535
													.

ROOMS RENTED	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Hotel, Motel	5,130	4,327	5,379	2,923	5,589	10,505	11,580	11,118					56,551
Bed and Breakfast	413	235	226	116	237	720	1,037	990					3,974
House, Townhouse, Condo (1)	1,171	845	1,015	247	648	1,852	2,299	2,054					10,131
RV Space, Unfurnished Cabin	895	655	721	550	3,086	4,154	4,566	4,440					19,067
Total Rooms	7,609	6,062	7,341	3,836	9,560	17,231	19,482	18,602	-	-	-	-	89,723
												Prior YTD	83,931

DOLLARS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
													-
Hotel, Motel	$ 24,080.77	$ 21,586.54	$ 21,327.32	$ 14,082.17	$ 30,243.51	$ 71,899.41	$ 93,295.59	$ 86,236.42					$ 362,751.73
Bed and Breakfast	$ 2,078.19	$ 1,506.37	$ 1,231.12	$ 540.46	$ 1,445.62	$ 5,287.90	$ 8,708.79	$ 8,151.07					$ 28,949.52
House, Townhouse, Condo (1)	$ 9,520.90	$ 6,630.79	$ 6,889.70	$ 1,537.72	$ 5,052.90	$ 21,322.57	$ 29,744.64	$ 22,622.30					$ 103,321.52
RV Space, Unfurnished Cabin	$ 1,147.90	$ 652.97	$ 1,105.79	$ 903.05	$ 3,249.55	$ 9,183.11	$ 10,847.11	$ 9,981.09					$ 37,070.57
Total Dollars	$ 36,827.76	$ 30,376.67	$ 30,553.93	$ 17,063.40	$ 39,991.58	$ 107,692.99	$ 142,596.13	$ 126,990.88	$ -	$ -	$ -	$ -	$ 532,093.34
												Prior YTD	505,339.30

(1) For a property that is marketed as a stand-alone short-term rental, for which there are no hotel/motel ammenities offered.
Data represents rooms for month in which lodging activity occurred.
LOT report and payment are due by 20th of following month.
"Rooms Rented" columns includes exempt rooms.

City of Ouray Hot Springs Pool and Fitness Center - Visitor and Revenue Trends

(Source: Point of Sale Software)

VISITORS	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	% change from 2022
January	7,496	9,160	9,287	36	9,392	8,553	8,149	4,961	5,258	6,871	30.68%
February	6,177	7,158	9,095	13	7,342	5,970	7,836	4,824	6,660	5,599	-15.93%
March	7,832	10,045	10,087	58	10,468	9,118	3,638	7,697	8,621	7,148	-17.09%
April	4,277	5,691	6,195	16	7,048	5,481	-	7,104	5,249	4,693	-10.59%
May	10,040	11,798	12,065	2,984	13,346	11,397	-	11,580	9,549	10,602	11.03%
June	18,294	20,970	22,404	18,175	24,764	24,525	1,540	25,977	20,156	23,206	15.13%
July	29,009	32,485	36,116	37,483	35,943	36,986	6,416	30,994	26,286	32,117	22.18%
August	21,625	22,377	22,353	25,486	23,936	23,274	12,622	22,179	19,101	21,170	10.83%
September	10,617	14,334	9,258	16,065	16,397	14,833	11,946	13,612	14,652	15,634	6.70%
October	6,473	7,360	62	9,834	8,771	9,596	10,699	9,368	10,135		
November	6,576	6,878	49	7,077	7,043	6,920	4,644	6,782	5,354		
December	7,158	7,646	47	10,753	9,046	8,174	4,439	6,317	6,510		
TOTAL YEAR	**135,574**	**155,902**	**137,018**	**127,980**	**173,496**	**164,827**	**71,929**	**151,395**	**137,531**	**127,040**	

REVENUE	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	% change from 2022
January	$ 70,853.78	$ 84,848.13	$ 85,983.09	$ 2,189.00	$ 89,885.46	$ 95,701.53	$ 99,306.81	$ 66,989.85	$ 63,150.43	$ 96,783.56	53.26%
February	$ 58,070.40	$ 62,350.28	$ 78,569.69	$ 724.00	$ 70,970.13	$ 65,918.59	$ 97,215.12	$ 61,086.55	$ 85,924.20	$ 112,926.04	31.43%
March	$ 73,228.30	$ 92,289.88	$ 84,745.80	$ 1,012.00	$ 102,232.15	$ 108,526.39	$ 47,810.30	$ 106,419.45	$ 126,759.01	$ 120,467.93	-4.96%
April	$ 35,578.60	$ 50,940.75	$ 52,112.54	$ 2,234.00	$ 72,957.12	$ 62,025.47	$ -	$ 98,819.49	$ 152,003.71	$ 133,097.92	-12.44%
May	$ 90,214.50	$ 109,383.77	$ 108,047.29	$ 123,474.60	$ 155,881.40	$ 138,237.34	$ -	$ 162,720.12	$ 143,279.82	$ 208,335.74	45.40%
June	$ 175,517.27	$ 186,061.57	$ 211,853.56	$ 166,974.02	$ 317,542.31	$ 311,093.17	$ 19,273.04	$ 352,538.72	$ 321,377.13	$ 469,321.85	46.03%
July	$ 278,448.14	$ 300,620.51	$ 332,026.16	$ 479,802.39	$ 455,519.84	$ 474,330.32	$ 74,169.01	$ 428,489.09	$ 452,460.99	$ 646,348.28	42.85%
August	$ 196,542.94	$ 194,321.61	$ 198,465.34	$ 326,151.96	$ 308,882.04	$ 295,953.46	$ 165,977.58	$ 312,872.14	$ 316,183.52	$ 419,353.80	32.63%
September	$ 93,619.70	$ 127,909.15	$ 80,149.87	$ 184,807.92	$ 200,777.07	$ 188,131.33	$ 158,666.78	$ 186,412.51	$ 238,796.90	$ 283,459.93	18.70%
October	$ 56,515.76	$ 63,216.05	$ 2,737.00	$ 82,537.92	$ 99,235.68	$ 120,843.43	$ 145,302.53	$ 131,806.01	$ 170,555.12	$ -	
November	$ 55,891.66	$ 54,218.80	$ 1,796.25	$ 62,435.74	$ 84,885.49	$ 83,976.37	$ 58,403.16	$ 88,639.21	$ 84,930.60	$ -	
December	$ 73,048.24	$ 74,421.59	$ 1,957.00	$ 112,212.40	$ 111,645.98	$ 105,050.32	$ 60,304.81	$ 79,891.78	$ 94,844.99	$ -	
TOTAL YEAR	**$ 1,257,529.29**	**$ 1,400,582.09**	**$ 1,238,443.59**	**$ 1,544,555.95**	**$ 2,070,414.67**	**$ 2,049,787.72**	**$ 926,429.14**	**$ 2,076,684.92**	**$ 2,250,266.42**	**$ 2,490,095.05**	

CITY OF OURAY VISITOR CENTER - REVENUE TRENDS

REVENUES

	2022		2023			Incr./Decr.	23 vs. 22
	Concessions	**Non-Profit**	**Concessions**	**Non-Profit**	**OHV**		
January			$ 228.95	$ 53.00		$ 281.95	
February			$ 150.89	$ 85.95		$ 236.84	
March			$ 395.38	$ 4.00		$ 399.38	
April			$ 403.25	$ 2.00	$ 50.50	$ 455.75	
May			$ 1,098.28	$ 611.60	$ 126.25	$ 1,836.13	
June			$ 1,627.77	$ 690.75	$ 202.00	$ 2,520.52	
July	$ 910.80	$ 215.00	$ 2,517.75	$ 664.60	$ 782.75	$ 2,839.30	252%
August	$ 1,281.05	$ 684.85	$ 2,669.69	$ 648.85	$ 378.75	$ 1,731.39	88%
September	$ 1,814.71	$ 676.95	$ 2,834.91	$ 698.00	$ 75.75	$ 1,117.00	45%
October	$ 1,383.05	$ 275.00					
November	$ 380.36	$ 121.00					
December	$ 516.45	$ 79.00					
TOTAL $	**$ 6,286.42**	**$2,051.80**	**$ 11,926.87**	**$ 3,458.75**	**$ 1,616.00**	**$11,418.26**	
		$ 8,338.22			$ 17,001.62		

percent of sales earning profit 75% 70%

Sep – Oct 2023 IT Highlights

- Police Chief setup with a new computer
- Finance Director setup with a new computer
- Networking equipment added to allow Fellin Park guest network capabilities.
- New network configured to separate different guest networks
- Two Wi-Fi Access Points installed on the South side of the Hot Springs Pool building to provide a new OurayParksPublic free Wi-Fi in Fellin Park
- The last landline phone line was ported away to switch City to full voice over internet protocol (VOIP)
- All City domains registration and name services moved. This was completed due to notice provided from a local ISP about no longer providing those services
- Released IOS and Android access for new VisitOuray development version to City Council and others for testing.
- Coordinated with the Black Swift researcher to remove the video recorder at Box Cañon to document significant events that occurred this past season
- Accounting software pre-release updates continued in order to correct online budget entry issues
- A new intrusion detection system was added to the main network to monitor any concerning network traffic. No alerts have been realized to this point.
- Old devices were removed from main network that didn't need to be connected to avoid security concerns
- The main Internet connection was moved to a more stable ISP port
- Server security updates and backup replica space management were completed

CCEC Report

Friday, 10.13.2023

—

Committee Updates

Main Street Committee

1. On Tuesday, August 22nd we were visited by DOLA Reps Gayle Langley, Larry Lucas, Katharina Papenbrock, and Patrick Rondinelli. Discussions were had over possible Main Street projects, including restoring some of the historic storefronts.
2. Main Street Committee met on October 11. The committee directed staff to pursue the Community Business Preservations Program. This will entail speaking with the Wright Opera House, along with the multiple businesses located within the Wright building to see if we can work together to complete an application for funding that will be used to fix and preserve the historic Mesker facade. We will also be asking if the DOLA grant of $7,500 can be utilized to hire a grant writer for use towards gathering funds for this prestigious project.

Ouray Economic Development Committee

1. The Ouray Economic Development Committee (OEDC) hosted a Business Roundtable titled: “How AI Can Support Small Businesses”. This was on September 14th. Thank you to Mineshaft for the delicious pizza!
2. The OEDC met on October 13 and planned their next mini-grant funding cycle. More information to come soon. They also discussed the next roundtable, “The Future of Business in Ouray in 5-10 Years” which will be on November 30th, 6:30-8:30 pm, at the Gray Tavern.

Autumn Bailey
Communications and Community Engagement Coordinator C | 970.318.6788 E | ABailey@cityofouray.com

City Updates

Events

1. On Saturday, October 7 we held a "Volunteer Appreciation BBQ". There were about 22 attendees. Huge THANK YOU to Skol Studio & Design for the beautiful new fire pit! Huge THANK YOU to Basecamp Ouray for providing climbing experiences to our volunteers on the Rink Wall! Huge THANK YOU to Chief Wood of the Ouray Police Department for grilling up some delicious burgers and hotdogs! Huge THANK YOU to Ouray Grocery for the delicious meats! Huge THANK YOU to Sarah & Silas for helping get it all set up!

Website

1. Calendar events are updated daily and are viewable on the homepage of our new website.

2. Work continues to be done on pages that need updating. Thank you to everyone for their assistance and patience in this process!

Meetings and Training

1. Attended multiple Main Street webinars hosted by DOLA.

2. Attended Emergency Notification Systems on August 7 to learn about our new alert messaging system. All currently registered patrons of the notification system will be moved over when the time comes so there will be no need to re-register. This Ouray County Alerts system will replace WENS and make it easier to house important messages in one system. It will also translate messages to Spanish for our population, which is in alignment with HB21-1110 Colorado Laws For Persons With Disabilities.

3. Attended GIS Accessibility Training on August 9 to review how our maps need to be formatted to align with HB21-1110 Colorado Laws For Persons With Disabilities.

4. Attended "Ensuring You Can Meet State Accessibility Law" on August 17 hosted by ESPIOC. This focused on tips and tools to help municipalities meet the requirements of HB21-1110 Colorado Laws For Persons With Disabilities. We have a lot of work to do and a lot of staff training that needs to be done so that we can each do our part

to create documents that are compliant, digital media that is compliant, and make sure our entire website is in compliance. This goes into effect on July 1, 2024, but we should be working towards it now as the process is quite a massive undertaking. I have been in communication with PIOs from Grand Junction, Cortez, and Ouray County. We are working to get training brought here. More news to come.

5. Met with Michelle Poirier on August 17 to discuss the Community Center bathrooms. These bathrooms are now in the demolition phase and will be updated with a more timeless, classic color scheme, look, and feel, before the end of this year. Met in Montrose on October 5 and grabbed samples of floor and wall tiles and paint. I will be headed to get more samples on Tuesday, October 17 in hopes of finalizing orders.
6. Attended the "Inclusion, Diversity, Equity, and Accessibility (IDEA) in Exercise Guide Webinar Series" on August 30. This was put on by FEMA.
7. Attended the CML District 10 Fall Meeting on September 6 in Delta. Toured their newly renovated building (the old library) which is now a communal coop space for businesses and creatives to utilize resources.
8. Attended the EMERGENCY AND DISASTER CONSIDERATIONS FOR EXECUTIVES on September 14. This was put on by Glenn Boyd and the County.
9. Attended the West Region Wildfire Council All Areas Meeting on September 21. Received information on fires in the area as well as using fungi to more quickly decompose slash.
10. Attended the Reporting on Suicide: What Public Information Officers Need to Know on September 22. This was put on by the Emergency Services Public Information Officers of Colorado.
11. Attended the Tiny Town Talk meeting on October 3.
12. There were multiple other meetings.

Media Updates as of 10.13.2023

City of Ouray - Last 28 days	
Facebook Posts	**Instagram Posts**
Followers: 9,300	Followers: 1,162
Reach: 24.2K 1% (last 90 days)	Reach: 81.6K 87.3% (last 90 days)
Engagement: 600 42.6% (last 90 days)	Engagement: 355 65% (last 90 days)
Page Visits: 470 22.6%	Profile Visits: 36 43.8%
New Facebook Followers: 48 9.4%	New Instagram Followers: 8 0%

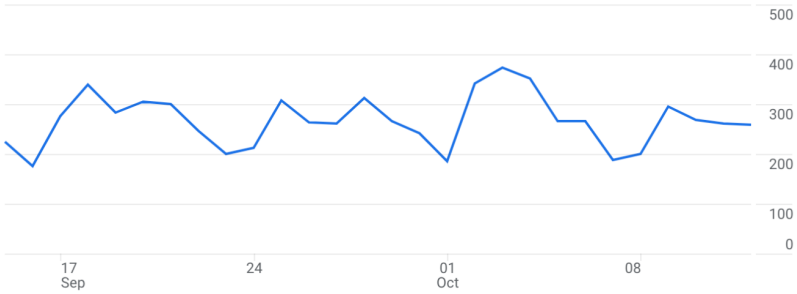
Ouray Police Department - Last 28 days	
Facebook Posts	**Instagram Posts**
Followers: 7,642	Followers: 1,157
Reach: 86.4K 30.7% (last 90 days)	Reach: 3.2K 71.4% (last 90 days)
	Story Reach: 406 1.5% (last 90 days)
Engagement: 1.2K 28.4% (last 90 days)	Engagement: 526 32.7% (last 90 days)
Page Visits: 889 40.3%	Profile Visits: 47 23.7%
New Facebook Likes: 25 45.7%	New Instagram Followers: 11 21.4%

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City of Ouray Website - Last 28 days

Views
7.5K

Event count
25K



Event count by Event name

EVENT NAME	EVENT COUNT
page_view	7.5K
session_start	5.2K
user_engagement	4.7K
first_visit	3.9K
scroll	2.4K
click	1.2K
file_download	191

View events →

Event name exactly matches 'user_engagement' **AND** Platform exactly matches 'Web'

User engagement > Page title

TITLE		% TOTAL	AVG. TIME	
Welcome to City of Ouray, CO	52.5%	↓22.9%	0m 18s	↓21.1%
Cascade Falls Park (Waterfall)	13.7%	↑152.0%	0m 26s	↓23.4%
Employment Opportunities	5.0%	↑181.1%	0m 25s	↑34.5%
Lee's Ski Hill	3.8%	-	0m 20s	-
Staff Directory	3.7%	↑126.8%	0m 27s	↑161.6%
Public Records & Documents	2.5%	↑35.5%	0m 20s	↑1.3%
Community Center Venues	1.3%	↓90.0%	0m 23s	↓77.1%
City Council	1.6%	↓63.0%	0m 13s	↓30.5%
Rotary Park	1.6%	-	0m 29s	-

1 – 9 of 61

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Upcoming Events

- National Fire Prevention Month
- National Breast Cancer Awareness Month
- National Domestic Violence Awareness Month
- Every Sunday (unless otherwise noted) · 2:00 – 4:00 pm · Ultimate Frisbee · @ Fellin Park
- Every Monday (unless otherwise noted) · 12:00 – 1:00 pm · **Senior Lunch** · @ St. John's Episcopal Church
- Saturday, October 14 · 9:00 am – 1:00 pm · **6th Annual Love Your Gorge 2023**
- **Monday, October 16 · 6:00 – 8:00 pm · City Council Regular Meeting**
- Tuesday, October 17 · 1:00 – 3:00 pm · **Woman's Club of Ouray County (WCOC)**
- Tuesday, October 17 · 4:30 – 6:30 pm · **Tourism Advisory Committee Meeting (TAC)**
- Tuesday, October 17 · 4:30 – 6:30 pm · **The Next 10 Years of the Upper Uncompahgre River Watershed**
- Wednesday, October 18 · 5:00 – 7:30 pm · **Free Call4All Legal Advice Clinic • Colorado Legal Services**
- Wednesday, October 18 · 6:00 – 8:00 pm · **Ouray Ice Park Inc Board Meeting (OIPI)**
- Wednesday, October 18 · 6:30 – 8:30 pm · Free Library Improv Workshop @ Massard Room
- Thursday, October 19 · 6:30 – 8:30 pm · **WCOC Candidate's Forum**
- Tuesday, October 24 · 10:00 – 11:30 am · UHC Medicare Event • Open to Public @ San Juan Room
- Wednesday, October 25 · 5:00 – 7:00 pm · **Colorado Tourism Office Meet & Greet @ Ouray Brewery**
- Wednesday, October 25 · 5:30 – 6:30 pm · **Zumba Class @ San Juan Room**
- Wednesday, October 25 · 6:30 – 8:30 pm · Free Library Improv Workshop @ Massard Room
- Thursday, October 26 · 8:30 am – 1:00 pm · **Destination Blueprint Community Workshop**
- Sunday, October 29 · 4:00 – 6:15 pm · **Floating Pumpkin Patch**
- **Tuesday, October 31 · Halloween**
- Tuesday, October 31 · 4:00 – 6:00 pm · **Trick or Treat Main Street**
- Wednesday, November 1 · 8:00 – 9:00 am · **Ouray Beautification Committee (OBC)**
- Wednesday, November 1 · 5:30 – 6:30 pm · **Zumba Class @ San Juan Room**

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- Wednesday, November 1 · 6:30 – 8:30 pm · Free Library Improv Workshop @ Massard Room
- Thursday, November 2 · 4:30 – 6:00 pm · **Call-In Legal Advice Clinic • Colorado Legal Services**

*__ORANGE__ is a clickable link with more information. Events are subject to change. Check calendars or verify with the host. The calendars are listed below.

Please see cityofouray.com for the calendar of events.

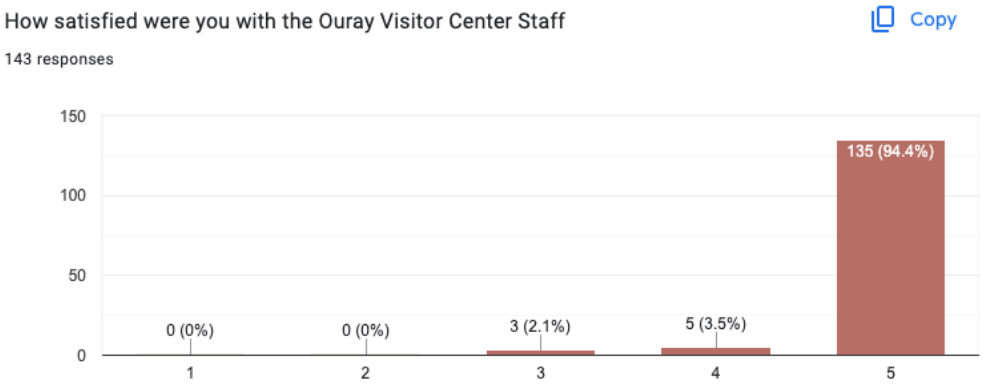
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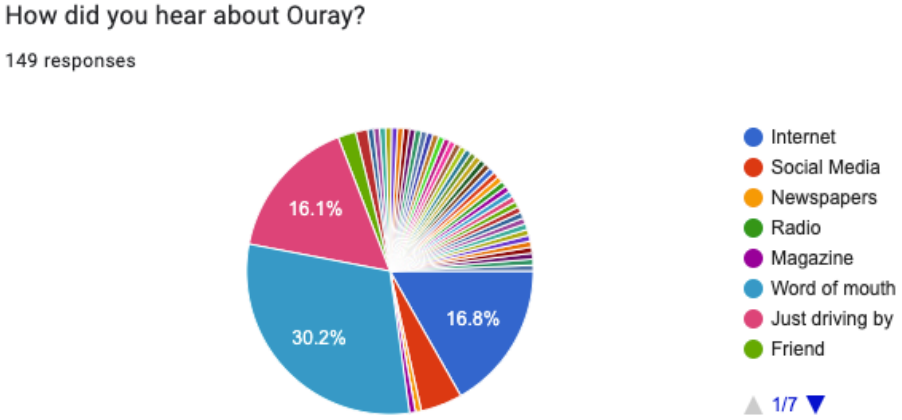
TOURISM & DESTINATION MARKETING REPORT

October 16, 2023

Visitor Center

- Hired Loren Weeks as new Lead Customer Service Associate.
- Training a little bit everyday
- Hired Linda Tyler for 4-day part time Customer Service Associate
- In September 2023, we saw 3,455 people, took 156 calls, mailed 15 packets, and had 15 scavenger hunt finishers
- Continued to respond to emails from the general email address and requests for mailing of information
- Did a staff and volunteer September activity through Alpine Scenic 4x4 Jeep Tours
- Did a staff and volunteer appreciation dinner at Ouray Brewery for October's activity
- Staff starting to make calls to businesses and destinations that we are low on rack cards to get more
- Staff calling businesses to get new hours for winter and possible closures
- Two ADA automatic doors installed (one upstairs, one downstairs)
- Visitor Center Winter Hours changed 10 am - 2 pm on October 15, 2023
- Total sales for September was $4,877.73





Visit Ouray

Website:

- Updated Fall events page
- Updated The Wester Hotel information across website
- Created a volunteer page
- Blog added for Visiting Ouray as a Wheelchair User
- Updated Winter page

Social Media:

- Music and Makers Instagram takeover
- @MountainKimbo Instagram takeover
- @Accessible.Adventures Instagram takeover
- Collaboration with @ColoradoMountainTowns
- Collaboration with @HotSpringsLoop
- Collaboration with @OurayViaFerrata
- Collaboration with @MagicalWandering
- @home_is_where_we_gnome Instagram takeover

Media:

- Updated the Do Ouray Right Script for Drew Loewen Creative
- Brittany Anas - Men's Journal
- Becca Hensley - Travel Curator (readership of 90,000)
- Hemispheres Magazine (United Airlines flight magazine, readership of 600,000 and a media value of $53.4K)
- Created a winter campaign on Google Ads

Upcoming Workshops:

- Colorado Tourism Office Meet and Greet October 25, 2023 | 5 -7 pm at Ouray Brewery
- Destination Blueprint Community Workshop October 26, 2023 | 8:30 am - 1 pm Massard Room

Visit Ouray

Business Consultation:

- Music and Makers

Meetings:

9.6.23 Destination Blueprint Core Team Meeting #1
9.6.23 Regional Partners Collaboration
9.14.23 Destination Stewardship Program
9.15.23 Public Branding Meeting with Tangram Design
9.22.23 Crowdriff Meeting
9.27.23 CADMO Meeting
9.27.23 Destination Management Success Stories Presentation
10.3.23 Destination Blueprint Core Team Meeting #2
10.4.23 CTO Winter Co-op Webinar

TAC:

- Finalized the decision making matrix.
- Approved the recommendation to the Virtual Reality Headset program to add to the Visitor Center, website material, social media, and bringing to showcases
- Received 16 LOT Grant Applications

Newsletters:

- 9.1.23 Local Newsletter
- 9.1.23 Tourism Newsletter
- 10.5.23 Local Newsletter

Visit Ouray

Do Ouray Right Ambassador Program:

- Presented at the 2023 Governors Conference about our program due to success
- Jill 9/8/23 - Cascade Falls
- 63 Scans for more information

QR Code Stats:

- Window clings Autumn Bailey created and handed out - 359 scans
- Montrose Airport Ad - 16 scans
- Discovery Maps - 26 scans
- Visitor Guide Scans - QR Code 340 scans
    - 715 Impressions (each time it is loaded) in September
    - 466 Views (Interactions) in September
    - 18:56 Average time spent in September

Other Things To Note:

- Destination Colorado Membership
- One step closer to point of interest for Visit Ouray App
- Delivered Stay Two Nights, Get Third Night free promotions to lodging properties in Ouray
- Sent Do Ouray Right photos to Christina T with Colorado Tourism Office upon request
- Working on finalizing proposal for 2024 tourism budget

Conference Notes/ Key Takeaways

SEE Conference

Building a Short Form Video Tips

- 1) Remember your audience
- 2) Determine what you need on each channel
- 3) Create content schematic
- 4) Build your content engine
- 5) Leverage content effectively
- 6) Measure, adjust, and experiment

- *social video overrules

- TikTok | Keep the style consistent, post daily, measure shares
- YouTube | Post 3-4 times a week, measure percentage of views versus swipes
- Instagram | 3-4 times a week, measure saves
- Facebook | Just need to test what works best for you, measure engagements

- Leverage content effectively: can you reuse and repost? Use longer videos and just multiple segments from that video

Travel In Google:

- They want 1) an effortless experience 2) trust and loyalty 3) fair value exchange 4) inconsistent on sustainability

- Google is working on an open ai chat feature

- They want inspiration
- Eliminate barriers to making the easiest to book
- Be transparent with your hours, pricing, sustainability efforts, and experience

Conference Notes/ Key Takeaways

2023 Governor's Tourism Conference

- Presented day one about our Do Ouray Right program
- State is pushing for DEIA (Diversity, Equity, Inclusion, and Accessibility) and more international promotions

ABC's of Social Media:

- 84% active leisure travelers on social media
- 52% select a destination due to social influence
- 81% purchase, research from friends and influencers

- Facebook - Still important, don't use hashtags
- Instagram - Reels doubled, they are the top performing, 3-5 hashtags
- TikTok - Best thing now, biggest growth, Gen Z's Google platform,
- X - Big decrease
- Pinterest - Increased in use 35%, good community no trolls, use a good call to action
- YouTube - Newer platform for shorts, 15 Billion daily views

Rules for Captions:

- Keep it short
- Show, don't tell
- Links for heavy lifting
- Accuracy is key
- When in doubt, use a Thesaurus
- Talk with, not to (use words like we, our you)

Accessibility:

- Need to showcase on website with information and photos
- Funding available at disabilityfundingcommitte.colorado.gov
- To understand and become more represented 1) Accept them 2) Understand the needs 3) Learn 4) Accommodate
- When you do a search for accessibility, they look for photos, tips, photos of height of beds/ rooms, use alt text and closed captions on videos

NEWSLETTERS

January 1, 2023	
Sent to	959
Opened	605
Unsubscribers	20
Business/ Events Highlighted	***Clicks***
All In Ice Fest	8
Ouray Ice Fest	11
Ouray Wine Festival	9
Andy Carrie - Burning Ass Trading Co	41
Twin Peaks Lodge and Hot Springs	13
Ouray Mountain Sports	3
Links	
Basecamp Ouray	1
Mountain Trip	1
San Juan Mountain Guides	1
Ouray Mountain Sports	3

February 1, 2023	
Sent to	978
Opened	562
Unsubscribers	15
Business/ Events Highlighted	***Clicks***
Murder Mystery Dinner	4
Ouray Winter Wine Festival	9
Swipes Right	1
Cabin Fever Days	0
Paradox Ice Fest	3
Box Canyon Lodge	8
Moxie Mountain Guides	3
Links	
St Elmo	6
Thai Chili	0
KJ Wood Distillers	2
San Juan Mountain Guides	1
Ouray Pool and Hot Springs	1
Little Bucket of Flowers	0
Mouse's Chocolates	2

March 1, 2023	
Sent to	988
Opened	479
Unsubscribers	3

April 1, 2023	
Sent to	1034
Opened	634
Unsubscribers	8

Business/ Events Highlighted			***Business/ Events Highlighted***	
The Wright Opera House	14		St. Elmo Hotel	18
Eric Elison	1		Ouray Ice House Coffee Shop	
Book Signing	3		Basecamp Ouray	1
Trivia Night			Canyoning Colorado	2
River Run Cabins	41		San Juan Mountain Guides	6
Ouray Cafe	4		Alpine Scenic Tours	5
Ouray Bookshop	2		Altitude Adventures	4
			Canyon Creek Jeep	3
Links			Colorado West Jeeps	2
Ouray Bookshop	2		Jeep Ouray	2
Ouray Hardware & Mercentile			Ride-N Adventures	2
			San Juan Scenic Jeep	3
			Switzerland of America	6
			Mountain Trip	3
			Links	
			The Wright	2
			The Tavern	1
May 1, 2023			**June 1, 2023**	
Sent to	1057		Sent to	1100
Opened	599		Opened	617
Unsubscribers	5		Unsubscribers	11
Business/ Events Highlighted			***Business***	
The Western Hotel	15		Ouray Riverside Resort	47
Skin Alchemy	2		Ouray County Historical Museum	6
Chief Ouray			Mike Simpson's Art Gallery	1
Links			***Events Highlighted***	

Ouray International Fiml Festival	3		Mountain Air Music Series	5
Kentucky Derby	3		Goldpine on the Citizen's State Bank Rooftop	2
Ouray County Historical Museum	1		San Juan Choral Festival	1
Wiesbaden	4		Ouray International Film Festival	3
Bachelor Syracuse Mine Tour	3		San Juan Trail Tri	1
Ouray Alchemist	1		Getting Married Localhood Highlight	2
The Wright	5		Fun Summer Adventures Localhoood Highlight	18
The Tavern				
2 Day Itinerary Localhood Highlight	19			
July 1, 2023			**August 1, 2023**	
Sent to	1460		Sent to	1829
Opened	897		Opened	1130
Unsubscribers	12		Unsubscribers	20
Business			***Business***	
Ouray Manor/ Wine Garden	39		China Clipper Inn	27
Maggie's Kitchen			Yankee Girl Cafe	42
Alpine Scenic 4X4 Tours	29		Canyoning Colorado	11
Ouray Riverside Resort	9			
Ouray County Historical Society	7		***Events Highlighted***	
September 1, 2023				
Sent to	2106			

Opened	1266			
Unsubscribers	23			
Business				
Beaumont Hotel	47			
Goldbelt Bar and Grill	36			
Ouray E-Bikes	28			
Gator Emporium	No Website			

IN THE MEDIA							
NAME	DATE	LOCATION	LINK	AUDIENCE	MENTIONS	HOST	
Colorado's Western Slope Offers Gems That TravelersOften Overlook	8.24.23	Wall Street Journal	https://www.wsj.com/lifestyle/travel/western-colorado-travel-tourism-guide-3becc54	The online version of this story (pdf attached) has a readership of 29,517,193 and a media value of $55.5K. We are also hopeful this will appear in print this weekend and will send those numbers and clips when we have them. The print version of the article has a readership of 872,691 and a media value of $102,707!	Mountain Trip, Ouray Meat and Cheese.	Mountain Trip	
Road Trip Restaurant: The Saloon at	9.11.23	5280 Magazine	https://www.5280.com/road-trip-restaurant-the-saloon-at-ourays-western-hotel/		The Western Hotel's Saloon		
Best State for Adventure - Colorado	September	Hemispheres Magazine	https://hemispheres.ink-live.com/html5/reader/production/default.aspx?pubname=&edid=4e70ef9e-52c4-45c8-ba9b-35faf41cb086	Readership of 600,000 and a media value of $53.4K	Gold Mountain Via Ferrata, Co hot springs loop		FAM Tour with Nick DeRenzo
WORTH DRIVING FOR: COLORADO'S HISTORIC HOT SPRINGS LOOP	9.28.23	Travel Curator	https://travelcurator.com/beauty-wellness/worth-driving-for-colorados-historic-hot-springs-loop/	This story includes info about the destinations and hot springs along the loop and has a readership of about 90,000	Hot Springs		FAM Tour with Becca Hensley

FAM TOURS

Name	Business	Type of Media	Pitch	Publication(s)	Date(s) Here	Activities	Lodging	Food Recommendations	Link to story	Homeland	Comped	Notes	Link to Story
Julia D'Orazio		Freelance		https://weareexplorers.co/colorado-america-adventure-state/. https://weareexplorers.co/colorado-natural-wonders/	August 5, 2022	Gold Mountain Via Ferrata	Twin Peaks Lodge &	Ouray Brewery	https://weareexplo	Australia		Mentions of the Ouray Via Ferrata and Gold Mountain Via Ferrata	
Joe Kanzangu	Muck Rack	Black adventure freelance writer	exploring a story about backcountry gear and progression with Mountain Trip for a story for Huckberry	Huckberry, Joe also writes for InsideHook, SFGate, The Guardian and more	April 30 - May 1	Mountain Trip, BC Skiing, and Via Ferrata	The Western Hotel	Ouray Brewery, Kami's Samis, Brickhouse 737, Full Tilt, Thai Chili, The Outlaw, Goldbelt		New York			
Lee Atkinson	Ultimate Road Trips of	Writer, Itinerary Builder	confirmed commissions fro	Ultimate Road Trips of the Wo	May 2	Hiking, BCF, Ouray Hot Springs	St. Elmo	Ouray Brewery		Australia			
Bill McKinnon	Ultimate Road Trips of	Writer, Itinerary Builder	confirmed commissions fro	Ultimate Road Trips of the Wo	May 2	Hiking, BCF, Ouray Hot Springs	St. Elmo	Ouray Brewery		Australia			
Esther Kalt	Travelhouse	IPW Tour Operator/ Itinerary Builder	We are reaching out with a	Switzerland Markets	May 16	Hiking, BCF	Twin Peaks Lodge	Ouray Brewery, Brickhouse 737		Switzerland		Dear Kailey, Thank you very much for giving us the opportunity to get to know Ouray. After lunch at the Ouray brewery, we enjoyed hiking the Perimeter Trail and visiting Box Cañon Falls Park. It was a beautiful afternoon and we felt a bit like at home (in Switzerland). After a great dinner at Brickhouse 737, we spent some time in the pools of our hotel. Thank you for everything. Ouray will be part of our next itinerary for our clients.	
Dominik Sanchez	Travelhouse	IPW Tour Operator/ Itinerary Builder	We are reaching out with a	Switzerland Markets	May 16	Hiking, BCF	Twin Peaks Lodge	Ouray Brewery, Brickhouse 738		Switzerland			
Jay Gentile	Journalist	Road Trip Itinerary	Colorado Road Trip Itinerary	Thrillist and Lonely Planet	July 18 - July 20	Hiking, Box Cañon Falls, Ouray Hot Springs	The Western Hotel	Sauvage Spectrum, Dead Canary, Brickchouse, Full Tilt, Goldbelt, The Outlaw, Artisan Bakery,		Chicago		Mentions BCF, Ouray Via Ferrata. I	https://www.frommers.com/slideshows/848583-colorado-road-trip-itinerary-denver-to-durango-in-a-week
Albert	Yang	Influencer	Summer Landscapes/A	Colorado Tourism Office	July 21-22	BCF, Ouray Hot Springs, Side by side for sunset shot	The Western Hotel		https://www.instagram.com/p/CvfNpO_g9Su/	Seattle		Mentioned Box Cañon Falls, Hot Springs, and Perimeter Trail. Reccomendations in the caption: The Brickhouse 737, Full Tilt Saloon, Goldbelt Bar and Grill, The Outlaw. This post after one month has 781K views and 30K engagements.	
Athena	Frances Pilato	Influencer	Summer Landscapes/A	Colorado Tourism Office	July 21-23	BCF, Ouray Hot Springs, Side by side for sunset shot	The Western Hotel		https://www.instagram.com/p/CvfNpO_g9Su/	Alaska		Mentioned Box Cañon Falls, Hot Springs, and Perimeter Trail. Reccomendations in the caption: The Brickhouse 737, Full Tilt Saloon, Goldbelt Bar and Grill, The Outlaw. This post after one month has 781K views and 30K engagements.	
Darrell Hartman	Writer	Freelance	exploring the "luxe" side of	Conde Nast Traveler	August 18-19	Box Cañon Falls, Hot Springs, Bon Ton	The Western Hotel						
Adam Graham	Writer	Freelance	Wall Street Journal hot spr	Wall Street Journal	September 24-25	BCF, Hot Springs, Mineshaft	The Western Hotel			Switzerland-based			
Becca Hensley	Writer	Freelance	Hot Springs and Alpine Loop	Travel Curator		Ouray Hot Springs, Wiesbaden, and Box Cañon Lodge			https://travelcurator.com/beauty-wellness/worth-driving-for-colorados-historic-hot-springs-loop/			This story includes info about the destinations and hot springs along the loop and has a readership of about 90,000	

INFLUENCERS

Name	Business	Type of Media	Pitch	Publication(s)	Date(s) Here	Activities	Lodging	Food Recommendations	Link to story	Homeland	Results			
Delilah Love	One Campaign at a Time	Influencer	No pitch. Just a commiunity helping a little girls wish come true.		5.17-5.19	All hot springs properties; Chocolate Tour at Mouse's and cookie making; O'Toys provided floaties, games, and a gift certificate. Met Dexter Dog	Twin Peaks Lodge		https://www.instagram.com/p/CsZ9tmcA0rM/ | https://www.instagram.com/p/Csbs0meAz8D/ https://www.instagram.com/p/CtEFc0RgNos/	California	64,000 views			
Jade Sharrer		Influencer	Itinerary for three days in Ouray	Instagram and TikTok	6.4.23 - 6.6.23	Hot Springs, Box Cañon Falls, Via Ferrata Rental Gear from Basecamp Ouray	Ouray Riverside Resort	Ouray Brewery	https://www.tiktok.com/@coloradomountaintowns/video/7240962068159941931; https://www.tiktok.com/@coloradomountaintowns/video/7241331655737101614; https://www.tiktok.com/@coloradomountaintowns/video/7241359461615422762 https://www.tiktok.com/@coloradomountaintowns/video/7241772410813418798 https://www.tiktok.com/@coloradomountaintowns/video/7241772410813418798 https://www.tiktok.com/@coloradomountaintowns/video/7241786661049371950 https://www.tiktok.com/@coloradomountaintowns/video/7242083435005611306 https://www.tiktok.com/@coloradomountaintowns/video/7242116508531346730 https://www.tiktok.com/@coloradomountaintowns/video/7242133396808437038	Colorado Springs	TikTok after four days | 476,217 views. Instagram after four days | 52,738 views			
Sarah Korus		Social Influencer	Spending a month in Ouray, highlighting activities	Intagram and Youtube	May - June (1 month)	Hot Springs Passes, Box Cañon Falls, Alpine Scenic Jeep Tour, San Juan Guides Rental w/ Downstream Via Ferrata	Ouray Riverside Resort	Maggie's Kitchen, Mouse's Chocolates	https://www.instagram.com/p/CtzxP9apCIK/ https://www.instagram.com/p/Ct4TYung64-/ https://www.instagram.com/p/Ct9X9v3AweT/ https://www.instagram.com/reel/CtkMgpJJAe1/	Texas	29,625 after 4 po	Social Password: S@r@h1	Mentions, Box Cañon Falls, O'Toys, Maggies Kitchen, Mouse's Chocolates	Successful Instagram Takeover with stories.
Albert Yang	Colorado Tourism Office Host	Social Influencer	Summer Landscapes/Adventures + Sustainable Travel	https://www.instagram.com/alberthbyang/ and https://www.instagram.com/visitcolorado/	July 21- July 22	Box Cañon Falls, Perimeter Trail, Rooftop Bar, Hot Springs, Wine Tasting	The Western Hotel	Sauvage Spectrum, Brickhouse, Full Tilt, Goldbelt, The Outlaw	https://www.instagram.com/p/CvNkkcZAzCZ/ https://www.instagram.com/reel/CvU-LDfAujP/ https://www.instagram.com/reel/CvaFpB6AGJg/ https://www.instagram.com/reel/CvfNpO_g9Su/	New York	1,220,500 views			
Ulysses Quartet	Ulysses Quartet	Music Group	Event Promotion		August 10 - 11					New York		Social Password: UlyssesQ2		
Josef Mayfield	Music Makers	OCPAG/ Art Scene Ouray	Event Promotion		August 31 - September 2							MusicMaker3		
Kristy Cook	@accessible.adventures	Social Influencer	Assessable Travel	Instagram/ Blog	September 17 - 20, 2023	Hot Springs, BCF, Alpine Scenic tour	Ouray Riverside Resort	Ouray Cafe and Steakhouse	https://www.instagram.com/p/Cxs2zMWuey8/ https://www.instagram.com/visitourayco/?img_index=1 https://www.instagram.com/p/Cxvb4mQO1WB/ https://www.instagram.com/p/Cxvqw2mOVsQ/ https://www.instagram.com/p/Cxx7TEZurId/ https://www.instagram.com/p/CxyTpH1uLfq/ https://www.instagram.com/p/CxyokwnOemq/	Colorado Springs	84K+ after one week. Many great complements and comments about the feature.	Robbie4!		
Chelsea Bettis	@magicalwandering	Social Influencer	Girls Trip	Instagram	October 5-8	Hot Springs, BCF, Alpine Scenic tour	Twin Peaks Lodge and Hot Springs		https://www.instagram.com/visitourayco/?img_index=1 https://www.instagram.com/p/CyOBByDOdR6/	Texas	Still Collecting			
Brian and Crissy McDowell		Social Influencer	Family Travel	Instagram	October 12 -14, 2023							Chrissy5!		

DR 8400 (02/22/23)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division

Submit to Local Licensing Authority

APPLICANT ID: 213246

Fees Due	
Renewal Fee	433.75
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premise Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$433.75

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

OURAY LODGE NO 492
PO BOX 647
Ouray CO 81427

Colorado Beer and Wine License Renewal Application

Please verify & update all information below **Return to city or county licensing authority by due date**

Licensee Name BPOE LODGE		Doing Business As Name (DBA) OURAY LODGE NO 492	
Liquor License # 04-01748-0002	License Type Club License (city)		
Sales Tax License Number 04017480002	Expiration Date 12/31/2023	Due Date 11/16/2023	
Business Address 421 MAIN ST Ouray CO 81427			Phone Number 9703254510
Mailing Address PO BOX 647 Ouray CO 81427		Email ourayelks@gmail.com	
Operating Manager Bette Maurer	Date of Birth / Home Address		Phone Number

1. Do you have legal possession of the premises at the street address above? ☒ Yes ☐ No
   Are the premises owned or rented? ☒ Owned ☐ Rented* *If rented, expiration date of lease_____

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. ☐ Yes ☒ No

3a. Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) ☐ Yes ☒ No

3b. If so, which are you renewing? ☐ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No

4b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. ☐ Yes ☒ No

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. ☐ Yes ☒ No

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. ☐ Yes ☒ No

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. ☐ Yes ☒ No

Affirmation & Consent
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business	Title
Lizbeth Owens	Treasurer
Signature Liz Owens	Date 9/25/22

Report & Approval of City or County Licensing Authority
The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.
Therefore this application is approved.

Local Licensing Authority For		Date
Signature	Title	Attest

DR 8439 (09/19/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
(303) 205-2300

Application for a Special Events Permit

Departmental Use Only

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following** (See back for details.)

- ☐ Social
- ☒ Fraternal
- ☐ Patriotic
- ☐ Political
- ☐ Athletic
- ☐ Chartered Branch, Lodge or Chapter
- ☐ National Organization or Society
- ☐ Religious Institution
- ☐ Philanthropic Institution
- ☐ Political Candidate
- ☐ Municipality Owned Arts Facilities

LIAB	Type of Special Event Applicant is Applying for:	
2110	☒ Malt, Vinous And Spirituous Liquor	$25.00 Per Day
2170	☐ Fermented Malt Beverage	$10.00 Per Day

DO NOT WRITE IN THIS SPACE
Liquor Permit Number

1. Name of Applicant Organization or Political Candidate: OURAY ELKS LODGE #492
State Sales Tax Number (Required)

2. Mailing Address of Organization or Political Candidate (include street, city/town and ZIP)
PO BOX 647
OURAY, COLORADO 81432

3. Address of Place to Have Special Event (include street, city/town and ZIP)
421 MAIN STREET
OURAY, COLORADO 81427

4. Authorized Representative of Qualifying Organization or Political Candidate: SHELLY KUHLMAN
Date of Birth
Phone Number
Authorized Representative's Mailing Address (if different than address provided in Question 2)

5. Event Manager: SHELLYKUHLMAN
Date of Birth
Phone Number
Event Manager Home Address (Street, City, State, ZIP)
Email Address of Event Manager

6. Has Applicant Organization or Political Candidate been Issued a Special Event Permit this Calendar Year?
☐ No ☒ Yes How many days? _____

7. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?
☐ No ☒ Yes License Number _____

8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed? ☐ Yes ☐ No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date	Hours From	To	Date	Hours From	To	Date	Hours From	To	Date	Hours From	To	Date	Hours From	To
11-11-2023	2PM .m.	11P .m.		.m.	.m.		.m.	.m.		.m.	.m.		.m.	.m.

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature	Title	Date
Shelly Kuhlman	HOUSE COMMITTEE	10/02/20

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

Local Licensing Authority (City or County)	☐ City ☐ County	Telephone Number of City/County Clerk

Signature	Title	Date

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

Liability Information

License Account Number	Liability Date	State	Total
		-750 (999)	$.

(Instructions on Reverse Side)

Silas Clarke <sclarke@cityofouray.com>

Re: OEDC meeting this Thursday Oct 12th.

1 message

Amber Z Cunningham <amberzcunningham@yahoo.com> Fri, Oct 13, 2023 at 11:56 AM

To: Autumn Bailey <abailey@cityofouray.com>
Cc: Ouray Economic Development Committee <oedc@cityofouray.com>

Hello OEDC, I just wanted to thank you all for welcoming me onto your team last year! Unfortunately, with travel this winter and lots of conflicts with work at the Ouray Manor this summer, I haven't been able to attend a meeting in quite a while. I'm thinking maybe I should volunteer to help the city in other ways and open up my position on the OEDC for someone else who would like it. I hope to see you all in other avenues with the city and thank you all so much for my brief opportunity to serve with you!

Amber

ORDINANCE NO. 11 (SERIES 2023)

AN ORDINANCE OF THE CITY OF OURAY, COLORADO, REPEALING AND REPLACING CHAPTER 7 AND 8 OF THE OURAY MUNICIPAL CODE TO ESTABLISH NEW LAND USE AND SIGN CODES; AND ESTABLISHING PENALTIES THEREOF.

WHEREAS the City Council directed the City Administrator, Community Development Director, and the Planning Commission to revise the land use code to modernize the language to provide a more user-friendly process.

WHEREAS the City Council director City staff to revise the sign code to comport with more recent federal case law concerning signs located within City limits.

WHEREAS both the Planning Commission and City Council have held numerous work sessions over the past year to examine the entirety of Chapter 7 comprising the Land Use and Development code and to revise the Sign Code.

WHEREAS City Council finds adopting new Chapter 7 and 8 of the Ouray Municipal Code is necessary to preserve the public health, safety, and welfare.

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO, as follows:

SECTION 1: REPEAL AND REPLACE

Chapter 7 of the Ouray Municipal Code is repealed and replaced as set forth in Exhibit A attached to the end of this Ordinance.

SECTION 2: REPEAL AND REPLACE

Chapter 8 of the Ouray Municipal Code is repealed and replaced as set forth in Exhibit B attached to the end of this Ordinance.

SECTION 3: EFFECTIVE DATE

The provisions of this Ordinance shall become effective 30 days following publication in accordance with City of Ouray Charter 3.5-G.

SECTION 4: SEVERABILITY.

If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

INTRODUCED, READ, APPROVED AS INTRODUCED, AND ORDERED PUBLISHED on first reading by _____vote of the Ouray City Council this 2nd day of October 2023.

CITY OF OURAY, COLORADO

_____
Ethan Funk, Mayor

ATTEST:

_____
Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by _____vote of the Ouray City Council this ____day of October 2023.

CITY OF OURAY, COLORADO

_____
Ethan Funk, Mayor

ATTEST:

_____
Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 11 (Series No. 2023), was introduced, read, and passed by the Ouray City Council on first reading on October 2, 2023. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on _____, 2023, and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2023, and thereafter published in the *Ouray County Plaindealer*, as required by law.

_____
Melissa M. Drake, City Clerk

Section 7-1 General Provisions

A. Title and Short Title

Chapter VII of the City of Ouray Municipal Code, as amended from time to time, may be cited as the "Ouray Land Use Code", "OLUC", or "OMC".

B. Authority

It is the intention of the City in adopting this Code to fully exercise all relevant powers conferred on it by the laws of the State of Colorado, including, but not limited to, the following:

1. Home Rule Municipality. All powers reserved to the City as a home rule municipality under Article XX of the Colorado Constitution and its home rule charter.

2. State Enabling Legislation. All powers granted to the City by:
   a. Colorado Revised Statutes, Title 29, Article 20, provisions of the Local Government Land Use Control Enabling Act of 1974.

   b. Colorado Revised Statutes, Title 31, Article 12, provisions of the Municipal Annexation Act of 1965.

   c. Colorado Revised Statutes, Title 24, Articles 65, 67, and 68, that provide for the review of areas and activities of state interest, authorize the planned unit development approach to land development and provide for the establishment of vested property rights.

   d. Colorado Revised Statutes, Title 31, Article 23 that enables municipalities to adopt zoning regulations and subdivision requirements.

   e. All Other Powers Authorized. All other powers authorized by statute or by common law for the regulation of land uses, land development and subdivision, including, but not limited to, the power to abate nuisances.

C. Purpose of this Land Use Code

The general purposes of the OLUC are as follows:

1. Promote and protect the public health, safety, and welfare;

2. Ensure that new development bears its fair share of the cost of providing new improvements and services;

3. Establish uniform procedures and standards for all proposed development of land with the City of Ouray;

4. To facilitate adequate provisions for water, sewage, storm water, fire protection, schools, parks, open space, recreation, public utilities and other public and historical buildings;

5. To maintain the scenic beauty of the Ouray area;

6. To manage development that mitigates and minimizes hazards due to erosion, geologic conditions, flood, soil conditions, excessive slopes and other potential dangers to public health, safety and welfare;

7. Implement the goals, objectives, and policies of City's Master Plan;

8. Preserve the neighborhoods and protect property values in Ouray;

9. Promote energy conservation, use of alternate energy sources, cluster development and other development land use practices that result in reduced energy consumption;

10. To encourage the development of affordable housing and encourage the development of long-term rental housing;

11. Protect quality of air, cultural or natural resources;

12. To protect the City's water resources by maintaining the natural watershed, preventing accelerated erosion, reducing run off and consequent sedimentation, and eliminating pollutants introduced directly or indirectly into the City's streams;

13. To manage and regulate the density of land use and prevent demands on existing services and infrastructure that cannot be satisfied;

14. To enhance and provide for safe and efficient flow of vehicles and pedestrians; and

15. To otherwise plan for and regulate the use of land to provide for a planned and orderly use of land and encourage the most appropriate use of land throughout the City.

D. Applicability and Jurisdiction

1. The provisions of this Land Use Code shall apply to all land, buildings, structures, and uses thereof located within the City of Ouray, unless an exemption is provided by the terms of this Land Use Code. The provisions of this Land Use Code are the minimum requirements adopted for the promotion of public health, safety, and welfare.

2. Jurisdiction: This Code shall be effective throughout the City's corporate boundaries.

3. A copy of a map showing the boundaries of the City is available for public inspection in the City offices.

E. Compliance Required

No building or structure shall be erected, converted, enlarged, reconstructed, or altered for use, nor shall any land, building, or structure be used or changed, except in accordance with all applicable regulations established by this Land Use Code.

F. Rules of Interpretation/Conflicting Provisions

For purposes of interpretation of the OLUC, the rules set out in this Section shall be observed, unless such construction would be inconsistent with the manifest intent or purpose of the City as expressed in this Chapter. Words and phrases shall be construed according to the common and approved language, but technical words and phrases as may have acquired a particular meaning shall be understood according to such meaning.

1. Conflicting Provisions
    a. Whenever the requirements of the OLUC conflict with the requirement of another provision of the Ouray Municipal Code or any other rule, regulation, resolution, or ordinance of the City, the requirements that are the most restrictive or impose a higher standard or requirements shall govern.

    b. The provisions of the OLUC are in addition to all other City ordinances, the law of the State of Colorado, the law of the United States, and applicable common law. The OLUC shall not supersede any private land use regulations in deeds or covenants that are more restrictive than this Code.

2. Computation of Time

The time within which an act is to be done shall be computed in accordance with the City's Home Rule Charter.

    a. Day. Day shall mean calendar day, including Saturdays, Sundays, and legal holidays.

    b. Business day shall mean a day that the City offices are open to the public.

    c. Week. The word "week" shall mean seven (7) days.

    d. Month. The word "month" shall mean thirty (30) days.

    e. Year. The word "year" shall mean 365 days.

3. Liability

The OLUC, or any administrative act or failure to act, pursuant to the regulations contained herein, shall not create any liability on the part of the City or any officer or employee thereof.

4. Severability

If any part of the OLUC or the application or enforcement thereof to any person or circumstance is held invalid, the remainder of the OLUC and its application to other person or circumstances shall not be affected thereby.

Section 7-2 Administration and Enforcement

A. The OLUC shall be administered and enforced by a Community Development Department Official, or other such authorized person as designated by the City Administrator.

B. The City may deny any building permit, occupancy permit, other permit or license, or approval of any property that is in violation of any decision pursuant to the OLUC or the provisions of the OLUC.

C. The City is empowered and directed to inspect and examine the use, occupation, or development of land for which a development permit, license or approval has been issued to determine, from time to time, whether any use, occupation, development, or activity is in violation of any of the provisions of this Code or of any permit issued or required pursuant to this or other applicable regulations.

D. Should access or entry to any land or premises be refused upon request by the Community Development Department Official or other authorized person, the City may seek a search warrant from Municipal Court permitting entry upon such land or premises for purposes of making inspections or carrying out other duties as authorized under the Ouray Municipal Code.

E. All provisions of the OLUC must be fulfilled and adhered to by Applicants seeking approval and authorization of the applicable sections of this Code. Failure to fulfill these requirements may result in the denial of building, development or other permits, and the authorization to improve, construct, occupy, subdivide, or utilize certain properties, buildings, and facilities. Additionally, all conditions specified in development approvals must be adhered to and completed in accordance with the approval conditions.

F. It shall be unlawful for any person to subdivide any land within the City of Ouray whether by sale, conveyance, gift, delivery or recording of a plat, deed, or other legal instrument or by any other means except in accordance with the provisions of this Chapter.

G. Any action which reduces the area of any site, lot, or tract in violation of the minimum dimensional requirements of the OLUC is unlawful.

H. All violations of the OLUC, including the terms of any approval issued pursuant to this code, and any subdivision plat restrictions, are hereby declared to be a nuisance and may be abated in any lawful manner.

I. The City may maintain an action in any court of competent jurisdiction to enjoin any violation of the OLUC, including terms and conditions specified in development approvals.

J. It is unlawful to violate any of the provisions of the OLUC, or the terms of any approval. Any person convicted of such a violation may be punished by a fine per violation or by any other remedy authorized by law. Each day any violation continues shall constitute a separate offense. The provisions contained in Section 1-4 General Penalty in this Code shall apply to violations of this OLUC, unless other penalties are set by resolution of City Council.

K. All remedies provided for in this section are cumulative, are not exclusive, and shall be in addition to any other remedies provided by law.

Section 7-3 Fees

A. Fees for applications and review processes shall be set by resolution of City Council, as amended from time to time.

B. Resolutions establishing application fees will attempt to establish fair and equitable fees to recover the average costs of all expenses, including staff time, associated with the administration of the OLUC.

Section 7-4 Definitions

A. OLUC Definitions

1. **Accessory Building** means a detached (separate or disconnected from) subordinate building or structure, the use of which is incidental to that of the principal building or primary dwelling, and which is located on the same lot or parcel with the principal building or dwelling.

2. **Accessory Dwelling** means a dwelling unit that contains no less than 300 sq. ft. and no more than 1000 sq. ft. of floor area and is located on the same site as, but has a separate entrance from, a single-family or duplex dwelling.

3. **Accessory Use** means a use on the same lot or parcel with the principal use that is naturally and normally incidental to, subordinate to, necessary for, or devoted exclusively to the main use of the premises.

4. **Adult Use – Entertainment** means the exhibition, for any form of consideration, of live performances, visual-media material, or other image-producing devises that are maintained to show images, that are characterized by an emphasis on the exposure or display of anatomical areas, including buttocks, penises, vaginas, or female breasts, or sexual activities, including acts of sexual intercourse, fondling, or touching those anatomical areas of the body, for observation by patrons within an enclosed building where minors are excluded by virtue of their age, and more than ten percent (10%) of the total presentation time is devoted such entertainment during a calendar year.

5. **Adult Use – Retail** means the sale or rental, for any form of consideration, of books, films, video cassettes, magazines, periodicals, or devices that stimulate human genitals for sexual stimulation, which are characterized by an emphasis on the exposure or display of anatomical areas, including buttocks, penises, vaginas or female breasts, or sexual activities, including acts of sexual intercourse, foundling or touching those anatomical areas of the body, for observation and use off-premises by patrons.

6. **Affordable Housing** means housing that is available to households with incomes at or below 80 percent of area median income (adjusted for household sizes) and where the occupant is paying no more than 30 percent of gross income on housing costs which include principal, interest, taxes, and insurance.

7. **Alley** means a public way of more than 10 feet but equal to or less than 16 feet in width permanently dedicated to and owned by the City.

8. **Alteration** means a change, addition, modification or rearrangement in the structural parts, or an enlargement or reduction, whether by extending on a side or by increasing or reducing in height, or the moving from one location or position to another, of any building or structure.

9. **Applicant** means any Person and the successors or assigns of any such Person applying for development approval pursuant to this Code.

10. **Attainable Housing** means housing that is available to households with incomes at or below 120 percent of area median income (adjusted for household sizes) and where the occupant is paying no more than 30 percent of gross income on housing costs which include principal, interest, taxes, and insurance.

11. **Block** means a parcel of land bounded on all four sides by streets or rights-of-way, or some other element such as public property, public easements, or open land.
12. **Block Front** means all lots whose frontage is on one side of a street between two intersecting streets.
13. **Building** means any structure used or intended for supporting or sheltering any use or occupancy.
14. **Building Frontage** means the lineal distance of the facade of a building measured along the lot frontage, which is occupied by a particular land use, measured from the edge of the building to the other edge of the building, or to the centerline of a wall separating uses.
15. **Commercial Motor Vehicle** means any motor vehicle, trailer, or semi-trailer designed or used to carry freight, passengers for a fee, or merchandise, in the furtherance of any commercial enterprise which may have a sleeper unit that is not a primary purpose of the vehicle.
16. **Commercial Use** means a business or activity where services, goods or commodities are exchanged for money or are carried out for pecuniary gain.
17. **Common Interest Community** means real estate described in a declaration with respect to which a person, by virtue of such person's ownership of a unit, is obligated to pay for real estate taxes, insurance premiums, maintenance or improvements of other real estate described in a declaration.
18. **Conditional Use** means the use of land within any zoning district that is authorized only when and if a conditional use permit is granted therefor in accordance with procedures and requirements as set forth in this Code.
19. **Condominium** means a common interest community in which portions of the real estate are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of separate ownership portions.
20. **Condominium Subdivision** means the division of real property into individual airspace units and their appurtenant common elements.
21. **Dedication** means the intentional appropriation of land by the owner for some public use.
22. **Density** means the number of dwelling units permitted on any parcel of property planned for any development.
23. **Development** means any activity or any person-caused change to land or improvements thereon that changes the basic character or intensity of the use of such land or improvements. Development shall include but not be limited to construction, change in intensity or type of use of land, demolition, clearing, excavating, filing, grading, paving, mining, dredging, or drilling.
24. **Duplex** means a building having two (2) dwelling units.
25. **Dwelling** means a permanent building or portion thereof that contains a kitchen and is used as the private residence or sleeping place of one or more human beings, but not including temporary structures.
26. **Dwelling Unit (D.U.)** means any permanent building or portion thereof, which consists of a room or suite of two (2) or more rooms used as a dwelling by one (1) family.

27. **Extended Stay Hotel** means a building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), a cook-top/stove or microwave, and a dishwasher or sink, and a self-serve laundry facility is available for guests use.

28. **Family** means eight (8) or fewer natural persons living together in a dwelling unit.

29. **Floor Area** means the sum of the horizontal areas of all floors in a building, as measured from the exterior face of exterior walls, or from the centerline of dividing walls, if appropriate. Garages, courts, decks, and porches are to be included when covered by a roof. Subterranean basement areas are excluded. For the purposes of calculating floor area, roof does not include any slated covering, pergola, or pervious covering.

30. **Final Plat** means the final map, drawn and submitted in accordance with Section 7-5-D-5-e of the OLUC as an instrument for recording of real estate interest with the County Clerk.

31. **Frontage** means the front side of a lot abutting upon one (1) side of the street or avenue between two (2) lot lines, measured along the right-of-way line. For lots that do not abut a street or avenue, the frontage of the lot may be an alley if the lot abuts an alley. For lots that do not abut a street, avenue or alley, the frontage of the lot shall be the street or avenue that is in closest proximity to the lot.

32. **Front Lot Line** means the property line parallel to the street or avenue. On corner lots the front shall be the line contiguous to a street, as opposed to an avenue. For lots that are not contiguous to a street or avenue, but contiguous to an alley, the front lot line means the property line parallel to the alley. For lots that are not contiguous to a street, avenue or alley, the front lot line means the property line parallel to the street or avenue in closest proximity to the lot.

33. **Geologic Condition** means a geologic phenomenon that may be adverse to land use as to constitute a threat to public health and safety or to property. This term includes but is not limited to avalanches, floods, landslides, rock falls, mudflows, debris flows, flooding, unstable or potentially unstable slopes, seismic effects, radioactivity, ground subsidence or presence of hazardous substances.

34. **Government Buildings and Facilities** means any building or facility owned and operated by the United States of America, the State of Colorado, the City of Ouray, or any agency or political subdivision thereof.

35. **Ground Floor** means the at-grade, ground floor, street-level floor or first floor of a building.

36. **Home Occupation** means any commercial use within a residential dwelling unit, an enclosed garage or accessory building that is carried on by the inhabitants of the property and that meets the standards of Section 7-7-B of the OLUC.

37. **Intermodal Shipping Container** means a prefabricated, reusable, metal container designed and intended for transporting cargo on ocean-going ships, trains, or tractor trailers, also commonly called cargo containers, transport containers or marine cargo containers. Includes Conex and railroad cars.

38. **Kitchen** means any room principally used, intended, or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.

39. **Land** means real property, including permanent improvements and usable air space.

40. **Landowner** means the owner in fee or any undivided interest in each parcel of land.

41. **Lodging Business** means a lodging unit, hotel, motel, lodge, inn, bed and breakfast, or hostel used for temporary occupancy for sleeping purposes, rented on a short-term basis of less than thirty (30) consecutive calendar days or as an extended stay hotel, pertaining to properties assessed with a commercial tax rate, and excludes short-term rental as defined herein.

42. **Lodging Unit (L.U.)** is an individual unit or room, which may or may not include a kitchen, within a lodging business customarily rented on a short-term basis of less than thirty (30) days, pertaining to properties assessed with a commercial tax rate.

43. **Long Term Rentals** means any rental or lease of property, dwelling unit, or part thereof, for thirty days or more.

44. **Lot** means a measured portion of a subdivision intended as a unit for transfer of ownership, lease, or for development, or a parcel of real property designated by a separate and distinct number or letter on a plat filed with the Ouray County Clerk and Recorder, or when not platted in a recorded subdivision, a parcel of real property held under separate ownership or capable of being conveyed to a separate owner without being subject to the City's Subdivision Regulations.

45. **Lot Area** means the total horizontal area within the lot lines of a lot.

46. **Lot Side** means any property line other than the front or the rear lot line.

47. **Major Streets** are those public streets which collect traffic from minor streets, or which permit the relatively rapid and unimpeded movement of traffic from one part of the community to another.

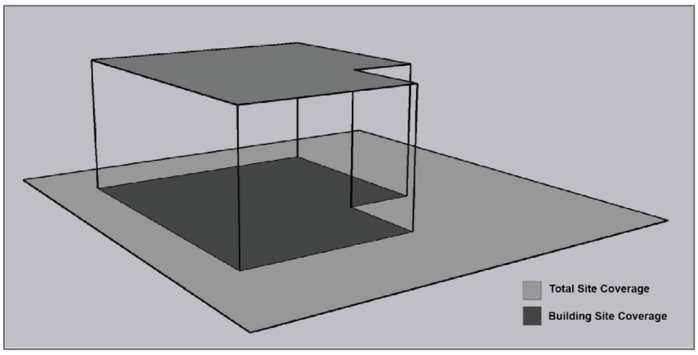
48. **Manufactured Home** means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities, and which has certification required by the United States Secretary of Housing and Urban Development and was constructed in compliance with the requirements of 42 U.S.C. § 5401, *et seq*., *Manufactured Home Construction and Safety Standards*, and the regulations of the Department of Housing and Urban Development that are promulgated thereunder. The phrase "manufactured home" does not include a recreational vehicle, nor does it include a mobile home; also defined in Chapter 6 of the Ouray City Code.

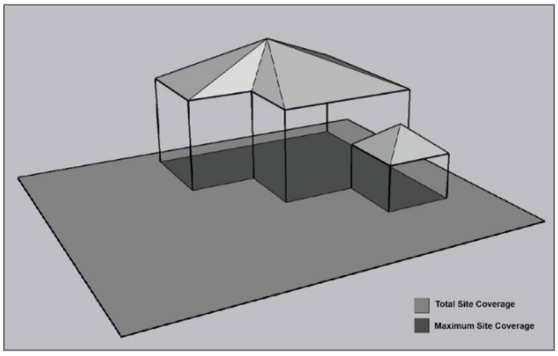
49. **Master Plan** means the Ouray Community Plan adopted pursuant to C.R.S. §31-23-206, as amended from time to time, also referred to as the Ouray Community Plan, City Community Plan, Community Plan, Comprehensive Plan, or Master Plan – all intended as the same for the purpose of this land use code.

50. **Maximum Building Site Coverage** means the area covered by all buildings (including covered or uncovered porches, carports, decks, garages, and cantilevered features (not including roof eave

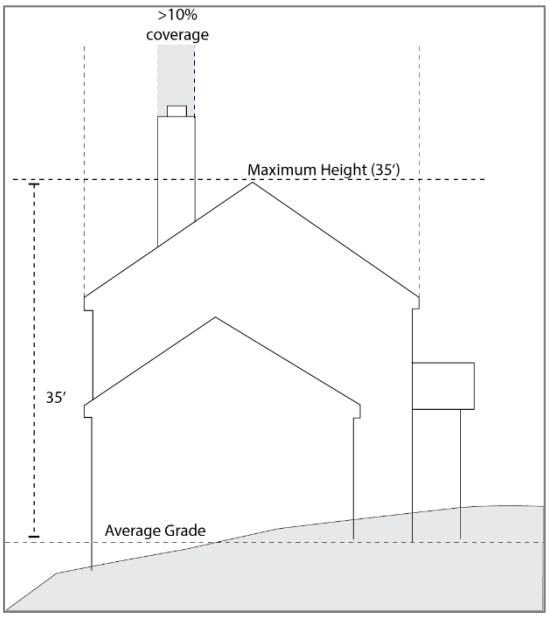
overhangs)) divided by the area of the site with both calculated in the horizontal plane as illustrated below.

51. **Maximum Building and Impervious Surface Site Coverage** means the area covered by buildings including covered or uncovered porches, carports, decks, garages, and cantilevered features (not including roof eave overhangs), and impervious surfaces, such as concrete or asphalt pavement, divided by the area of the site, all calculated in the horizontal plane.





52. **Maximum Building Height** is measured vertically from the highest point of the building, excluding any chimneys, to the average grade of the building, halfway between the lowest and highest ground elevations of the building as illustrated below.



53. **Minor streets** are public streets used primarily for direct access to properties abutting the right-of-way. Minor streets carry traffic having a specific origin or destination and do not carry thru traffic.

54. **Mixed Use** means a development in which a combination of residential and commercial uses (*e.g.*, residential over-retail), or several classifications of commercial uses (*e.g.*, office and retail), are located on the same parcel proposed for development. A minimum of 500 square feet of non-residential space must be provided for each dwelling unit.

55. **Mobile Home** means structure designed to be transported after fabrication and exceeding eight (8) feet in body width or thirty-two (32) feet in body length. Such a structure is built on a chassis and retains the chassis on which it was built, whether such structure is placed on a permanent foundation. Such a structure is suitable for human habitation on a year-round basis when provided with the required plumbing, heating, and electrical facilities. Mobile homes are different from manufactured homes in that they were either constructed before the adoption of 42 U.S.C. § 5401, *et seq*., *Manufactured Home Construction and Safety Standards*, or are otherwise not in compliance with said federal law and its implementing regulations. The phrase "mobile home" does not include "recreational vehicle."

56. **Mobile Home Park** means a parcel of land under single ownership that has been planned and improved for the placement of two or more mobile homes for dwelling or sleeping purposes, whether a fee is charged for use of the property.

57. **Modular Home** means a form of housing that is constructed off-site and built to adopted or accepted local and state building codes. Modular homes are transported from construction facilities to the site in sections or in completed assemblies and do not include a chassis.

58. **Multi-Family Dwelling** means a building with three (3) or more dwelling units.

59. **Nonconforming Lot or Parcel** means a lot or parcel of land which as the result of the adoption of dimensional regulations contained within this Chapter fails to meet the minimum dimensional requirements for the Zoning District in which it is located.

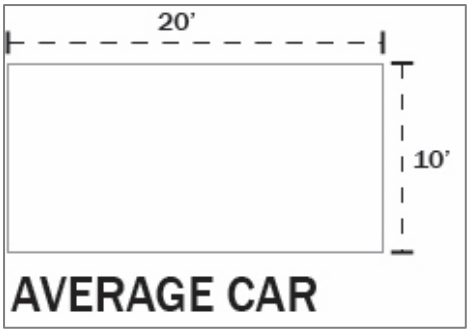
60. **Nonconforming Structure** means a structure which was originally constructed in conformity with zoning and building code or ordinances in effect at the time of its development, but which no longer conforms to the dimensional or other requirements imposed by the Chapter for the Zoning District in which it is located.

61. **Nonconforming Use** means the use of land or a building or structure which was originally established in conformity with the zoning and building code or ordinances in effect at the time of its development, but which is no longer allowed as a permitted or conditional use under the regulations imposed by this Chapter for the Zoning District in which it is located.

62. **Open Space** means land uncovered by structures, streets, parking, or driveways and typically maintained in its natural state.

63. **Parcel** means Lot, as defined herein.

64. **Parking Space** means a surfaced area, enclosed or unenclosed, 10 feet by 20 feet and reserved for the parking or storage of one (1) motor vehicle. Includes spaces reserved for accessible parking and electronic vehicle charging.



65. **Permitted Use** means a use of land within any particular zoning district that is authorized as a matter of right so long as all other requirements of this Code are met.

66. **Person** means a natural person, association, firm, partnership, corporation, joint venture, club, trust, or other organization acting as a group or unit, or the manager, lessee, agent, servant, officer, or employee of any of them.

67. **Planned Unit Development (PUD)** means an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restrictions in this Code.

68. **Plat** means a printed instrument that is a land survey depicting all or a portion of a land area in two dimensions.

69. **Preliminary Plat** means the map of a proposed subdivision and supporting materials, drawn, and submitted in accordance with Section 7-5-D-5-d of the OLUC to permit review of detailed engineering and design.

70. **Private streets** are streets not owned by the City.

71. **Property Line** means a line delineating a property, or portion of land, from another property, right-of-way, easement, etc. and documented by a recorded survey or plat.

72. **Public Utility Service Facilities** means transmission and storage facilities, including but not limited to pipes, lines, mains, wires, transformers, valves, and other related appurtenances for petroleum products, electricity, water, sewage, drainage, telephone, internet, wireless and cable television which are necessary to provide service to customers, but does not include building, offices, and production or generation facilities.

73. **Rear Lot Line** means the property line opposite the lot front.

74. **Recreational Vehicle (RV)** means a vehicular or portable unit mounted on a chassis and wheels, which either has its own motive power or is mounted on or drawn by another vehicle, such as travel trailers, fifth wheel trailers, camping trailers, or motor homes, but excluding truck campers. A recreational vehicle is not designed or intended for use as a permanent dwelling or sleeping place, but is to provide temporary living quarters for recreational, camping, or travel use.

75. **Recreational Vehicle (RV) Park** means a parcel of land on which RVs, either occupied or intended to be occupied on a short-term or seasonal basis for dwelling or sleeping purposes, are located

and infrastructure, utilities and facilities are located, regardless of whether a charge is made for such accommodations.

76. **Setback** means the minimum horizontal distance allowed between a lot line and any exterior part of a building, including decks, covered porches, and other appendages located above ground level other than the roof eave.

77. **Short-Term Rental (STR)** means the use of a dwelling unit, or any part thereof, for remuneration, for less than thirty (30) consecutive calendar days, pertaining to properties assessed with a residential tax rate.

78. **Single-Family Dwelling** is a dwelling unit designed for and occupied exclusively by one (1) family.

79. **Site** means the contiguous lots, tracts, and parcels of property associated with any use.

80. **Site Coverage** means that portion of a lot or parcel that is covered by buildings, measured where the exterior wall meets the foundation, including cantilevered features, but excluding roof eaves, uncovered decks, and patios.

81. **Site Specific Development Agreement** means a written contract between the City and the applicant in which the applicant agrees to pay for curb, gutter, sidewalk, and any other necessary improvements associated with a site-specific development permit to ensure the proper and timely installation of improvements.

82. **Sketch Plan** means a map of a proposed subdivision or other development, drawn and submitted in accordance with Section 7-5-D-5-c of the OLUC to evaluate feasibility and design characteristics at an early stage in the planning.

83. **Slope** means an inclined ground surface which is expressed as a ratio of vertical distance to the horizontal distance or rise over run.

84. **Street** means a public or private way, other than alley, that affords the principal means of access to abutting property.

85. **Structure** means anything constructed, installed, or erected which requires location on the ground or is attached/supported by something on the ground, inclusive of buildings, signs, roads, walkways, berms, fences and/or walls greater than six feet (6') in height, tennis courts, swimming pools and the like, but excluding poles, lines, cables, or similar devices used in the transmission or distribution of public utilities.

86. **Subdivision** means the division of any land into two (2) or more lots, parcels, tracts, plats, sites or separate interests, or such other division, for the purpose, whether immediate or future, or sale or transfer of ownership, or for building or other development, or for the creation of streets or other rights-of-way. Subdivision shall also mean the consolidation, aggregation, and reconfiguration of lots. Unless otherwise specified, the term subdivision does not apply to any of the following divisions of land:

    a. Created by order of a court of competent jurisdiction in this state or by operation of law, provided that the City is given notice of and an opportunity to participate in any judicial proceedings prior to the entry of any such court order;

b. Created separate but undivided interests in a tract of land such as joint tenancy, tenancy in common, tenancy in entirety, trust, lien mortgage, deed of trust or other security interest, unless such separate interests apply to less than all of the tract;

c. Which create cemetery lots;

d. Which create an interest in oil, gas, minerals, or water which is severed from the surface ownership or real property; or

e. Which create a utility easement or an easement unrelated to the use of the surface estate.

87. **Subdivision Improvements Agreement** means a written contract between the City and a applicant providing for and describing conditions of approval for the subdivision. It shall, at a minimum, set forth construction specifications for required public improvements, provide dates for completion of the improvements, and identify the terms and conditions for the acceptance of the improvements by the City. It shall also provide for such financial assurance as necessary to insure the proper and timely installation of improvements.

88. **Subdivision Plat** means a map of certain described land prepared by a registered land surveyor in accordance with Section 7-5-D-5 as an instrument for recording of real estate interest with the County Clerk.

89. **Substantial Conformity** means there is no variation from preliminary plat, other than minor changes in the size of lots, or location of lot lines, easements, or streets. Any change in types or numbers of land uses, any variance in residential density, any change in location of a public right-of-way more than five feet (5') or any variation of a dimensional limitation more than five percent (5%) shall not be included in the definition of Substantial Conformity.

90. **Subterranean** means any portion of the structure or building devoted solely to parking and storage uses and is also primarily underground with less than one foot of the foundation wall exposed except for required means of ingress/egress or non-walkout, vehicular access garage door.

91. **Time Sharing** means interval estate, time share estate, or timespan estate as such are defined in C.R.S. §38-33-110, as may be amended, or any other similar concept of property ownership involving either interval ownership or fractional fee interest as may be determined by the City Council. Time Sharing shall also include time share or time share interest, but not a time share license or use.

92. **Tiny home** means a dwelling unit that has less than four hundred (400) square feet of livable space, including lofts. A tiny home is not a vehicle or recreational vehicle and has no wheels.

93. **Use** means a specified activity or purpose for a property, building, residence, facility, or other structure for which it is intended, designed, platted, arranged, and occupied.

94. **Variance** generally means a grant of relief from the literal requirements of this Code which permits activity in a manner that would otherwise be prohibited by this Code.

95. **Workforce Housing** means housing that is available to households with incomes at or below 150 percent of area median income (adjusted for household sizes) and intended for individuals or families that live and work in Ouray or Ouray County at least 32 hours per week on average and where the occupant is paying no more than 30 percent of gross income on housing costs.

96. **Yard** means the portion of a lot which does not have a structure located thereon and which is unobstructed from ground to the sky.

Section 7-5 Development Review Procedures

A. Purpose and Organization of Section

This section outlines the common and specific procedures required for all types of land use review. The Administrator or Planning Commission can refer any application to the next higher level of decision authority if they deem the project impacts are substantial and necessitate a higher level of review.

B. Summary Table of Procedures

Table 7-5-B: Summary Table of Procedures				
R = Review (Review or Recommend)	**D = Decision (Responsible for Final Decision)**			
H = Public Hearing Required	**A = Appeal (Appeal Authority)**			
Procedure	**Section**	**Administrator**	**PC**	**City Council**
Comprehensive Plan, Adoption and Amendments	**C.R.S. §31-23-206**		R	D
Rezone & Initial Zoning	**7-5-D-1**	R	R	D
Annexation	**7-10**	R	R	D
Conditional Use Permits	**7-5-D-3**	R	D - H	A
Variances	**7-5-D-4**	R	D - H	
Short Term Rental Appeals	**7-7-H-16**	R		A
Site Development Permit, other than one SFR	**7-5-D-2**	D		
Site Development Permit, one single family residence or ADU	**7-5-D-2**	D		
Site Development Permit – Limited Amendment (minor revisions)	**7-5-D-2**	D	A	
Sign Permit	**Chapter 8**	D		
Appeals of Administrative Decisions (except STR)	**7-5-E-7**	R	A	
Vacation of ROW		R	R	D - H
Planned Unit Developments				
Sketch PUD	**7-5-D-5-j**	R		
Preliminary PUD	**7-5-D-5-j**	R	R-H	D - H
Final PUD	**7-5-D-5-j**	R	R-H	D - H
Subdivisions				
Lot Split	**7-5-D-5-f**	D	A	
Amended Plat	**7-5-D-5-h**	R		D - H
Minor Subdivision	**7-5-D-5-i**	R	D - H	A - H
Subdivision Sketch plan	**7-5-D-5-c**	R	D	
Subdivision Preliminary Plat	**7-5-D-5-d**	R	R	D - H
Subdivision Final Plat	**7-5-D-5-e**	D		A - H
Condominium/Townhouse Plat	**7-5-D**	R	R	D
Replat/Boundary Adjustment	**7-5-D-5-g**	D	A	

C. Development Review Procedures

1. Pre-Application Conference (Optional)

a. Purpose

The purpose of a pre-application conference is to provide an opportunity for an informal evaluation of the applicant's proposal and to familiarize the applicant and the Administrator with the applicable provisions of this Land Use Code, any Comprehensive or other applicable City Plans or Policies, infrastructure requirements, and any other issues that may affect the applicant's proposal.

b. Pre-Application Conference

The potential applicant shall request a pre-application conference with the Administrator and pay the required fees, if any. With the request for a pre-application conference, the applicant shall provide to the Administrator a description of the character, location, and magnitude of the proposed development and any other available supporting materials, such as maps, drawings, site plans or models. It is the applicant's responsibility to provide sufficiently detailed plans and descriptions of the proposal for the Administrator to make informal recommendations regarding the proposed project. At the conference, the applicant, the Administrator or designee, and any other persons the Administrator deems appropriate to attend shall discuss the proposed development and the applicable requirements of this Land Use Code, based on the information provided by the applicant. The informal evaluation and comments provided by the Administrator at the conference are not binding upon the applicant or the City but are intended to guide the applicant through the application and submittal process and advise the applicant in advance of issues that may be relevant to the respective board or commission though not exhaustive.

2. Application

a. Application Requirements: A uniform application is used for every process under this Code. However, additional information may be required at each level of a multi-level application such as a subdivision. Every application under this Code shall include, or be accompanied by, the following information, unless waived by the Administrator:

i. The name, mailing address, and telephone number(s) of the applicant for the permit.

ii. The owner(s) of the property upon which the improvement or use is to take place.

iii. Any agents authorized to act on behalf of the owner or the applicant.

iv. Any contractor retained or to be retained to accomplish any portion of the improvement.

v. Proof of ownership of the property in question and concurrence in the purpose of the application by the owner.

vi. Legal description of the property in question, to include:

1. legal address;

2. account number;
3. or other recorded identifying parcel number.

vii. Current zoning classification of the parcel.

viii. A copy of a certified survey plat may be required or a sketch plan which shows the relative location of existing and proposed improvements, buildings, structures, roads, driveways, slope, parking, ditches, utilities, fences, and other significant features present on the site.

ix. A written description of the nature of the improvement planned, if any.

x. Architect or engineer drawings, floor plans, and diagrams as may be required by the Administrator.

xi. Proof that a request for a driveway permit has been submitted to the Colorado Department of Transportation, if a new access road or driveway to the property intersects with the state highway.

b. Authority to File Applications

Unless otherwise specified in this Land Use Code, applications for review and approval may be initiated by the owner of the property that is the subject of the application or the owner's authorized agent. When an authorized agent files an application under this Land Use Code on behalf of a property owner, the agent shall provide the City with written documentation that the owner has authorized the filing.

c. Submittal Requirement Waiver

The Administrator may waive certain submittal requirements if it is deemed unnecessary for the review of the project and associated development impacts. The Administrator will provide a report detailing the exact waivers and an explanation on why they are not necessary, and the report will become part of the application and project file.

d. Additional Information

Additional application-specific information, beyond that specified, may be required by the Administrator, Planning Commission, and/or City Council, as necessary and appropriate to evaluate fully whether an application complies with the requirements of this Land Use Code.

e. Inactive Files

If an applicant fails to submit required information or request a hearing date within six (6) months from the application date, the file may become void, and the re-submittal of a new application and fees may be required. The Administrator may grant extensions of time to this provision, upon a written request by the applicant if the extension request is received within 6-months of the original application termination date.

f. Determination of Application Completeness

The Administrator shall only initiate the review and processing of complete applications. The Administrator will decide application completeness within 7 days of receipt of the application by the Administrator. If the application is determined to be complete, the application shall then be processed according to the procedures set forth in this Land Use Code. If an application is determined to be incomplete, the Administrator shall provide notice to the applicant along with an explanation of the application's deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected in a future re-submittal.

i. An application will be considered complete if it is submitted in the required form, includes all mandatory information, including all supporting materials, and is accompanied by the applicable fee. Information shown must clearly indicate compliance with applicable development standards, or in the case of a request for a variance or modification to certain standards, the degree to which the application will be non-compliant.

ii. Any supplemental technical reports and special studies that are submitted following the original application must be received at least 30 days prior to the first hearing to be held on the application. The City may postpone and reschedule a hearing or approval deadline if such reports and studies are submitted less than 30 days prior to a hearing. Copies of such additional materials shall be delivered to all reviewers who received the original application packet.

g. Administrator Reviews Application and Prepares Staff Report

After determining that a development application is complete, the Administrator shall refer the development application to the appropriate board or commission, ensure all required notices are completed, review the development application, and prepare a Staff Report. The Staff Report shall be made available for inspection and copying by the applicant and the public prior to any scheduled public hearing(s) on the application. The Staff Report shall indicate whether, in the opinion of the Administrator, the development application complies with all applicable standards of this Land Use Code.

3. Notice of Public Hearing(s)

a. Content of Notices

Notice of all public hearings required under this Land Use Code shall: (1) identify the date, time, and place of the public hearing, (2) if applicable, describe the property involved in the application by street address or by legal description; (3) describe the nature, scope, and purpose of the proposed action; (4) indicate that interested parties may appear at the hearing and speak on the matter; and (5) indicate where additional information on the matter may be obtained.

b. Summary of Notice Requirements

Table 7-5-C lists the notice requirements for all procedures in this Chapter.

c. Published Notice

When Table 7-5-C requires that notice be published, the City Clerk shall publish notice of a public hearing in a newspaper of general circulation at least 12 days prior to the scheduled hearing date.

d. Mailed Notice

When Table 7-5-C requires that written notice be provided, such notice shall be mailed by the City no less than 15 days prior to the public hearing, by certified mail, to the applicant, appellant, or landowners subject to a land use application, subject property, neighboring property owners whose properties are within 300 feet of the lot that is the subject of the application or appeal (based on information found in the Ouray County tax records), and any other person who makes a written request for such notice.

e. Posted Notice

When Table 7-5-C requires a posted notice, the City shall post notice of the public hearing at City Hall no less than 15 days prior to the public hearing.

i. When Table 7-5-C requires a posted notice, the City shall post at least one sign on the lot, parcel, or tract of land, and such sign shall remain on the property for a period of at least 5 days prior to the public hearing. The sign shall be posted in a prominent place, clearly visible from the most heavily traveled adjacent street or public way. The Administrator may require that additional signs be posted depending on the access and configuration of the property.

f. Notice to Mineral Estate Owners and Lessees

When Table 7-5-C requires that notice be provided to mineral estate owners and lessees, the applicant shall provide notice of the application by certified mail, return receipt requested, to all mineral estate owners and lessees on the subject property in accordance with C.R.S. § 24-65.5-103. Such notice shall be provided not less than 30 days prior to the initial public hearing, or not less than 30 days prior to the final decision if the application does not require a public hearing. It shall be the applicant's responsibility to conduct the necessary research to determine mineral estate owners and lessees on the subject property.

g. Constructive Notice

Minor defects in any notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Minor defects in notice shall be limited to errors in a legal description or typographical or grammatical errors that do not impede communication of the notice to affected parties. In all cases, however, the requirements for the timing of the notice and for specifying the time, date, and place of a hearing shall be correctly conveyed. Failure of a party to receive written notice shall not invalidate subsequent action. If questions arise at the hearing regarding the adequacy of notice, the decision-making body shall make a formal finding as to whether there was substantial compliance with the notice requirements of this Land Use Code.

h. Table 7-5-C Notice Requirements

Table 7-5-C: Notice Requirements				
X - Denotes Required Notice				
Procedure	**Section**	**Published**	**Mailed**	**Posted**
Rezone and Initial Zoning	7-5-D-1	**X**	**X**	**X**
Annexations	7-10	**X**	**X**	**X**
Conditional Use Permits	7-5-D-3	**X**	**X**	**X**

Variances	7-5-D-4	**X**		**X**
Site Development Permit	7-5-D-2			
Vacation of ROW		**X**	**X**	**X**
Subdivisions				
Lot Splits – 2 lots max	7-5-D-5-f			
Amended Plat	7-5-D-5-h			
Minor Subdivision	7-5-D-5-i			
Major Subdivision Sketch Plan	7-5-D-5-j	**X**	**X**	**X**
Major Subdivision Preliminary Plat	7-5-D-5-j	**X**	**X**	**X**
Major Subdivision Final Plat	7-5-D-5-j			
Major Planned Unit Development (PUD) Sketch Plan	7-5-D-5-j	**X**	**X**	**X**
Major Planned Unit Development (PUD) Preliminary Plat	7-5-D-5-j	**X**	**X**	**X**
Minor Planned Unit Development (PUD) Sketch Plan	7-5-D-5-j			**X**
Minor Planned Unit Development (PUD) Preliminary Plat	7-5-D-5-j			**X**
Replat (Boundary Adjustments)	7-5-D-5-g			
Condominium/Townhouse Plat	7-5-D			**X**
Vested Rights	7-5-C-8			

4. Decision and Findings

a. Approval Criteria

To approve a development application, the respective board, commission, or Administrator shall find that the development application has satisfied and followed the applicable requirements of this section and all the approval criteria required for the applicable development application.

b. Decision

After consideration of the development application, the Staff Report, comments received from other reviewers (if applicable), and the evidence from the public hearing (if applicable), the decision-maker designated in Table 7-5-B shall approve, approve with conditions, or deny the application based on the applicable approval criteria. The Administrator shall provide written notification of the decision to the applicant within seven (7) days after the decision.

c. Conditions of Approval

Unless otherwise specified in this Land Use Code, the respective board or commission may impose such conditions on the approval of the application as may be necessary to reduce or minimize any potential adverse impact upon other property in the area, or to carry out the general purpose and intent of the adopted Master Plan, other adopted City plans, and this Land Use Code. In such cases, any conditions attached to approvals shall be directly related to the impacts of the proposed use or development and shall be roughly proportional in both nature and extent to the anticipated impacts of the proposed use or development. No conditions of approval shall be less restrictive than the requirements of this Land Use Code, except where the Land Use Code allows deviations from the express requirements of the Land Use Code.

d. Findings

All decisions shall include at the least the following elements:

i. A clear written statement of approval, approval with conditions, or denial, whichever is appropriate; and

ii. A clear statement of the basis upon which the decision was made, including specific written findings of fact with reference to the relevant standards of this Land Use Code.

5. Record of Proceedings

a. Recording of Public Hearing

The respective board or commission conducting the public hearing shall record the public hearing by any appropriate means. A copy of the public hearing record may be acquired by any person upon application to the Administrator, and payment of a fee to cover the cost of duplication of the record.

b. The Record

i. The record shall consist of the following, all of which shall be kept by the City for a length of time prescribed in the City's adopted records retention schedule:

ii. All exhibits, including, without limitation, all writings, drawings, maps, charts, graphs, photographs, and other tangible items received or viewed during the proceedings;

iii. All minutes of the proceedings; and

iv. If available, a transcript and/or videotape recording of the proceedings.

c. Recording of Decisions

Once approved, and after the appeal period has expired, the decision shall be filed with the City Clerk.

6. Amendments to Permits or Other Forms of Approval

a. Minor Amendments

i. Unless otherwise specified in this Section, minor amendments to any permit or other form of approval issued by the Administrator, the Planning Commission, or the City Council may be approved, approved with conditions, or denied administratively by the Administrator and may be authorized without additional public hearings. Such minor amendments may be authorized by the Administrator if the development approval, as so amended, continues to comply with the standards of this Land Use Code, at least to the extent of its original compliance (to preclude any greater deviation from the standards of this Land Use Code by reason of such amendments). Minor amendments shall consist of any of the following:

ii. Any change to any permit or other form of approval that was originally subject only to administrative review and was approved by the Administrator, provided such change would not have disqualified the original application from administrative review had it been requested at that time; and provided that the minor amendment does not result in an increase of more than ten percent in the amount of square footage of a land use or structure and does not result in a change in the types of uses in the project.

iii. Any change to any permit or other form of approval that was originally subject to final review by and was approved by the Planning Commission, provided that:

1. The amendment maintains the design intent or purpose of the original proposal;

2. The amendment does not change vehicular access points or increase anticipated peak hour vehicle trips by more than five percent;

3. The site area is not expanded, and gross floor area is not increased by more than five percent;

4. The amendment results in no major adverse environmental or land use impacts; and

5. All conditions of the prior approval are met.

b. Major Amendments

Amendments to any permit or other form of approval that are not determined by the Administrator to be minor amendments under Section 7-5-C shall be deemed major amendments. Major amendments shall be reviewed and processed in the same manner as required for the original application for which the amendment is sought.

c. Lapse of Approval

Site development review approvals shall terminate five years from the effective date of approval unless a Building Permit has been issued. The approval of the site development review may be extended for up to one year at the discretion of staff upon written notification filed with the City within the last six months before the five-year approval period has expired.

d. Subsequent Applications

Following denial of an application, the respective Board or Commission shall not consider the same or substantially the same application within one year of the date of denial. The respective Board, Commission, or Administrator may waive the one year waiting period if, after review of a written request, shows good cause. The respective Board or Commission must approve this waiver by an affirmative vote of the majority of its members.

7. Appeals

a. Purpose

This Section sets forth the process for appealing final decisions made under this Land Use Code. Appeals of land use decisions are available at each step of review and decision-making process.

b. Types of Appeals

i. Appeals from Final Decisions by the Administrator

An applicant party may appeal a final decision made by the Administrator in administrating or interpreting this Code. All such appeals shall be heard by City Council.

ii. Appeals from Final Decisions by the Planning Commission

A applicant may appeal a final decision made by the Planning Commission to the City Council.

iii. Appeals from Final Decisions by the City Council

An applicant may appeal a final decision made by the City Council to a Colorado court of competent jurisdiction.

iv. Appeals from Enforcement Actions

Appeals from issuance of a notice of violation or stop work order shall be taken to a Colorado court of competent jurisdiction.

c. Grounds for Appeal

i. The permissible grounds for appeal shall be limited to:

1. Failure to properly interpret and apply the relevant provisions of this Code.

2. Failure to conduct a fair hearing.

3. The decision maker abused its discretion set forth in this Code;

4. The decision maker substantially ignored its formally established rules of procedure resulting in a denial of procedural due process; or

5. The decision maker based its decision on evidence which was substantially false or grossly misleading.

d. Notice of Appeal

Appeals shall be made within ten (10) days of the final decision which is the subject of the appeal. All appeals shall be filed in writing with City Clerk and shall include the reasons for the appeal.

e. Burden of Proof

Any final decisions of the decision maker is presumed correct. The appellant bears the burden by a preponderance of the evidence that the record relied on by the decision maker does not support the decision such that is should be overturned.

f. Appeal Hearing

The Administrator shall schedule a public hearing on the appeal no later than sixty (60) days after the date the appeal was filed with the City Clerk. The appeal hearing may be extended up to ninety (90) days after the filing of the appeal if agreed to by both the Administrator and the appellant. Notice of the public hearing shall be published as required for the original decision.

g. Decision

Following the public hearing, the decision may, in whole or in part, be affirmed, reversed, or amended based on the appeal criteria set forth in Section 7-5-C-7-c herein. The final decision shall be stated in writing and delivered to the appellant no later than twenty-one (21) days after the public hearing and shall include specific findings of fact with specific reference to relevant standards as set forth in this Land Use Code.

8. Vested Rights

a. Purpose

The purpose of this Section is to provide the procedures necessary to implement the provisions of Article 68 of Title 24, C.R.S., as amended.

b. Definition

i. For purposes of Article 68 of Title 24, C.R.S., a site specific development agreement must incorporate by reference one of the following:

1. A final subdivision plat approved pursuant to Section 7-5-D; or

2. A site plan approved pursuant to Section 7-5-D.

9. Notice and Hearing

To obtain a site specific development agreement with vested rights, the developer must seek from the City Council approval of the project at a public hearing conducted at the request of the landowner, which hearing follows the successful approval of the development at all other required stages of the development review process. The public hearing shall be preceded by written notice of such public hearing pursuant to Section 7-5-C-3. Such notice may, at the City's option, be combined with the notice required for any other required notice.

10. Amendments

In the event amendments to a site specific development agreement approved under Article 68 of Title 24, C.R.S., are proposed the notice and hearing provision of section 9 above apply.

11. Approval

Each final subdivision plat or site plan, or other document incorporated in the site specific development agreement shall contain the following language: "Approval of this Plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S." Failure of the final subdivision plat or site plan to contain this statement shall invalidate the creation of the vested property right. In addition, a notice describing the type and intensity of use approved, the specific parcel or parcels of property affected, and stating that a vested property right has been created, shall be published once, not more than 14 days after approval of the site specific development agreement, in a newspaper of general circulation within the City.

12. Duration

A vested property right approved pursuant to this Section shall last a period of three (3) years, unless otherwise agreed upon by the City and the applicant.

13. Payment of Costs

In addition to all fees and charges imposed by the City, the applicant for approval of a site specific development agreement with vested rights shall pay all costs incurred by the City because of the site specific development agreement review, including publication of notices, public hearing, and review costs.

14. Other Provisions Unaffected

Approval of a site specific development agreement with vested property rights shall not constitute an exemption from, or waiver of, any other provisions of the Code pertaining to the development and use of property.

15. Limitations

Nothing in this Section is intended to create any vested property right, but only to implement the provisions of Article 68 of Title 24, C.R.S. In the event of the repeal of said state law or a judicial determination that said law is invalid or unconstitutional, this Section shall be deemed to be repealed, and the provisions hereof no longer effective.

D. Specific Procedures and Approval Criteria

1. Amendments to the Official Zoning Map/Rezoning

a. Purpose

Amendments to the Official Zoning Map may be made to reflect changes in zoned district boundaries or for creation of new zone districts. Amendments to the zoning map are not intended to relieve hardships, nor to confer special privileges or rights to a person or parcel, but instead to make adjustments to the Official Zoning Map that are necessary in light of changed conditions, public policy, annexations, or that are necessary to advance the general welfare of the City.

b. Procedure

i. Rezoning may be requested or initiated by the City, the Planning Commission, or the owner of any legal or equitable interest in the property or his representative. Rezoning requests shall follow the procedures outlined below.

1. Preapplication conference. Attendance at a preapplication conference is mandatory for an Applicant intending to apply for rezoning.

2. Submit Application. The Applicant shall submit a complete application on forms supplied by the City with all application fees and containing the following materials:

a. A site plan.

b. Other information to show compliance with Section 7-5-D.

c. A list of all property owners within 300 feet of property being proposed for rezoning.

d. No fee or formal application is required for action initiated by the City or Planning Commission.

c. Criteria for Approval

i. The amendment is consistent with the public health, safety, and welfare; and

1. The amendment is in substantial conformity with the Master Plan, or

2. The existing zoning is erroneous, or

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

ii. The burden shall be on the Applicant to show that the criteria of this Subsection have been met. If the reviewing body 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 body determines are necessary to ensure that the applicable criteria are met. Such conditions or limitations shall be provided to the Applicant, in writing, as part of the decision.

d. Protests

Any owner of property affected by a proposed amendment to the Official Zoning Map may protest the amendment pursuant to the statutory requirements of C.R.S. Section 31-23-305.

e. Approval Actions

The City Council shall approve a zoning map change by ordinance and the City Clerk shall prepare a new zoning map to reflect the approved changes. The new Official Zoning Map shall contain the date and number of the ordinance amending it, the date the map was amended to reflect each amendment and the initials of the person who checked and approved the change to the map.

2. Site Development Permits

a. The purpose of this Section is to establish site development standards applicable to site permits. All development subject to this Section shall comply with the standards of this Section and with the City's construction standards. Site planning is required to ensure that all sites within the community are designed, arranged, and developed in a safe, consistent, and efficient manner. The arrangement of functions, uses and improvements should reflect the natural capabilities and limitations of the site, as well as the characteristics and limitations of the adjacent property or properties. These standards are developed so every project consistently adheres to the same standards.

b. Site Activities Requiring Permit. A permit is required for the following activities:

i. Non-residential construction.

ii. New Residential construction.

iii. Addition to an existing residential building that increases the gross floor area by more than 25%.

iv. Grading, fill, or excavation involving 300 cubic yards or more per Lot.

c. Single Family, Accessory Dwelling Unit, and Duplex Dwelling Units - Criteria

d. Construction for one single-family residence, duplex, or accessory dwelling unit will be reviewed through the building permit process and shall comply with provisions outlined in Section

7-5-D-2-e. Proposed single-family dwelling units, duplexes, and accessory dwelling units must be reviewed and approved for site development prior to applying for a building permit.

e. Minimum Application Contents: Single Family, Accessory Dwelling Unit, and Duplex Dwelling Units

i. These uses require the completion of a site development plan drawn to scale (not less than 1":40' scale) clearly detailing the location of structures and required improvements listed below:

1. Existing and proposed structures located on the site.

2. Installation of new, or repair of damaged, curb, gutter, and sidewalk along abutting streets, except in subdivisions where it is not required by current subdivision regulations.

3. Driveways and required off-street parking spaces, including landscaped areas, and maneuvering areas adequate to meet all applicable requirements. When six or more spaces are required, the required parking and maneuvering areas shall be paved.

4. Site drainage adequate to avoid damage or adverse effects to improvements, structures, and property on and off the site, including adjacent properties.

5. All existing and proposed landscaping, including trees, shrubs, and groundcover subject to the minimum requirements found in Section 7-8-F.

6. Sidewalks and other provisions for pedestrians.

7. Above and below ground utilities.

8. All outdoor lighting fixtures, which shall be shielded so that the light source is not directly visible off the premises and meet International Dark-Sky Association standards.

f. Minimum Application Contents: Multi-family Dwelling Units, Lodging and Non-Residential Uses - Criteria

i. These uses require the completion of a site development plan drawn to scale (not less than 1":40' scale) clearly detailing the location of structures and required improvements listed below:

1. Existing and proposed structures located on the site.

2. Installation of new, or repair of damaged, curb, gutter, and sidewalk along abutting streets, except in subdivisions where it is not required by current subdivision regulations.

3. Required off-street parking spaces, including landscaped areas, and maneuvering areas adequate to meet all applicable requirements. When six or more spaces are required, the required parking and maneuvering areas shall be paved unless otherwise approved by the City Administrator or delegee for required maintenance or access to easement areas.

4. Site drainage adequate to avoid damage or adverse effects to improvements, structures, and property on and off the site, including adjacent properties.

5. In addition to the minimum standards contained in Subsection 7-8-F, landscaping shall meet the following requirements:

a. At least 50% of the linear frontage of the site abutting public street rights-of-way to a minimum width of 15 feet shall be landscaped, except to the extent such area is or will be lawfully covered by buildings, unless the City approves an alternative plan as more effectively presenting a landscaped view from the abutting street rights-of-way; and

b. Inclusive of the above frontage requirement, landscaping shall be required in at least 20% of that part of the site not covered by buildings on sites proposed for residential use and at least 10% of that part of the site not covered by buildings on sites where non-residential uses will occupy more than 50% of the property, except for properties in the C-1 zoning district along Highway 550 between 3rd and 10th Avenues.

c. Such landscaping shall consist of trees, shrubs, and ground covers, and may include up to a maximum of 20% coverage in inert materials such as decorative paving stones, lava rock, pea gravel, etc., except to the extent such area is lawfully covered by a building.

6. In addition, parking areas with 25 or more spaces or more than one aisle, shall incorporate landscaped islands disbursed throughout the parking with areas totaling a minimum of 6% of the parking area.

7. Driveways, culverts, and curb cuts.

8. All outdoor lighting fixtures shall be shielded so that the light source is not directly visible off the premises and meet International Dark-Sky Association standards.

9. Sidewalks and other provisions for pedestrians.

10. Trash collection and snow storage areas.

11. Above and below ground utilities.

g. Supplemental Site Development Standards for Properties on Highway Corridors. Any property that is adjacent to the right-of-way line of Highway 550 and north of the intersection of Highway 550 with Skyrocket Creek as shown on the Official Zoning Map is also subject to Supplemental Site Development Standards listed below and must be detailed on the site plans:

i. Exterior mechanical equipment, including electrical transformers, shall either be incorporated in the overall form or design of the building or screened from view from any street by materials consistent with the landscaping of the property, the style of the main building, any applicable Code adopted by the City in Chapter 6 of the City Code, and to protect the public health, safety, and welfare.

ii. Refuse collection containers and areas shall be screened from view from any street or residential area by materials consistent with the landscaping and building.

iii. Landscaping shall be installed and maintained to a minimum depth of 15 feet along 100% of the frontages adjacent to U.S. Highway 550, excluding driveways and sidewalks.

iv. Landscaping shall be installed and maintained to a minimum depth of 15 feet along a minimum of 25% of the secondary street frontages, excluding driveways and sidewalks.

v. The regulations of this Subsection shall apply to the entire building, lot, parcel or contiguous lots or parcels which constitute a single site, when any part thereof is contiguous to the right-of-way of U.S. Highway 550 or secondary street segments described above.

h. Excavation, Fill or Grading Involving 300 Cubic Yards or More per Parcel.

i. These excavations require the submission of items listed below:

1. A site development plan drawn to scale (not less than 1":40' scale) clearly detailing the nature and extent of the proposed excavation, fill or grading, including finished slopes, retainage, and drainage details.

2. Details of estimated quantities and type of material export or import. This requirement may require an engineers' estimate if deemed necessary in the development standards or by staff.

3. Details on excavation plans showing access routes and types of equipment to be utilized, hours of operation, and any anticipated impact to City streets.

4. Engineered plans for structural retainage features.

5. Evidence of a storm water retention plan and permit, or other State or Federal requirement, if applicable and required by staff.

6. Details on seeding, revegetation, and erosion control plans.

7. The rezoning is consistent with the stated purpose of the proposed zoning district(s);

8. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

9. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated; and

10. The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.

3. Conditional Uses

a. Purpose. Conditional uses are those land uses that are generally compatible with the permitted uses in a zone district, but that require site-specific review of their location, design, intensity, density, configuration, and operating characteristics, and that may require the imposition of

appropriate conditions, in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

b. Procedure. An Applicant requesting conditional use approval shall follow the procedures outlined below.

i. Preapplication conference. Attendance at a preapplication conference is mandatory for an Applicant intending to apply for conditional use permit.

ii. Submit Application. The Applicant shall submit a complete application on forms supplied by the City with all application fees and containing the following materials:

1. A site plan;

2. Other information to show compliance with the zoning district in which the conditional use is being proposed;

3. List of property owners within 300 feet of the property which is the subject of the application; and

4. Proof of mailing to property owners as required by Subsection 7-5-C-3.

c. Criteria for Approval. The Planning Commission may approve, approve with conditions, or deny the application. Conditional uses for the various zoning districts shall be permitted only if the Planning Commission determines, following a public hearing, that the following criteria are met with respect to the type of use requested by the Applicant:

i. The use will not be contrary to the public health, safety, or welfare;

ii. The use is consistent with the purposes, goals, objectives, and standards of the City's Master Plan;

iii. The use complies with all other applicable requirements of the zone district in which it is proposed to be located;

iv. The location, size, design, and operating characteristics of the proposed conditional use minimizes adverse effects, including visual impacts, impact on pedestrian and vehicular circulation, parking, trash, service delivery, noise, light, vibrations, and odor on surrounding properties;

v. The use is compatible with existing uses in the area and other allowed uses in the zoning district;

vi. The use is consistent with the purpose of the zoning district in which it is proposed to be located; and

vii. The use will not have an adverse effect upon other property values or the use of adjacent properties.

The burden shall be on the Applicant to show that these criteria have been met. If the Planning Commission determines that such criteria have not been met, the application

shall be denied. The application may be approved upon conditions or limitations that the Planning Commission determines are necessary in order to ensure that the applicable criteria are met.

d. Issuance and Termination of the Permit

i. If the Planning Commission approves or approves with conditions the application for the conditional use, City Staff shall issue a conditional use permit. If applicable, the conditional use permit shall include all conditions on the permit approved by the Planning Commission.

ii. A conditional use permit shall automatically terminate upon a change in the permittee or majority change in the ownership of a permittee if the permittee is an entity. No conditional use permits, including those permits issued prior to the adoption of this Code, shall terminate upon conveyance of the property unless the permittee also changes as described in this subsection. If the conditional use is discontinued for 12 consecutive months, the permit shall terminate immediately.

iii. If the terms of a conditional use permit are violated by the holder of the permit, upon a referral from City Staff, Planning Commission shall hold a public hearing on the alleged violation. The public hearing shall be held in conformity with the public hearing provisions of this Section.

4. Variances

a. Purpose. Variances are deviations from the dimensional requirements, design or performance standards and other provisions of the OLUC, not related to use of the property, that would not be contrary to public interest when, owing to special circumstances or conditions, the literal enforcement of the provisions of this Chapter would result in undue and unnecessary hardship. Variances shall only be granted in accordance with the terms of this Subsection.

b. Procedure. An Applicant requesting variance approval shall follow the procedures outlined below:

i. Preapplication conference. Attendance at a preapplication conference is mandatory for an Applicant intending to apply for variance in the application.

ii. Submit Application. The Applicant shall submit a complete application on forms supplied by the City with all application fees and containing the following materials:

1. A site plan and

2. Other information to show compliance with Section 7-5-D-4-c.

c. Criteria for Approval. The Planning Commission may approve, approve with conditions, or deny the application, continue the public hearing, or remand it to the Applicant with instructions for modification or additional information or action. Planning commission may approve a variance if it finds that all the following criteria are met:

i. The grant of variance will be generally consistent with the purposes, goals, objectives and policies of the City's Master Plan and the OLUC;

ii. The grant of variance is the minimum variance that will make possible the reasonable use of the parcel, building or structure; and

iii. Literal interpretation and enforcement of the terms and provisions of the OLUC would deprive the Applicant of rights commonly enjoyed by other parcels in the same zoning district and would cause the Applicant unnecessary hardship, as distinguished from mere inconvenience. In determining whether an Applicant's rights would be deprived, the Planning Commission shall consider whether either of the following conditions apply:

1. There are special conditions and circumstances that are unique to the parcel, building or structure, that are not applicable to other parcels, structures, or buildings in the same zone district and that do not result from the actions of the Applicant; or

2. Granting the variance will not confer upon the Applicant any special privilege denied by the City's Master Plan and the terms of the OLUC to other parcels, buildings, or structures, in the same zone district.

d. Issuance, Voting, Expiration and Extension of Variances. The burden shall be on the Applicant to show that these criteria have been met. If the Planning Commission determines that such criteria have not been met, the application shall be denied. The application may be approved upon conditions or limitations which the 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.

i. No variance shall be granted with less than four (4) concurring votes of the Planning Commission.

ii. The Planning Commission shall announce its decision within 35 days of the completion of the hearing. Any decision on a variance application shall be in writing by Resolution. The decision of the board with respect to an application for a variance shall be final, subject only to review by certiorari in the courts. The City shall also 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 City shall cause a transcript of any tape recording of the hearing to be made and certified to the court, and the applicant filing such appeal, or such review shall pay the City the reasonable cost incurred in producing such transcript, unless such applicant has a transcript produced by a court reporter at his expense.

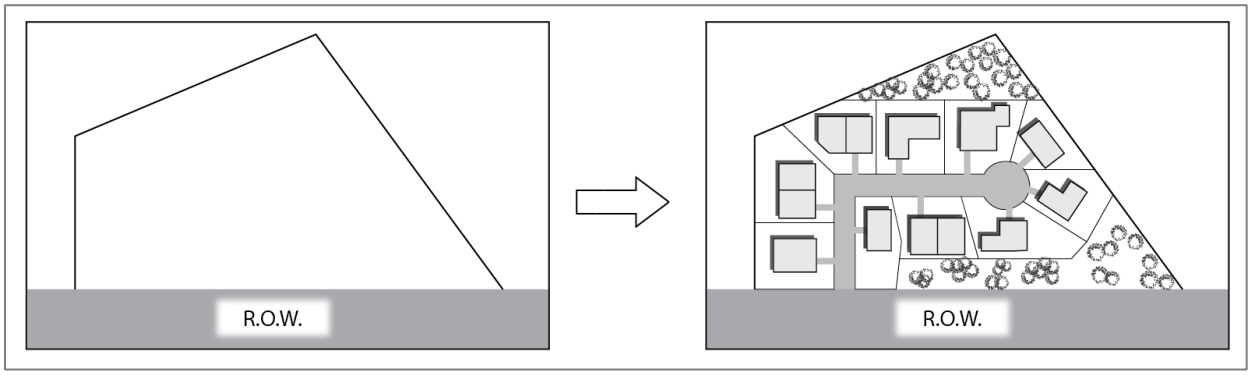
iii. Expiration and Extension of Variances

1. Expiration. All variances shall expire 12 months from the date of issuance if no building permit has been issued to establish the variation authorized, or if the variation does not require a building permit, unless the variation is established, ongoing, and in operation. Such time period shall not be altered by transfer of ownership.

2. Extension. Upon written request, the Planning Commission may grant an extension of the variance for a period not to exceed 6-months for good cause shown. No request for an extension shall be considered unless a written application requesting the extension is submitted to the City Administrator or delegee prior to the date the variance is to expire. Failure to apply for an extension within the time limits established in this section shall render the variance null and void. In considering an extension to a previously approved

variance, the City Administrator or delegee shall consider if any changes have been made to the character of the variance application and resulting criteria for decision. If no changes have been made and the variance extension request was filed before expiration, the City Administrator or delegee shall issue an extension not to exceed 6-months for good cause shown.

5. Subdivisions



a. Purpose

Subdivision development regulations are essential for orderly and controlled development within, and adjoining, the City of Ouray. These regulations ensure development is consistent with community plans and constructed to established and required standards. These standards also ensure quality, safety and the overall welfare of property owners, and citizens or customers who use or frequent these developments. Quality development should benefit everyone.

b. General Provisions

i. Control

1. All development plans or proposals shall be subject to the provisions of these regulations, whether a plat is filed or not.

2. All final plats required by this Section shall be filed and recorded following approval by City Council and after any conditions have been met.

ii. Jurisdiction

1. These regulations are applicable within the following areas:

a. All land located within the legal, corporate boundaries of the City of Ouray.

b. Where applicable, any quasi-municipal corporation located partially or entirely within its boundaries pursuant to Section 18(2)(a) and 2(b) of Article XIV of the Colorado Constitution.

iii. Liability

These regulations shall not create any liability on the part of the City or any officer or employee thereof arising from reliance upon these regulations or any administrative act or failure to act pursuant to these regulations.

iv. Applicability

These regulations also apply to Planned Unit Developments which may be considered and processed in accordance with Section 7-5-D-5-j.

v. General Procedures

The procedures of this Section, Development Review Procedures Section 7-5-C, and the standards in Section 7-9. Subdivision Design and Improvements, shall apply to all subdivisions that result in the portioning, dividing, combining, or altering of any lot, parcel, or tract of land, including subdivisions created by an exercise of the power of eminent domain by an agency of the State or City, unless specifically excluded by state law.

c. Sketch Plan

i. Purpose. The sketch plan is an optional step to consider general conformity with the Master Plan, Codes and Standards and these regulations. It allows for an evaluation of a proposed subdivision before detailed planning and engineering work has been undertaken and before substantial expenses have been incurred.

ii. Approval Criteria. The Planning Commission shall review the Sketch Plan to determine its general acceptability, consistence with the City Standards and will consider the following minimum criteria:

1. Conformity with the Master Plan and zoning regulations.

2. Relationship of development to topography, soils, drainage, flooding potential, natural hazard areas and other physical characteristics.

3. Availability of water, means of sewage collection and treatment, access and other utilities and services.

4. Compatibility with the environment, vegetation, and unique natural features.

5. Compatibility with the architectural history.

iii. As part of the Sketch Plan approval, the Planning Commission may recommend waiving the preliminary plat requirement for subdivisions if the development does not require public improvements or other critical and necessary improvements. The City Council will consider the Planning Commission's recommendation within thirty (30) days and determine whether a waiver of preliminary plat requirements is warranted.

d. Preliminary Plat

i. The City may have the preliminary plat and supporting documentation and reports reviewed by registered professionals for conformance with City Standards and regulations. Fees associated with these reviews must be paid by the applicant. Additional review time may be required in these cases.

ii. The preliminary plat and supporting documentation consider during the review and approval process must be stamped "approved" accordingly or identified as approved documentation. All revised plans must also be included and plans or reports with professional stamps or approvals must also be identified as approved documentation.

iii. Decision Criteria

1. Conformity with the Master Plan and zoning regulations.

2. Relationship of development to topography, soils, drainage, flooding potential, natural hazard areas and other physical characteristics.

3. Availability of water, means of sewage collection and treatment, access and other utilities and services.

4. Compatibility with the environment, vegetation, and unique natural features.

5. Compatibility with the architectural history.

6. Compliance with all subdivision design criteria in the code.

7. Compliance with all standards of the applicable zoning district.

iv. After approval of the preliminary plat and prior to commencement of construction, the applicant and City public works staff shall cooperatively schedule a pre-construction meeting and invite all affected utility companies' representatives to said meeting. The applicant is responsible for ensuring contractor(s) and associate employees/staff attend said meeting.

v. After the pre-construction meeting, and upon submittal and approval of completed submittals and required fees and payment described above, the City shall then issue a notice to proceed, and the applicant may commence construction of subdivision improvements.

vi. Building permits may be issued for any property within the development that has been considered and approved during the preliminary plat review process, and that has adequate infrastructure installed to serve the building during the construction phase. The building permit applicant must be the property owner of record. No certificate of occupancy shall be issued until a final plat is approved and recorded.

e. Final Plat

i. Following the preliminary plat review and approval, the applicant shall submit a final plat containing the information specified in Subsection 7-5-D-5-d.

ii. Decision Criteria

1. Compliance with all subdivision design criteria in the code.

2. Compliance with all plat standards.

3. Compliance with all applicable conditions of preliminary plat approval. The applicant may seek a waiver of a condition from City Council prior to the final plat being considered by Planning Commission.

iii. The final plat shall be submitted within one (1) year after approval of the preliminary plat, otherwise, the preliminary plat approval shall become null and void unless an extension of time is applied for and granted prior to the expiration of the preliminary plat. No final plat shall be approved if submitted beyond two (2) years of approval of a related preliminary plat, except if a phased final plat as described in subsection (c).

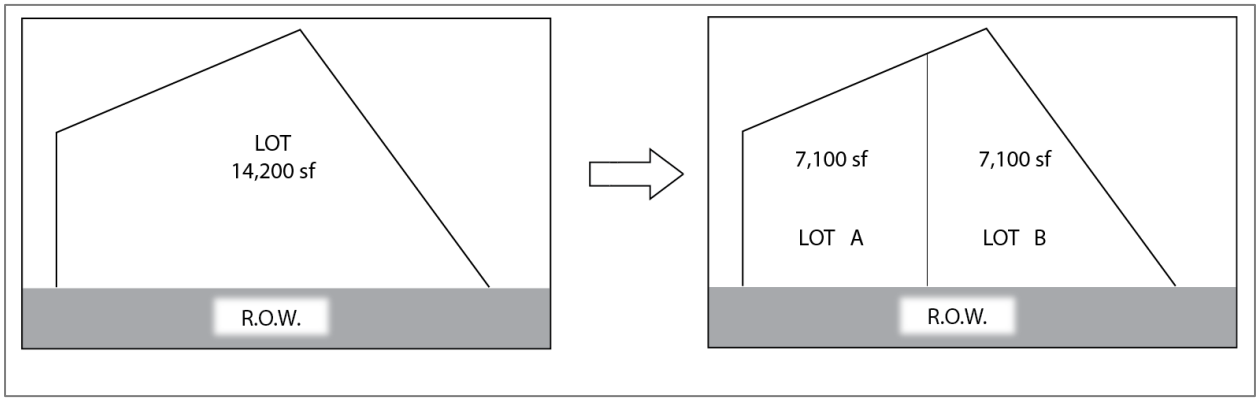
iv. The applicant may seek final plat approval for a portion of the approved preliminary plat. Submittal and approval of each phase of a final plat will result in a one (1) year extension for the applicant to seek final plat approval of the remaining approved preliminary plat. However, the last phase of final plat approval must be submitted no later than five (5) years after the approval of the preliminary plat. Such an extension does not require approval by Planning Commission.

v. The administrator shall consider the final plat and supporting documentation within 30 days of a complete submittal. The final plat should not be signed by City Staff or recorded until all conditions are satisfied, except if the conditions are part of a Subdivision Improvements Agreement.

vi. No final plat shall be approved until all the improvements required by these subdivision regulations have been installed, inspected, and approved, or a subdivision improvements agreement with security has been provided in accordance with provisions of Subsection 7-9-E of these regulations. The final plat shall be recorded with the County Clerk and Recorder, following approval by City administration. The recorded final plat shall be the original plat complete with all signatures, dates, and other information. An electronic copy of the recorded plat shall be supplied to the City. All recording and filing costs are to be paid by the applicant.

vii. No land shall be subdivided, nor any subdivided lot or parcel be sold or conveyed until a final plat has been approved and recorded in accordance with this Subsection.

f. Lot Splits



i. A lot previously created by a subdivision plat which has been approved and accepted by the City, and recorded in the Ouray County Records, may be subdivided into no more than two lots if the criteria in this Subsection is fulfilled and City approval is granted.

ii. The following may apply for an allowable lot split:

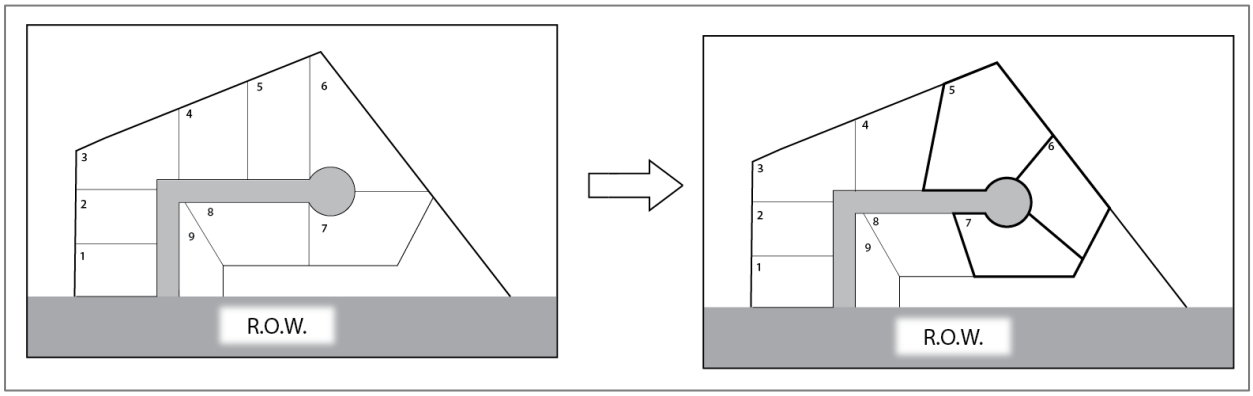
1. Any parcels created by the split, whether consisting of separately described lots, or parts of lots, shall comply with the minimum design standards of these regulations for lots, and with the applicable dimensional requirements of the City Zoning Regulations. The deed or other instrument creating the split shall reserve and be subject to existing easements.

2. A property owner or representative seeking to split a lot by deed or other instrument, shall submit an application in conformance will all procedures of this code.

3. City staff may require an improvements survey to be submitted if necessary to determine if the criteria of this subsection have been met prior to consideration by the City administration.

4. The lot split shall be recorded with the County Clerk and Recorder, following approval by the City. An electronic copy of the recorded plat shall be supplied to the City. All recording and filing costs are to be paid by the property owner or representative.

g. Replat/Boundary Adjustments/Lot Consolidation



i. Replats which reduce the number of separately described contiguous parcels or move a boundary line may be approved and recorded pursuant to this Subsection in lieu of other procedures for subdivisions provided in these regulations.

ii. Application and Procedure. No preapplication conference is required. An application and submittal requirements may be obtained from the Community Development Department. Replats are reviewed and decided administratively. Administrative decisions may be appealed to the Planning Commission per §7-5-H of the Ouray Municipal Code.

iii. Staff will review the application and submitted items notifying the applicant of completeness within 15 days of submittal.

iv. All decisions on replats shall be made within 30 calendar days of a determination of application completeness. Any period during which the applicant has been requested by the City to correct plans, perform required studies, provide additional required information, or

otherwise requires the applicant to act shall be excluded from the 30-day time period. The period shall be calculated from the date the City notifies the applicant of the need for additional information until the date all the requested information has been provided to the City.

v. Decision Criteria.

1. None of the lots affected will be made substandard with respect to the requirements for lot size and dimensions, as required under the respective zoning district, as part of the Ouray Municipal Code. An existing lot, or parts of an existing lot, may be consolidated into the adjoining lots providing no substandard lot is created; and

2. No existing building or structure is made substandard or nonconforming; and

3. Existing easements are not jeopardized or rendered impractical to serve their intended purpose; and

4. The lots being adjusted are considered buildable lots that can accommodate a legal structure under the zoning standards in place at the time of application.

vi. Recording. Following approval by City administration, the replat shall be recorded with the County Clerk and Recorder. No plat shall be recorded or signed by City staff until all conditions associated with approval have been satisfied. An electronic copy of the recorded plat shall be supplied to the City. All recording and filing costs are to be paid by the property owner or representative.

h. Amended Plat

i. Amended subdivision plats previously approved by the City, or parts of such plats, may be approved and recorded in accordance with the provisions of this Subsection in lieu of other procedures provided for subdivisions by these regulations.
ii. Decision Criteria.

1. Amendments shall conform to the requirements for final plats Subsection 7-5-D-5-e; and

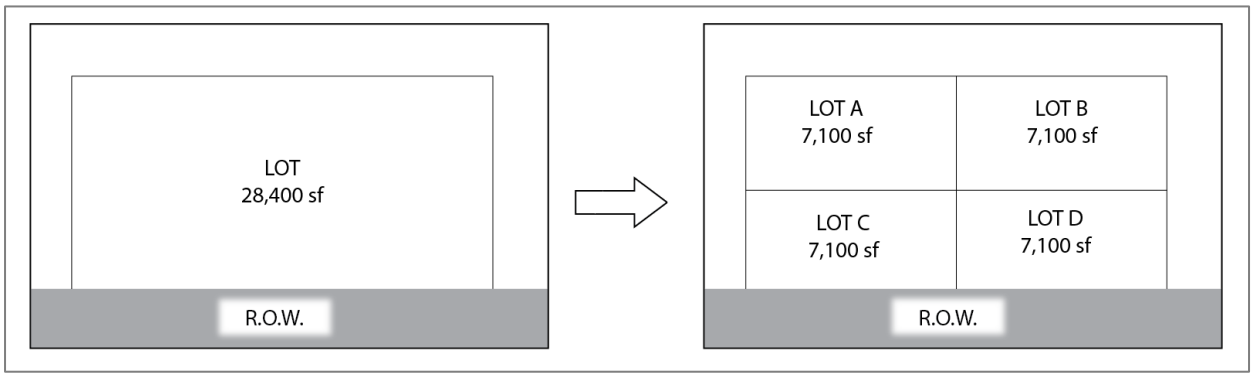
2. Minimum design standards and dimensional requirements shall be met; and

3. Existing easements and/or public improvements are not jeopardized or rendered impractical to serve their intended purpose; and

4. All conditions of approval for the previous plat are complied with unless specifically brought out and modified with the amendment.

iii. Recording. Following approval by the City, the amended plat shall be recorded with the County Clerk and Recorder. No plat shall be recorded or signed by City staff until all conditions associated with approval have been satisfied. An electronic copy of the recorded plat shall be supplied to the City. All recording and filing costs are to be paid by the property owner or representative.

i. Minor Subdivisions



i. Subdivisions resulting in four or fewer new lots, which have available all required improvements and comply with the design standards of Section 7-9-C, shall be exempt from the requirements for a preliminary plat, unless otherwise required by the Planning Commission.

ii. Decision Criteria

1. Conformity with the Master Plan and zoning regulations.

2. Relationship of development to topography, soils, drainage, flooding potential, natural hazard areas and other physical characteristics.

3. Availability of water, means of sewage collection and treatment, access and other utilities and services.

4. Compatibility with the environment, vegetation, and unique natural features.

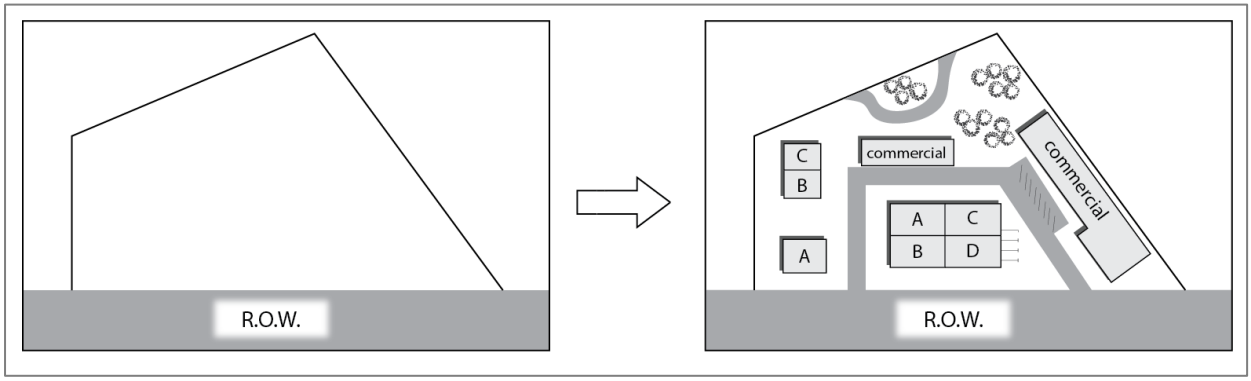
5. Compatibility with the architectural history.

6. Compliance with all subdivision design criteria in the code.

7. Compliance with all standards of the applicable zoning district.

iii. The plat shall be recorded with the County Clerk and Recorder, following approval by the City. An electronic copy of the recorded plat shall be supplied to the City. All recording and filing costs are to be paid by the property owner or representative.

j. Planned Unit Developments – Major



i. Statement of Objectives of Development. The intent of this section is to promote the Planned Unit Development Act of 1972 and encourage innovative developments with unique and valued community attributes. PUDs allow for consideration of development proposals that differ from required development improvements identified in the OLUC. PUDs offer different options to the applicant when planning and obtaining City approval for their development. PUDs allow flexibility with respect to dimensional requirements and increased densities under certain conditions or circumstances. PUDs encourage conservation of a site's natural characteristics, innovative residential, commercial and industrial development plans which will result in a more efficient use of open space and provide affordable housing for year around residents.

ii. Criteria for a Planned Unit Development (PUD)

1. A PUD shall be in general conformity with the City's Master Plan and consistent with the objectives as stated in Subsection (i) above.

2. Compliance with the Colorado Planned Unit Development Act of 1972.

3. A PUD shall have a minimum of 1 unit or lot.

iv. Permitted Uses

1. Recreational Facilities and "permitted" 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.

2. Residences may be clustered into duplexes or multi-family residences.

v. Dimensional Requirements and Densities

1. The dimensional requirements for various PUD items may differ from what is required in the OLUC if the Planning Commission determines that such deviations will promote the public health, safety and welfare.

2. Residential PUDs may have additional residential units for each acre in the PUD, above what would be allowed otherwise in the zoning district or districts involved.

vi. Procedures

1. Planned Unit Developments (PUD) shall be reviewed in accordance with the same procedures for review of subdivisions as found in Subsection 7-5-D-5.

2. The preliminary and final PUD plan shall comply with all requirements for a preliminary and final subdivision plat, to the extent applicable.

3. A public notice of the hearing on the preliminary planned development plan and any substantial amendments thereto, shall be given by publishing a notice and posting a notice on the property in accordance with noticing procedures outlined in Section 7-5-C.

4. Required Improvements and Standards

a. PUD plans shall comply with design standards in Subsection 7-9-C and provide construction improvements as required for subdivisions in Subsection 7-9-E, unless granted otherwise by the Planning Commission.

b. PUD development improvement agreements and required securities must comply with Subsection 7-9-E.

k. Planned Unit Developments – Minor

i. A minor Planned Unit Development shall be any proposed planned unit development proposed for four or fewer residential dwelling units or lots.

ii. Criteria for a Minor Planned Unit Development (PUD)

1. A Minor PUD shall be in general conformity with the City's Master Plan and consistent with the objectives as stated in Subsection (i) above for Planned Unit Developments - Major.

2. Compliance with the Colorado Planned Unit Development Act of 1972.

3. A PUD shall have a minimum of 1 unit or lot.

iii. Permitted Uses

1. Recreational Facilities and "permitted" 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.

2. Residences may be clustered into duplexes or multi-family residences.

iv. Dimensional Requirements and Densities

1. The dimensional requirements for various PUD items may differ from what is required in the OLUC if the Planning Commission determines that such deviations will promote the public health, safety and welfare.

2. Residential PUDs may have additional residential units for each acre in the PUD, above what would be allowed otherwise in the zoning district or districts involved.

v. Procedures

1. Minor Planned Unit Developments (PUD) shall be reviewed in accordance with the same procedures for review of minor subdivisions as found in Section 7-5-D-5-i.

2. The minor PUD plan shall comply with all requirements for a preliminary and final subdivision plat, to the extent applicable.

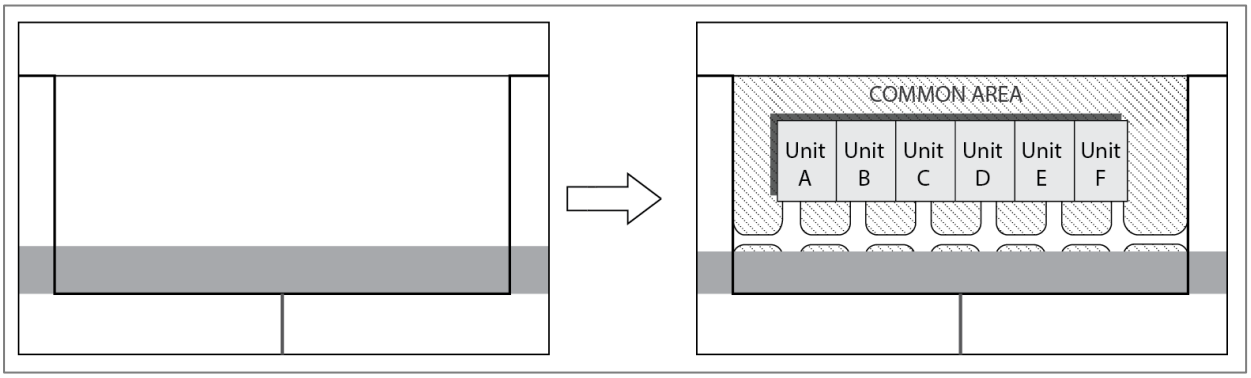
3. A public notice of the hearing on the minor planned development plan and any substantial amendments thereto, shall be given by publishing a notice and posting a notice on the property in accordance with noticing procedures outlined in Section 7-5-C-3.

4. Required Improvements and Standards

a. PUD plans shall comply with design standards in Subsection 7-9-C and provide construction improvements as required for subdivisions in Section 7-9-E, unless granted otherwise by the Planning Commission.

b. PUD development improvement agreements and required securities must comply with Subsection 7-9-E.

6. Condominium Subdivision



a. Purpose

Where a proposed development is to include a condominium form of ownership or if an existing development is to be converted to a condominium form of ownership, in whole or in part, an application shall be submitted for review and approval as a subdivision pursuant to Section 7-5-D-5 and pursuant to the additional terms and provisions of this Section.

b. Condominium Documents

Prior to review by the Planning Commission of any plat, the owner of the property being dedicated shall fully execute and cause to be properly acknowledged a declaration prepared in compliance with the purpose, intent and requirements of the Colorado Common Interest Ownership Act. The declaration shall also contain the following:

i. A provision for the ultimate obligation by the condominium association to pay all water and sewer charges for all individual units within the project, and any common element charges in accordance with the rules and regulations of this Code.

ii. A clear definition and description of the rights, duties and liabilities of all unit owners with respect to the general common elements and the limited common elements.

iii. In the event the condominium project is expandable, appropriate provisions relating to the phasing of the project, along with the identification, by legal description, of the property onto which the project will be expanded, identification of the total maximum number of units which could be constructed within the entire expanded project, and identification of the interest each unit owner will have, by percentages, after any expansion.

iv. A provision that, in the event any unit is owned by more than one (1) person or by a partnership, joint venture, corporation or other such entity, the owners thereof shall designate, in writing to the association, the name and address of the agent of the owner to whom all legal or official assessments, liens, levies or other such notices may be properly and lawfully mailed, and that, upon failure to so designate an agent, the association shall be deemed to be the agent for receipt of notices to such owners.

Section 7-6 Zoning Districts

A. Purpose

This Section divides the City into Zoning Districts of such number, shape, and area, of such common unity of purpose or use as are deemed most suitable to effectively accomplish the intent of the City's Master Plan. To manage land development, each Zoning District has a stated purpose, uses permitted by right, uses permitted by conditional use permits, dimensional limitations, and off-street parking requirements. All development within each Zoning District shall be consistent with the stated purpose for the Zoning District and any applicable overlay district.

B. Zoning Map

1. The boundaries of the districts set out in this Section are shown on the 2021 Revised Zoning Map of the City, as adopted by Ordinance No.12 (Series 2021), as may be amended from time to time and is made part of this Code.
2. A copy of the Official Zoning Map, as amended from time to time, shall be maintained in the City Clerk's office available for public inspection.
3. 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 description of the property to be rezoned. Amendments to the Official Zoning Maps shall be governed by the procedures in Subsection 7-5-D-1.
4. The regulations for the various districts provided for in this Section shall apply within the boundaries of each, as such district is indicated on the Official Zoning Map.
5. The district boundaries, as shown on the Official Zoning Map, shall be construed to follow the center lines of streets or alleys, to follow platted lot lines or the lines of undivided parcels of property, or to follow the City limits, whenever a boundary is shown as approximately in the vicinity of such lines. The scale of the map may determine distances.

C. Establishment of Districts

This Section establishes the zoning districts and contains basic information pertaining to the districts, including statements of purpose. Section 7-7, Use Regulations, and Section 7-8, Dimensional Standards, identify the uses allowed within the districts and the dimensional

standards applying to development in the districts, respectively. Section 7-8 , Development Standards, identifies any district-specific development standards applying to development in the districts. The following zoning districts are established:

Table 7-6-C: Establishment of Districts	
Zoning District	**Abbreviation**
Parks – Developed	**P-1**
Parks – Conservation	**P-2**
Residential	**R-1**
Residential – High Density	**R-2**
Commercial	**C-1**
Commercial – Industrial	**C-2**

D. Purpose of Each Zoning District

1. Parks Developed – P-1

The purpose of the Parks-Developed District (P-1) is to utilize and preserve open space.

2. Parks Conservation- P-2

The purpose of Parks-Conservation District (P-2) is to preserve, in its natural state, certain designated park areas that have not been developed, except to allow parking or public water facilities.

3. Residential – R-1

The purpose of Residential District (R-1) is to accommodate non-transient residential development in single family dwellings and duplexes.

4. Residential – High Density – R-2

The purpose of the Residential District – High Density (R-2) is to accommodate transient, part-time or permanent residential development in a density greater than envisioned for R-1.

5. Commercial – C-1

The purpose of the Commercial District (C-1) is to encompass the commercial business district of Ouray. It is intended to accommodate retail, office, service-based businesses, and residential and institutional uses consistent with a conventional business district.

6. Commercial – Industrial – C-2

This district encompasses lands along the Uncompahgre River and Highway 550 in the northern portion of the City of Ouray. It creates areas for housing, retail and wholesale businesses, tourist and auto oriented uses, storage, light manufacturing, and industrial activities. Each use will be required to mitigate its particular negative impacts determined to exist so as to provide for the reasonable enjoyment of adjacent properties.

E. Overlay Districts

1. Purpose

The purpose of the overlay districts below is to provide for additional standards and protections that protect the historic character of the city and allow for appropriate infill. These overlay districts are designed to protect the essential characteristics of the underlying zoning districts creating a flexible approach to land uses to enhance the character of Ouray's commercial corridors and centers.

a. Local and National Historic District

On R1 and R2 properties within the boundaries of the Ouray Local and National Historic District as shown on Official Zoning Map, the maximum floor area gross shall not be more than 10% greater than the average floor area of primary structures on lots located on the block front or 4,260 sq. ft., whichever is less. Accessory buildings or structures shall be excluded from the average floor area calculation.

b. Commercial Historic District

i. C-1 and C-2 properties:

No minimum front or side setback (see Dimensional Requirements Table 7-8-A).

ii. C-1 properties:

1. On properties within the boundaries of the Ouray Commercial Historic District and fronting U.S. Highway 550, the maximum floor area shall be 9,585 sq. ft. per 25 ft. of U.S. Highway 550 frontage for the lot on which the building is located.

2. Any building on a lot located within the Ouray Commercial Historic District as shown on Official Zoning Map may not have more than 75% of the building's ground floor level devoted to a residential dwelling unit or residential spaces or uses accessory thereto.

3. Any buildings located on lots that front on U.S. Highway 550 and located within the Ouray Commercial Historic District between 5th and 8th Avenues may not devote any portion of the ground floor facade facing U.S. Highway 550 to residential dwelling units or spaces or uses accessory thereto, except for residential entryways.

4. No building shall be located within 10 feet of another building except for buildings located within the Ouray Commercial Historic District and buildings not used for residential purposes.

c. Mixed Use Overlay District

i. General:

1. The Mixed Use Overlay District is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential or complementary commercial uses.

2. Properties where the underlying zoning district is residential, the district should promote self-supporting areas that contain housing predominantly, but could also include some retail, offices, and light trade. A range of residential housing types, including single-family

residences, duplexes, apartments, and live-work units, are allowed. A lesser portion of the site area shall be allocated to non-residential uses that are related to the neighborhood.

3. Properties where the underlying zoning district is commercial, the district should promote gradual development and redevelopment of existing commercial corridors to become more vibrant and attractive mixed use areas that may contain some housing, offices, and light trade. A lesser portion of the site area shall be allocated to residential uses that are related to the commercial corridor.

4. Mixed use development within the overlay district shall be a use by right and intended to promote a wide range of residential and non-residential land uses surrounding the commercial corridor. In the event of a conflict between the provisions of the mixed use overlay zone and the underlying zone, the provisions and development standards of the underlying zone shall prevail.

Section 7-7 Use Regulations

A. Table of Allowed Uses

P = Permitted Use		**Blank Cell = Prohibited Use**					
L = License Required							
C = Conditional Use							
Use Category	**Use Type**	**R-1**	**R-2**	**C-1**	**C-2**	**P-1**	**P-2**
Residential Use							
Household Living	Dwelling - Single-Family	**P**	**P**	**C**	**C**		
	Dwelling - Duplex	**P**	**P**	**C**	**C**		
	Dwelling - Multi-Family		**P**	**C**	**C**		
	Dwelling - Modular	**P**	**P**	**C**	**C**		
	Dwelling - Manufactured			**C**	**C**		
	Dwelling - Mobile Home			**C**	**C**		
	Timeshares		**C**	**C**	**C**		
	Accessory Dwelling Unit (ADU)	**P**	**P**	**C**	**C**		
Commercial Use							
General	Retail Shop			**P**	**P**		
	Office - Professional, Business			**P**	**P**		
	Wholesale Distributors				**P**		
	Outdoor Displays of Merchandise			**P**	**P**		
	Marijuana - Sales, Centers, Retail, Operation, Cultivation						
Arts & Entertainment	Crafting of Art, Collectibles, Handicrafts			**P**	**P**		
	Theater			**P**	**P**		
	Adult Use - Entertainment				**C** [2]		
	Adult Use - Retail			C [1, 2]	**C** [2]		
	Bar, Tavern, Liquor Store			**P**	**P**		

Food & Beverage Services	Restaurant		**P**	**P**	**P**		
	Fruit, Vegetable, Cider & Honey Sales				**P**		
	Accessory Bars & Restaurants for Lodging Business		**P**	**P**	**P**		
	Food Trucks			**P**	**P**		
Lodging Facilities	Lodging Business - Hotel, Motel, Bed & Breakfast, Hostel		**P**	**P**	**P**		
	Campground and RV park		**C**	**C**	**C**		
	Short Term Rental (STR)		**L**	**L**	**L**		
Offices, Business & Professional Services	Bank, Financial Institution			**P**	**P**		
	Professional, Government, or Administrative Office/Facility			**P**	**P**		
	Pet Boarding Kennels				**C**		
Automotive, Maintenance & Repair Services	Auto Service Stations				**P**		
	Repair Shops				**P**		
	Automotive Sales				**P**		
Storage & Warehousing	Lumber Yards				**P**		
	Storage Units				**P**		
	Builder Supply Yards				**P**		
	Wholesale Distributors				**P**		
	Warehousing				**P**		
	Intermodal Shipping Containers for Accessory Storage				**C**		
Tourist Oriented Uses	Jeep/OHV/snow machine or similar tours and rentals			**C**	**C**		
	Horse tours/boarding				**C**		
Public, Institutional, Open Space and Civic Uses							
Community & Cultural Facilities	Scenic Areas	**P**	**P**	**P**	**P**	**P**	
	Conservation Areas	**P**	**P**	**P**	**P**	**P**	
	Historic Preserves	**P**	**P**	**P**	**P**	**P**	
	Bird and Animal Sanctuaries	**P**	**P**	**P**	**P**	**P**	
	Public Utility Service Facilities	**P**	**P**	**P**	**P**	**P**	**P**
	Public Sanitation Facilities						**P**
	Public Water facilities						**P**
	Private and Fraternal Clubs			**P**	**P**		
	Churches	**P**	**P**	**P**	**P**		
	Recreational Facility				**P**		
	Public Schools	**P**	**P**	**P**	**P**		
Transit Uses	Street & Highway Landscaping and Beautification	**P**	**P**	**P**	**P**	**P**	
	Parking Lots						**P**
Open Space	Agriculture Open Space					**P**	

	Open Space, Forest Parks, Tree Planting	**P**	**P**	**P**	**P**	**P**	**P**
Light Industrial / Heavy Commercial							
Industrial Uses	Gravel Crushing & Screening				**C**		
	Cabinet, Carpentry, Machine and Welding Shops				**P**		
Accessory Uses							
Residential	Home Occupation	**P**	**P**	**P**	**P**		
	Accessory Structures/ Garage/ Storage	**P**	**P**	**P**	**P**		

Table Notes:

1. Allowed use in the C-1 zoning district, excluding properties located within the Commercial Historic District Overlay Zone.
2. Any Adult Use shall be located no less than 300' from any K-12 school.

B. Home Occupations

1. Purpose

The intent of this Subsection is to allow a home occupation as an accessory use to a residence when it is operated and designed in a manner such that it blends into the neighborhood and would not be obvious to the casual passer-by that the site is other than a residence. The home occupation shall not be carried out in a way that disturbs the lifestyle of other residents in the neighborhood. The home occupation may not be operated in a way that creates an unhealthy, unsafe, or unwholesome environment for the operators, customers, neighbors, or the general public.

2. Criteria for Operation of Home Occupation

Home occupations may be conducted within a dwelling unit or accessory building in any district as an accessory use to a residence only if the following criteria are met:

a. City and state sales tax licenses must be obtained if sales taxable by the City or state sales taxes are to be made;

b. Only the residents of the dwelling unit and one employee may be engaged in the home occupation;

c. The home occupation does not change the essential residential character of dwelling unit or accessory building;

d. No more than 50% of the total floor area of the main level floor of the dwelling unit is devoted to the home occupation;

e. No equipment or materials used in the home occupation may be stored outside the building;

f. Sales of goods or items to customers on the premises is prohibited, except for items made or created on the premises. Services may be provided on the premises but shall not involve objects which are too large to be carried by an individual;

g. Except in the R-1 zoning district, signs shall comply with applicable sign regulations; and

h. In the R-1 district, the following criteria must be followed:

i. No mechanical, electrical or other equipment or items that produce noise, light, electrical or magnetic interference, vibration, heat, glare, smoke, dust, odor or other nuisance outside the residential building or accessory building or structure may be used;

ii. No more than 8 customers, or in the case of day care or schools, 8 children including children of the family living in the residence, may be present on the premises at any one time.

C. Manufactured Home and Recreation Vehicle (RV) Park Standards

1. Application and Permit

a. It shall be unlawful to commence the construction of any manufactured home or RV park, or the enlargement of an existing park until a site development permit has been approved by the City Council as meeting the criteria and requirements of this Subsection and other applicable city and state regulations.

b. Application for a site development 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 requirements of Subsection 7-7-C-2 will be met.

c. Staff Review. The City staff shall review the application to determine whether it is complete. If the application is not complete, City Staff shall notify the Applicant in writing and shall take no further action on the application until the deficiencies are remedied. If the application is complete, then City staff shall affix the date of acceptance and assign the application an agenda date with the Planning Commission which shall be no less than thirty days from the date of acceptance. The Applicant will submit 14 copies of the original Land Use Application, Site Plan, proof of mailing, and any other supporting documents on 3-hole punched paper to City Staff no later than 15 days prior to the date of the Planning Commission meeting at which the application is scheduled to be considered.

d. Planning Commission shall recommend approval, approval with conditions or denial of the application to City Council. Planning Commission and City Council shall review the application's consistency with the requirements of Subsection 7-7-C-2 or 7-7-C-3, as applicable.

e. Following approval of the site development permit, the park shall be developed, and no homes may be placed in the park until the improvements are properly completed and occupancy permit issued.

2. Manufactured Home Park Design Requirements

a. Manufactured home parks may be located only where allowed by City 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 Subsection (b). In the event of any conflict between the State regulations and the requirements of this Subsection or other ordinances and regulations of the City, those regulations, which are more stringent, shall apply.

c. Each space may have only one (1) manufactured or mobile 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.

d. Minimum space area shall be 2,500 square feet.

e. Minimum setbacks within each space:

i. Front setback shall be 12 feet

ii. Rear setback shall be 8 feet

iii. Side on Corner Space setback shall be 7.5 feet

iv. Side setback shall be 5 feet

f. 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.

g. The manufactured home park developer shall provide improvements developed to the standards required in this Subsection of the OLUC and shall provide the following:

i. 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.

ii. Refuse collection for each manufactured home space shall be provided.

3. Recreational Vehicle (RV) Park Design Requirements

a. Size and location. RV Parks may be located only where allowed by City zoning regulations and shall be a minimum of two (2) acres in area.

b. All RV Parks shall, at 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 subsection or other city ordinances or regulations, those regulations which are more stringent shall apply.

c. Dimensional Requirements:

i. All RVs and any accessory structures shall be at least ten (10) feet from any other RV and accessory structure.

ii. The number of RVs in the park shall not exceed 25 RVs per acre.

d. Five percent (5%) of the gross area of the RV park shall be developed and maintained as a park or playground by the park owner.

e. The RV Park developer shall provide the following improvements:

i. A water system, including fire hydrants and fire mains.

ii. A sanitary sewer system.

iii. Streets with a minimum width as follows:

1. One-way/no parking – 11 feet;

2. One-way/parking on one side – 18 feet;

3. Two-way/no parking – 24 feet;

4. Two-way/parking on one side – 27 feet;

5. Two-way/parking on both sides – 34 feet.

iv. A storm drainage system.

v. Street signs to include traffic circulation and security lights.

vi. A service building meeting the requirements of applicable state and City regulations.

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

viii. Designs for dump stations, when provided, shall be approved by the City.

4. Maintenance of Manufactured Home and Recreational Vehicle (RV) Parks

a. All manufactured home and RV parks shall be maintained in accordance with the requirements of this Section, applicable State of Colorado Department of Health Regulations, and other applicable regulations of the City or state.

b. The City Administrator or delegee, shall have the right to enter upon any manufactured home or RV park at any reasonable time for the purpose of inspecting the premises to determine compliance with this Section or other applicable ordinances and City and State regulations.

D. Telecommunications Antenna and Tower Standards

1. Telecommunication towers and antennas shall be located, and comply with the following provisions:

a. Noncommercial television and telecommunications receivers, and amateur radio antennas which qualify as an accessory use to the main use on the premises, may be located on such premises.

b. Antennas for "personal wireless services" as defined in 47 USC 332(c)(7)(c)(i) shall be limited to the C-1 and C-2 Zoning Districts, or upon City-owned property in other zoning districts pursuant to leases or permits with the City, with terms and conditions adequate to insure safety and reasonable compatibility with the neighborhood in which they are located, including requirements for camouflaging where appropriate.

c. Commercial radio, television and other telecommunications transmitters and receivers shall be restricted to commercial zoning districts.

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 height set out in Table 7-8-A, with the following exceptions:

a. Telecommunication antennas, receivers and transmitters may be located on existing towers and structures, or on an extension of an existing tower or structure of no more than 20 feet.

b. A variance to the height limitations otherwise applicable may be obtained for an amateur radio antenna for noncommercial use pursuant to the review procedures of Section 7-5-D-4, if the Planning Commission determines that the following criteria are met:

i. A higher tower is necessary to be reasonably adequate for the domestic communications purposes;

ii. No reasonable alternative exists; and

iii. No adverse impacts will be created with respect to other property in the area.

c. A variance to the height limitations otherwise applicable may be obtained for personal wireless service antennas if the Planning Commission determines pursuant to the review procedure of Section 7-5-D-4 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;

ii. No adverse effect on property values in the area will be caused and no safety hazard will be created; and

iii. The design and color of the tower and appurtenances shall be reasonably compatible with the site and surrounding area.

d. A final decision to deny a variance shall be in writing and supported by a substantial written record.

e. All towers and structures shall be subject to the building setback requirements of Table 7-8-A, and applicable provisions of City building code and other ordinances and regulations.

E. Recreational Vehicle Parking

1. In the R-1, R-2, C-1, and C-2 districts, RVs may be parked as follows:

a. Occupied as temporary dwellings only within a licensed RV Park in a designated space or with a permit issued by the City.

b. RVs may be parked, if unoccupied, in compliance with any of the following:

i. Upon the public rights of way or other designated public parking area, if registered under state law and lawfully parked in compliance with Section 14-8; provided, however, they may not be parked to create a traffic hazard. An RV parked pursuant to this subsection may only be parked for a period less than 72 hours. The fact that the position of such an RV is moved along any person's premises, the RV is moved for the primary purpose of avoiding the 72-hour limitation, or the vehicle is moved away for any period of fewer than twenty-four (24) hours, shall be ignored in determining whether a vehicle has remained parked in front of any premises for 72 hours. Provided, however, this shall not apply to a vehicle owned or leased by the owner or occupant of the abutting property if the RV is less than twenty (20) feet long.

ii. Upon a lawful RV sales lot.

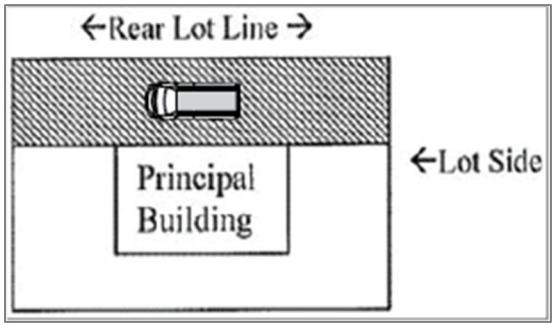
iii. In a licensed RV Park.

iv. In a garage.

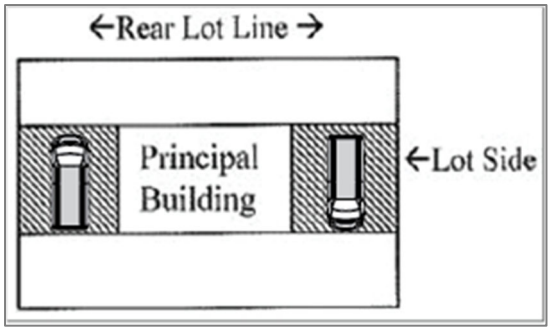
v. As a temporary construction office at the construction site pursuant to a permit issued by the City. Such use shall not include sleeping or cooking.

c. One RV may be parked either:

i. On a lot as an accessory use to a principal building, in the open space extending the full width of the lot, the depth of which is the horizontal distance between the rear lot line and the principal building, and in compliance with building setback regulations as illustrated below;



ii. On a lot as an accessory use to a principal building, in the open space between the principal building and the lot side, the width of which is the horizontal distance from the lot side to the principal building, and in compliance with building setback regulations as illustrated below; or

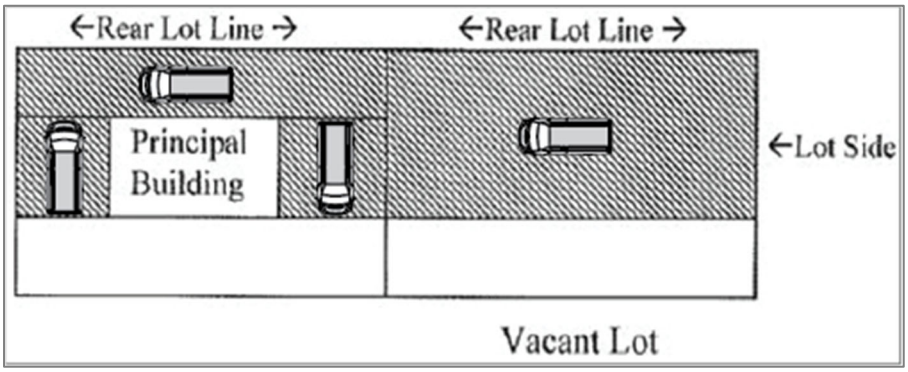


iii. On a vacant lot, in the open space between the principal building and the farthest lot side of the vacant lot and extending to the rear lot line of the vacant lot, as long as the following criteria are also met:

1. The lot with the principal building, the vacant lot, and the RV are owned by the same owner.

2. The vacant lot is contiguous to the lot on which the principal building is located.

3. Parked in compliance with building setback regulations as illustrated:



d. In the parking lot of a lodging business, the owner of a lodging business may park one (1) RV and a guest of the lodging business may park one (1) RV during their stay.

2. In the R-1, R-2, C-1, and C-2 districts, RVs may be used for temporary habitation when in compliance with the following:

a. Temporary habitation when used in conjunction with construction.

i. An RV may be used for temporary living quarters for not more than twenty-four (24) months while the occupant thereof is repairing or constructing a permanent dwelling on the same property. Before an RV will be permitted in such an instance, the real property owner or the person intended to occupy the RV shall secure a conditional use permit for the RV from the Planning Commission. The conditions of such permit include:

1. Such permit shall be granted upon the receipt of a signed statement by the applicant that a permanent dwelling or structure will be constructed within twenty four (24) months thereafter.

2. Construction must start within sixty (60) days of RV placement.

3. Only one (1) RV shall be permitted on any parcel of land during the construction or repair of a permanent dwelling or structure. A repair shall be considered when the repair will cause a condition that disallows the homeowner from occupying the inside of the home during the repair construction. Repairs that are minor and can be confined within the interior shall not be considered.

4. Conformity with the general standards of the Temporary Employee Housing conditions not including associated Temporary Employee Housing permit fees.

b. Temporary Employee Housing.

i. Permit Requirements

1. Any Owner may, upon the granting of a temporary employee housing permit issued administratively by City Administrator or delegee, enter into a private agreement with any employee housing staff to allow RV parking on the owner's private property for use as a temporarily dwelling or sleeping quarters.

2. This temporary employee housing permit shall issue and automatically renew weekly until such time as Owner terminates the permit in writing to the City or the issued permit expires, whichever comes first.

3. The permit application fee shall be set by resolution of City Council, as amended from time to time. The city may accept advance payment of the weekly permit fees, but acceptance of such payment does not change the week-to-week permit status. City will not provide refunds on any advanced permit fees paid, except if a permit is revoked by the City for cause.

4. If the RV is connected directly to a sewer cleanout, the sewer rate shall be in accordance with the applicable Travel Trailer, Overnight Mobile Home Park, RV Park site rate as amended from time to time.

5. This Permit does not allow any material change in the exterior of any premises that would require a building permit.

6. The number of temporary employee housing permits issued by the City shall be no more than 10.

ii. Eligibility

1. An applicant shall submit a completed permit application to the City along with payment of the permit application fee.

2. The real property must have a structure on the parcel with a valid City water tap.

3. The RV must be placed entirely on private property and meet the front yard setback of the zoning district. The rear and side yard setbacks shall be zero feet (0 ft.) for the purpose of this permit.

4. The location of the RV on the Owner's private property must be deemed appropriate by City Staff.

5. The RV must have a supply of electricity from a source on the same parcel. No use of a generator is allowed at any time. No air-conditioning unit on the roof of an RV or any other mechanized unit to cool air may operate after the hours of 8:00 p.m. or before 8:00 a.m.

6. The RV must have access to City water by a hose or other means from a structure located on the same parcel with drinking water hose bib with vacuum breaker to prevent backflow and the water rate shall be in accordance with the applicable Travel Trailer, Overnight Mobile Home Park, RV Park site rate as amended from time to time.

7. Hoses and cords which cross real property lines or public property are prohibited.

8. Sewer hook-up for an RV is allowed so long as the discharge hose that attaches to the sewer cleanout includes a cam lock or other RV sewer locking mechanism to ensure a leak-resistant connection, along with a sewer hose seal for odor proofing.

9. If not directly connected to the sewer, the RV black water holding tank must be dumped every 3 to 5 days to ensure odors are suppressed and Owner is required to ensure that there is adequate water in the holding tank so aerobic bacteria are hydrated for effective waste breakdown and odor elimination.

10. The RV must be equipped with a fully functioning fire extinguisher and carbon monoxide detector.

11. No more than one RV per parcel shall be allowed in the Residential District (R-1), two per parcel within the Residential District – High Density (R-2), and four per parcel in Commercial District (C-1), and Commercial – Industrial District (C-2).

12. Only one family of not more than three adults over the age of 18 and up to three minor children or three unrelated adults over the age of 18 may dwell or sleep in any RV located on a permitted spot.

13. The term of the tenancy between the Owner and the Workforce Housing Staff shall end each week on Saturday at 11:59 p.m. and notice to quit shall not be necessary if a forcible entry and detainer action is required to be filed by Owners under C.R.S. § 13-40-107(4). This rental term shall be contained in a written

agreement signed by the Owner and the Workforce Housing Staff with a copy provided to City Staff prior to approval of the permit.

14. The Permit shall be affixed to the RV, so it is visible from the any public way, if possible.

15. The Owner and any Work Force Housing Staff grant permission to City staff or the Police Department personnel to enter the property as an invitee to inspect the RV for permit compliance or to respond to complaints without a search warrant at any time.

16. The permitted RV shall comply with all other restrictions and requirements imposed by the local, state, or federal laws.

17. No permanent structure shall be erected in connection with this Permit.

18. Property owner must file with the City a certificate evidencing valid and effective policies for real and personal property liability insurance.

iii. Factors for grant of temporary permit.

1. No permit under this ordinance shall be granted unless the City finds that the following criteria have been met:

a. No current nuisance as set forth under Ouray Municipal Code exists on the real property where the RV will be located.

b. The RV location does not unreasonably interfere with other adjacent private property rights.

c. The real property parcel complies with any applicable City land use, zoning, and building regulations.

d. The issuance of the permit balances the safety of patrons, pedestrians, and traffic such that no such group shall be subject to an unreasonable risk of harm if the permit is granted.

F. Accessory Dwelling Units (ADUs)

1. Dwelling units which meet the criteria of this Subsection may be allowed as an accessory use to a principal residential unit in the R-1, R-2, C-1 and C-2 districts provided that the dwelling units conform to the applicable requirements of said Districts.

2. The accessory dwelling unit must be constructed in accordance with applicable requirements of Code adopted by the City pursuant to Chapter 6 of Ouray Municipal Code. It may be attached or detached to the principal residential unit. Applicable dimensional requirements for a single-family dwelling as set out in Table 7-8-A must be met for the premises.

3. One off-street parking space shall be provided for the accessory unit in addition to any other required off-street parking.

4. The accessory dwelling unit may not exceed 1,000 square feet of living area.

5. If any of the dwelling units are rented, a minimum of a 90-day rental period shall be required by written lease.

6. The accessory dwelling unit must be owned together with the principal residential unit in undivided ownership.

7. The accessory dwelling unit may be served off of the water and sewer taps for the principal residence, in which case it shall not be subject to additional investment fees, and the primary residence and accessory dwelling unit shall be charged as a duplex for water and sewer service rates.

8. The burden shall be upon the owner of any accessory dwelling unit to provide adequate proof to the City that the criteria of this Section are met. In the event that the City determines that the criteria have not been shown to be satisfied the unit may not be occupied as a residence.

9. A dwelling unit constructed as 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.

G. Medical and Retail Marijuana

Medical Marijuana Centers, Medical Marijuana-Infused Products Manufacturers, Retail sales, Grows and Optional Cultivation Premises Operations are prohibited uses in all zoning districts within the City of Ouray.

H. Short Term Rentals

1. Purpose

To prevent adverse impacts attributable to short-term rentals in dwelling units; preserve the current character and ambience of City neighborhoods; protect public health, safety, and welfare; and ensure compatibility with surrounding land uses.

2. Applicability

These regulations apply to any owner of real property with dwelling unit (dwelling units) used as an STR, whether directly or indirectly, in R-2, C-1, and C-2 Zone Districts, for less than thirty (30) consecutive days.

3. Prohibitions and Conditions

a. STRs are prohibited in the R-1 Zone District.

b. STRs are prohibited in accessory dwelling units.

c. A maximum number of STR licenses, also known as a Cap, may be adopted by City Council from time to time.

d. Dwelling units with an STR license must use the dwelling unit as a STR for thirty (30) or more days each annual license period.

4. Exemptions

a. Any STR within the R-1 Zone District in existence and use as an STR prior to July 17, 2019, must obtain an STR license and upon the granting of a license such use shall be deemed as legal non-conforming. Upon non-renewal, or transfer in ownership of the real property of any kind, such license and use shall cease.

b. Dwelling units located within a lodging business premises are exempt but those located outside the lodging business premises must have an STR license if the property is assessed with a residential tax rate.

c. STR Cap and Trade. Any real property owner who provides three (3) new dwelling units for rent for more than 30 consecutive days on the same parcel, after adoption of this Ordinance, may obtain one (1) STR license for a fourth dwelling unit on the same parcel and shall be considered exempt from any STR license cap, so long as the policies concerning this exemption are met, as determined by City Council from time to time. When using the STR Cap and Trade program, a real property owner may use one (1) of the three (3) dwelling units as their primary residence and be excluded from the cap. The real property owner shall execute an affidavit when the STR license is issued stating that three (3) dwelling units are being utilized as rentals with a minimum lease agreement of six (6) months, excluding, if applicable, the real property owner's primary residence and shall provide the City, upon request, proof of lease agreements. All other requirements of these regulations apply, including policies and procedures, adopted by City Council from time to time.

5. Registration, Licensing, and Renewals

a. An application is required to be submitted in accordance with the STR administrative policies and fee schedules, as City Council may adopt from time to time.

b. The City Administrator, or any authorized staff, may issue and regulate short-term rental licenses, administratively.

c. Upon submittal of a new STR application, a site inspection will be conducted to ensure the dwelling unit meets the City's adopted building codes.

d. License renewals may require an additional inspection if substantial changes to the premises were made or complaints arose during the previous licensing period, as determined administratively.

e. An STR license is issued to the real property owner and is not transferable, except if the real property for which a valid STR license has been issued is transferred pursuant to a deed meeting any of the following conditions (these exceptions do not apply to any STRs within R-1):

i. The transfer of title to real property if the grantee is a member of the grantor's family.

ii. The transfer of title to real property from a grantor to a trust established by the grantor.

iii. The transfer of title to real property from a grantor to a limited liability company or another form of business entity recognized by Colorado law so long as the grantor has a controlling interest in such limited liability company or other business entity.

iv. Any transfer of the property between the same parties creating or terminating a joint tenancy in such property.

v. The transfer of title or change of interest in real property by reason of death, pursuant to a will, the law of descent and distribution, or otherwise.

vi. The transfer of title to make effective any plan confirmed or ordered by a court of competent jurisdiction under the bankruptcy code or in an equity receivership proceeding.

vii. The transfer of title without consideration for the purpose of confirming, correcting, modifying, or supplementing a transfer previously recorded; making minor boundary adjustments; removing clouds of titles; or granting rights of way, easements, or licenses.

viii. The transfer of title pursuant to any decree or order of a court of record quieting, determining, or vesting title, including a final order awarding title pursuant to a condemnation proceeding.

ix. The transfer of title between spouses or former spouses made pursuant to a separation agreement, decree of legal separation, or dissolution of marriage.

f. The real property owner remains solely responsible for compliance with these regulations and any policies adopted by City Council from time to time.

g. Licenses are valid for one (1) year; and all license renewals shall be due on or before February 28 of each year.

h. Real property owners who have an STR license must maintain liability insurance during the licensing period, as set forth in the administrative policies adopted by City Council from time to time.

6. Signs and Advertising Standards

a. External signs are prohibited for short-term rentals in the R-2 zone district and within the R-1 zone district on any non-conforming STRs.

b. One (1) internal sign no larger than 8 1/2'' x 11'' is allowed in R-1 and R-2 to identify a particular dwelling unit.

c. Signs in the C-1 and C-2 zone districts shall comply with the City Sign Code.

d. All short-term rentals shall clearly post the correct address on the exterior of the building in accordance with City addressing and street numbering requirements.

7. Rules

a. The maximum number of persons per short-term rental shall be two (2) per bedroom, plus two (2) additional persons.

b. Noise Ordinance shall be followed.

c. The real property owner is responsible to remit all applicable local, state, and federal taxes, along with applicable Lodging Occupation Tax, Sales Tax, or any other applicable local tax, unless exempt.

d. Real property owner shall designate a responsible party who is located within a forty-five (45) minute drive of the City and available for immediate response to issues or emergencies that arise from the short-term rental.

8. Parking Standards

Parking shall meet any applicable provisions of the Ouray Municipal Code and any specific parking requirements of the underlying zone district.

9. Snow Removal

Real property owner shall comply with all City requirements for snow removal on public sidewalks, in addition to the requirement to remove snow from STR parking spaces, walkways, and the entrance to the short-term rental.

10. Building Code Requirements

a. An STR shall only be used for one party that occupies the entire dwelling unit. Individual rooms within a single-family dwelling short-term rental shall not be rented out unless (a) the dwelling unit is separate, attached, or detached and it complies with the City of Ouray Municipal Code requirements; or (b) the short-term rental has a separate entrance from the primary dwelling, no more than one short-term rental bedroom is provided on the property, and the building use and design complies with the underlying zone district requirements.

b. The short-term rental shall meet all applicable local, state, and federal regulations, including the requirement for carbon monoxide detectors under C.R.S. § 38-45-101 et seq.; lighting; one (1) wall mounted, certified, five (5) lb. ABC Fire Extinguisher within the short-term rental kitchen area; smoke detector requirements; and, all other life-safety requirements, such as egress from sleeping areas.

c. When assessing this provision, the City Administrator or delegee will consider if the following items were built and approved according to the City's adopted codes at the time of development if these items do not meet current adopted building codes and do not cause a life-safety hazard:

i. Fire separation of short-term rental unit.

ii. Ingress and egress from dwelling and bedrooms.

iii. Handrails on stairs.

iv. Guardrails off decks or porches 30 inches off-grade.

v. Sanitation bathroom and hot water.

vi. Stairway and landing requirements.

vii. Hazardous location of windows.

11. Refuse

a. The real property owner is responsible for proper disposal of garbage, refuse and trash collection in accordance with the Ouray Municipal Code.

b. STRs will be charged the residential rate for trash removal unless there are two or more trash violations within a six (6) month period and then the real property owner may be required to provide for two residential trash services at the same address to manage trash (paying for two cans at the residence), or to provide for a commercial trash pickup of trash if two residential service pickups do not resolve the trash complaints.

c. All trash shall be properly stored within containers that are not visible from any public street or sidewalk.

12. Other General Requirements

a. Short-term rentals must replace any exterior open light fixtures with dark sky compliant lighting.

b. Real property owner must abide by all other applicable local, state, and federal laws and regulations.

13. License Posting Requirements

a. The STR License must be posted in a conspicuous place and contain the following items:

i. Contact information for the owner or responsible party.

ii. The STR address and license number.

iii. Maximum number of guests.

iv. Location of fire extinguishers.

v. A copy of the noise ordinance.

vi. Parking and snow storage rules.

vii. Trash disposal information.

viii. How to sign up for emergency notifications.

ix. Information on any City fire bans, or water use restrictions.

xi. Map showing locations where trailer and large vehicle parking is allowed.

14. Revocation or Suspension of License

a. A license may be revoked after notice to the real property owner and opportunity to be heard for violations which result in more than two suspensions or serious violations which affect the health, safety, and welfare of the public.

b. An STR license in the R-1 Zone District is a legal non-conforming use and upon the nonrenewal, suspension, revocation, abandonment of use or any transfer of ownership interest in the real property containing the dwelling unit with the STR license, the STR license is revoked immediately. There are no exceptions, and no affirmative or other defenses of any kind.

c. A license may be suspended after notice to the real property owner for:

i. One or more violations of any condition of the license or of any provision of these regulations during the licensing period.

ii. Written notice of any violation shall be mailed to real property owner at the address provided in the most recent application.

iii. The suspension is effective seven (7) days after the date of the notice.

iv. This suspension procedure does not apply when an emergency arises which affects the health, safety, and welfare of the public under the City's police powers.

15. Violations and Penalties

a. It shall be unlawful to operate a short-term rental without a valid license or to violate any provision in these short-term rental regulations or any other City ordinance, resolution or official policy regarding short-term rentals or any state law or federal law.

b. Violations are declared to be a nuisance, which may be abated in any lawful manner, including Section 10-4 of the Ouray Municipal Code (OMC).

c. Enforcement and penalties for violations of these Short-term Rental regulations shall be as provided for in OMC, Section 7-2.

16. Appeals

Appeals of administrative decisions under these regulations shall be pursuant to OMC Section 7-5-C-7, and an appeal will be heard by City Council and not the Planning Commission.

I. Outdoor Displays of Merchandise

Outdoor displays of merchandise on private property are subject to the following:

a. Merchandise shall not be stacked or stored, but displayed for sale;

b. The area used for outdoor display does not exceed the aggregate area of the footprint of the interior retail area;

c. The merchandise shall not cover more than 30% of an area used for parking; and

d. Additional outdoor display area may be permitted with approval of a conditional use permit.

J. Intermodal Shipping Containers

Intermodal shipping containers are allowed for temporary construction storage in all zoning districts in association with permitted construction provided:

a. The maximum length of time is one (1) year from the date of building permit issuance;

b. A refundable cash financial guarantee per container is provided to the City to cover the cost of removal. This deposit amount is included on the City's adopted fee schedule, as adopted by the City Council, and may be amended from time to time. A written extension of the initial period not to exceed one-hundred-eighty (180) days may be granted by the Building Inspector;

c.

c. Shipping containers will not be stacked; and

d. The shipping container is located on private property to the extent practicable, or the City has issued an encroachment permit for it in a right-of-way adjoining the construction site.

K. Affordable, Attainable, and Workforce Housing - **Reserved.**

Section 7-8 Dimensional Requirements and Development Standards

A. Table of Dimensional Standards

All primary and accessory structures are subject to the dimensional standards set forth in Table 7-8-A. These general standards may be further limited or modified by other applicable sections of this Land Use Code. General rules for measurement and exceptions are in Section 7-8-C.

Table 7-8-A: Table of Dimensional Standards

	P-1	P-2	R-1	R-2	C-1	C-2
Minimum Lot Area	NA	NA	7,100 s.f.	3,500 s.f.	3,500 s.f.	3,500 s.f.
Maximum Density	NA	NA	3,500 s.f/ D.U.	2,370 s.f./ D.U. 790 s.f./ L.U.	NA	1,183 s.f./L.U.
Minimum Front Setback	As determined by Planning Commission based on natural terrain, parcel boundaries, roads, building color, ridge lines and preservation of the area.	As determined by Planning Commission based upon the natural terrain, roads, building color, ridge lines and preservation of the area.	15 feet, subject to lot averaging.	15 feet, subject to lot averaging.	For lots on or within the Ouray Commercial Historic District or for lots on U.S. Hwy 550, between 3rd Avenue and 10th Avenue, alley-to-alley: No minimum setback. For lots on U.S. Hwy 550, between 10th Avenue and the south boundary of Sampler Mill site: 10 feet, subject to lot averaging. All other lots: 5 feet, subject to lot averaging.	15 feet, subject to lot averaging.

Minimum Side Setback	Same determination as front setback.	Same determination as front setback.	5 ft.	5 ft.	5 ft., except: No minimum setback for lots on or within the Ouray Commercial Historic District	5 ft.
Minimum Rear Setback	Same determination as front setback.	Same determination as front setback.	5 ft.	5 ft.	5 ft.	5 ft.
Maximum Floor Area	NA	NA	Ouray Local and National Historic District: 10% greater than the average of other structures on the block front or 4,260 sq. ft., whichever is less. All other properties: 4,260 sq. ft.	Ouray Local and National Historic District: 10% greater than the average of the primary structures on the block front or 4,260 sq. ft., whichever is less. All other properties: 10,650 sq. ft.	Ouray Commercial Historic District and Fronting Highway 550: 9,585 s.f. per 25 feet of frontage on Highway 550 of the lot on which the building is located. All other properties: 9,585 sq. ft.	15,000 s.f.
Maximum Site Coverage	5%	5%	30%	55%	90%	60%
Maximum Building Impervious Surface Site Coverage	NA	NA	80%	80%	100%	80%
Maximum Height	20 ft.	10 ft.	30 ft.	35 ft.	42 ft.	42 ft.
Maximum Size for Accessory Buildings	NA	NA	Accessory Use to Single Family Dwelling: 600 sq. ft.	Accessory Use to Single Family Dwelling: 600 sq. ft.	NA	NA

B. Maximum Density/Minimum Lot Area

Maximum density is the maximum number of dwelling units allowed (D.U.) or lodging units (L.U.) per sq. ft. of gross lot area listed. The density is determined by dividing the number of units on a site by the gross square footage of the site, including any land area required to be dedicated for right-of-way. In the determination of the number of units to be allowed on a specific parcel of land, a fractional unit equal to or greater than one-half of a unit shall be rounded up to equal a full unit; a fractional unit less than one-half of a unit shall be rounded down.

C. Setbacks

1. Except as provided in this Land Use Code, every required front, side, and rear setback space shall be open and unobstructed from the ground to the sky.

2. Setbacks on Corner Lots:

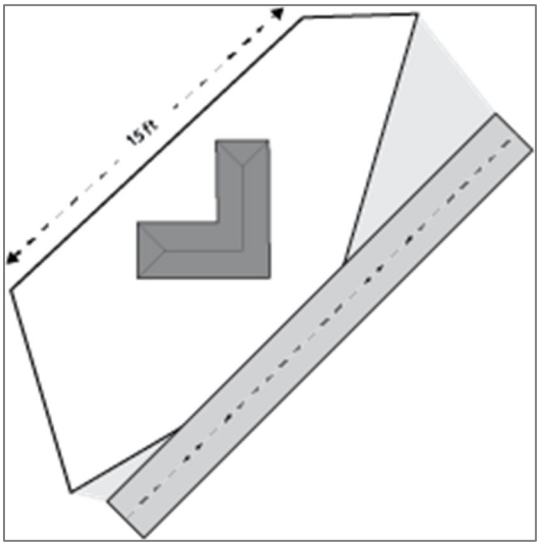
   a. A corner lot abutting upon two (2) streets in a residential zone shall have the front setback determined by where the home fronts. The remaining street frontage will be a side setback.

3. Setbacks Measured from Property Lines

   Verification of boundaries is the responsibility of the owner. In all zones, which require front, side, and/or rear yards, the required depth of said yards shall be measured from the property line along a line perpendicular to the property line.

4. Irregularly Shaped Lots

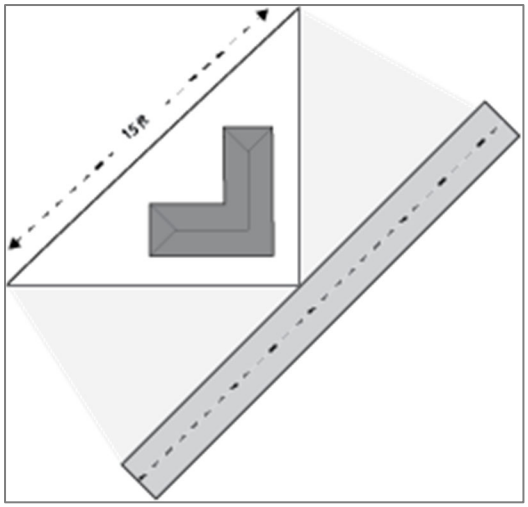
   a. In the case of lots having more than four (4) lot lines or lots which vary considerably from a rectilinear or trapezoidal shape, the rear lot line shall be considered as the line most nearly opposite from and parallel with the street line on which the lot abuts as illustrated below.



   b. In the case of a triangular shaped lot, the rear lot line shall be considered as a straight line fifteen feet (15) in length which:

      i. Is parallel to the front lot line or its chord; and

      ii. Intersect the two (2) side lot lines at points most distant from the front lot line as illustrated below.

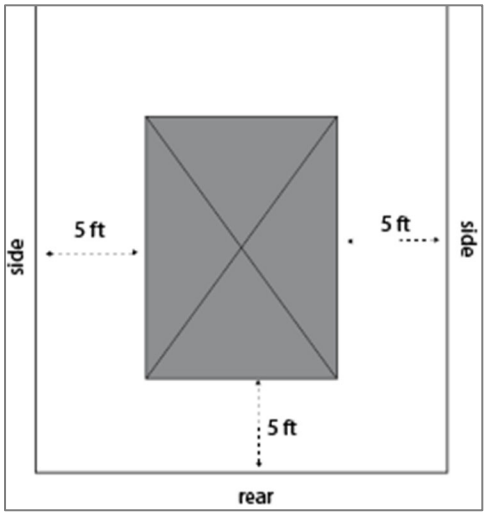


5. Building Setback Calculation

   a. Front Setback. The minimum front setback shall be equal to the average of the existing building front setbacks on the block front, or the district setback, whichever is less. In calculating the average of the existing building front setbacks, staff shall exclude buildings in which the setback distance was determined erroneously, and staff may exclude buildings if they determine inconsistencies exist.

   b. Side setback shall be measured as illustrated below.

   c. Rear setback shall be measured as illustrated below.



6. Exceptions

   a. Structures permitted to intrude into required yard setback area. The following structures may intrude into any required yard which is five (5) feet or greater in width or depth, provided however, that no such structure shall intrude into the required yard a distance greater than is permitted in this Section:

      i. Cornices, eaves, vigas, sills, buttresses, or other similar architectural features – one foot.

ii. Fireplace structures not wider than eight (8) feet measured in the general direction of the wall of which it is part – one foot.

iii. Open stairways, balconies, and fire escapes - one foot.

iv. Permanent planters not exceeding forty-two inches in height – one foot.

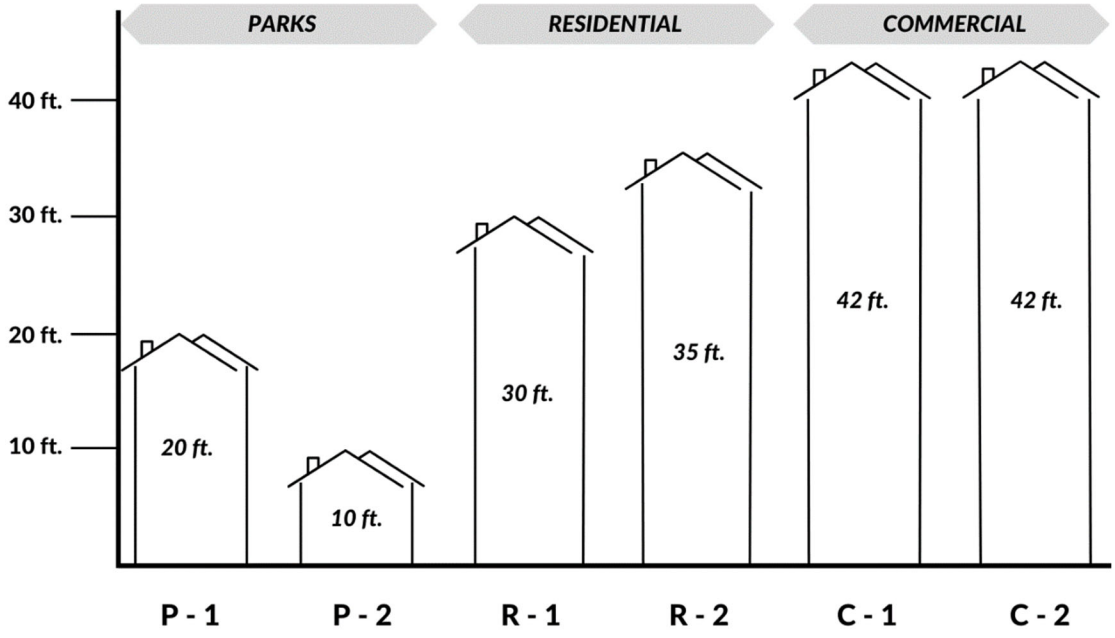
v. Portable sheds or small storage units 120 sq. ft. or less in size and not on a permanent foundation are allowed to encroach on rear and side setbacks. They may not be located in the front setback or create snow shed, drainage or other issues for neighbors.

vi. Little free libraries, other similar free boxes, and temporary uses such as lemonade stands are permitted in the front setback area as long as they do not obstruct the public right of way.

vii. Between property line and outside edge of window well – eighteen inches.

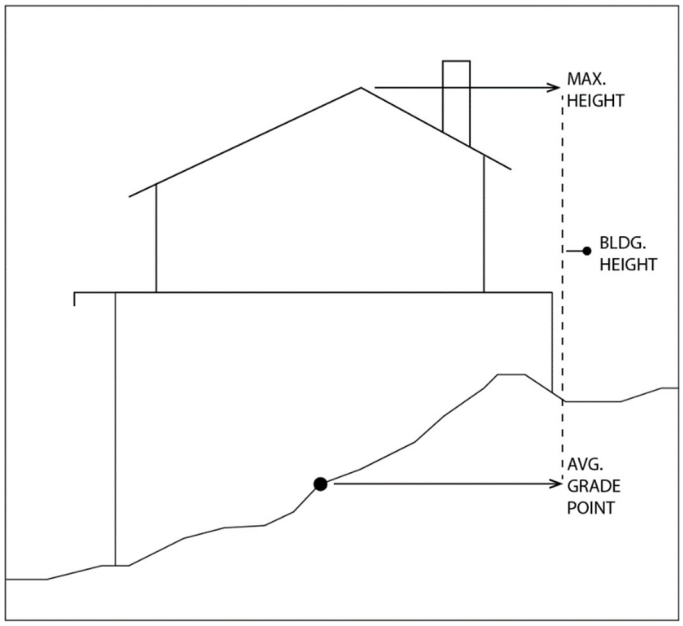
D. Building Height

1. No building shall be erected or altered that will exceed the height limit for the respective zoning district, unless otherwise provided for below or elsewhere in this Land Use Code.



2. The following building elements and appurtenances may exceed the height limits but only to the minimum degree necessary to achieve compliance with applicable building codes, or if not regulated by building codes, to provide for appropriate function:

a. Chimneys, vents, attic fans, elevator hoistways, cupola vents, plumbing vents, solar panels, mechanical equipment, screening, and light collection domes for daylighting systems.



E. Parking

Table 7-8-E: Off-Street Parking Requirements	
Use	**Number of Parking Spaces Required**
Dwelling Unit: Single-Family	2 per Dwelling Unit
Dwelling Unit: Multi-Family	1 bedroom/studio: 1 per dwelling unit 2 bedrooms and up: 1.5 per dwelling unit *(rounded up)*
Lodging Unit	1 per lodging unit
Schools	1 per classroom
Churches	1 per 8 seats
Retail, Commercial, Service Businesses	0.75 s.f. per each s.f. of floor area (C-1 & C-2 Zoning Districts)
Accessory Dwelling Units	1 additional space
Manufacturing, Warehousing	1 space per employee

1. Off street parking shall be provided for all new uses in compliance with Table 7-8-E, this section and all other applicable sections of this land use code and adopted infrastructure standards. Uses not specifically identified in Table 7-7-A shall be classified within the use group which most nearly resembles the actual use or determined based on a specific study by a qualified transportation planner or traffic engineer. The following standards and exceptions apply:

a. One of the required off-street parking spaces may be satisfied by utilizing that portion of the public right-of-way adjacent to the subject property not utilized for roadway or pedestrian purposes.

b. No off-street parking is required for buildings that front U.S. Highway 550 between 3rd and 10th Avenues, and those lots that front 3rd through 10th Avenues within one-half block of U.S.

Highway 550, except Lodging Businesses and residences that must provide one space for each lodging or dwelling unit.

c. If necessary to preserve historic buildings, off-street parking requirements may be considered by the Planning Commission. Dedicated on-street parking may be authorized by City Council within the C-1 District, pursuant to Subsection 13-1 of the Ouray Code, for Lodging Businesses in historic buildings, which are listed in the National Register of Historic Places or as a contributing structure to the Ouray Historic District and located on lots that front U.S. Highway 550 or on the intersecting Avenues within one-half block of U.S. Highway 550. Planning Commission shall make a recommendation to City Council regarding an application to waive off-street parking requirements or dedicate on-street parking.

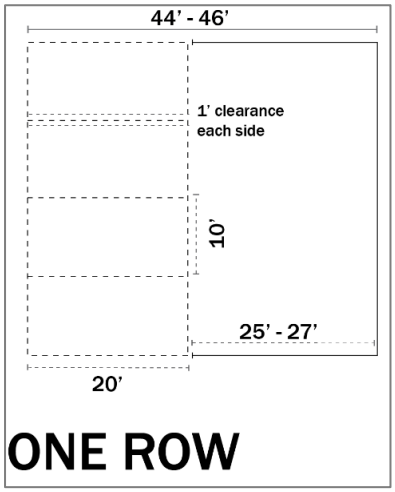
d. As a condition of either waiving off-street parking requirements, or of providing designated on-street parking, the property owner must properly execute, on forms approved by the City, a recordable covenant providing that any repairs or modifications to the building will comply with the United States Secretary of the Interior's Standard for Historic Preservation Projects and detailing any required maintenance of the parking spaces.

e. Accessible parking shall be provided in compliance with the Americans with Disabilities Act.

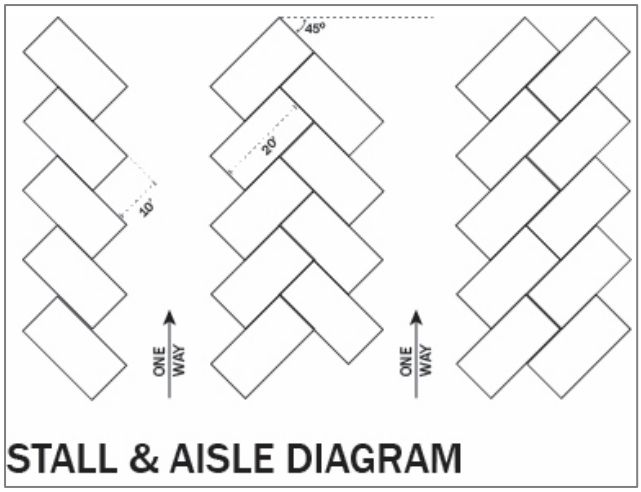
f. When six or more spaces are required, the required parking and maneuvering areas shall be paved.

g. Workforce, attainable, or affordable projects may be considered for reductions in these requirements or may be allowed to provide parking off site, as determined by the Planning Commission after full consideration of neighborhood impacts informed by a parking study.

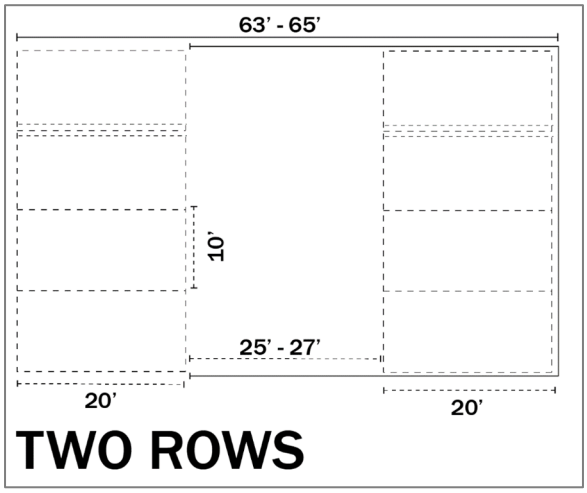
2. Parking shall be designed and intended to be occupied by a parked automobile. Each space shall contain 200 sq. ft. in area and measuring 20' by 10', exclusive of maneuvering and roadway space as seen in illustration below.



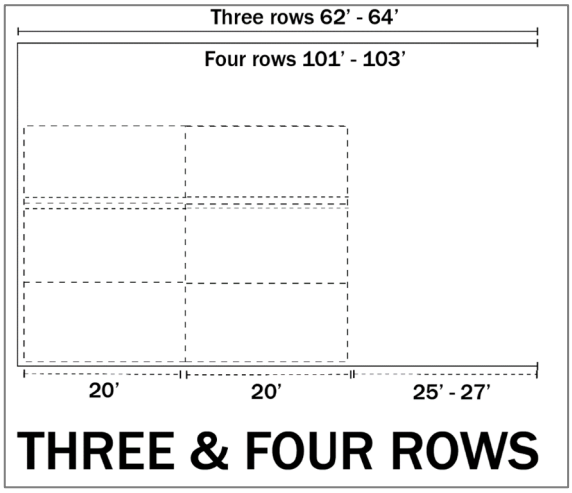
3. Standards for vehicular maneuvering are contained in the City's Specifications and Design Standards for Infrastructure Construction.



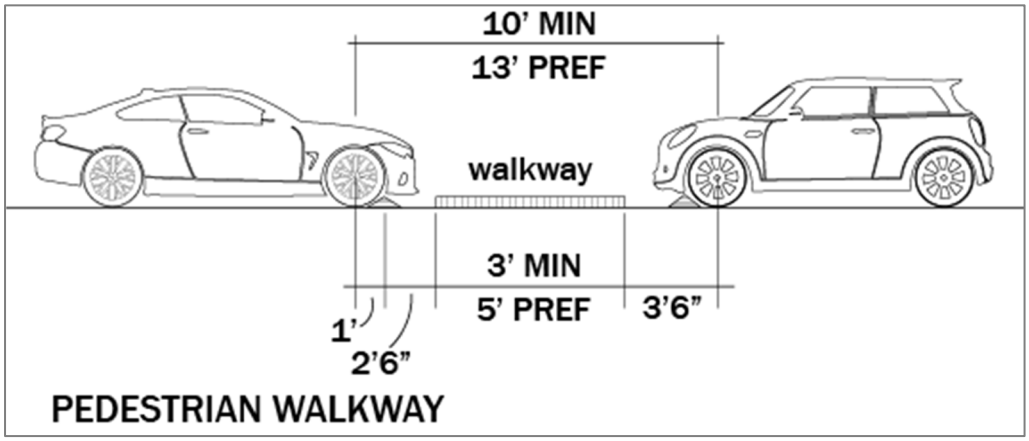
STALL & AISLE DIAGRAM



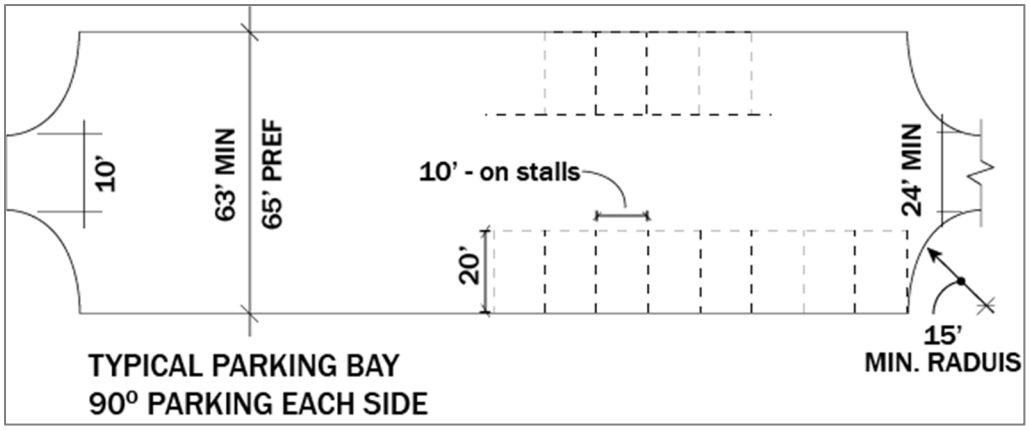
TWO ROWS

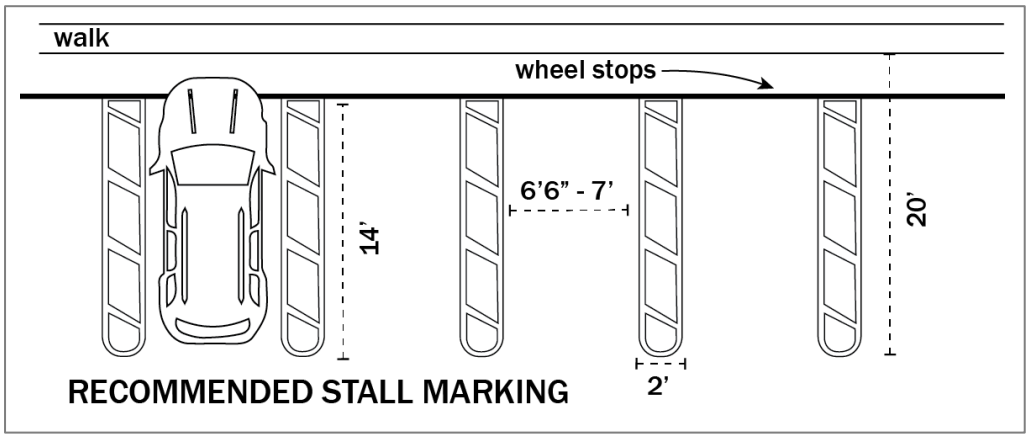


THREE & FOUR ROWS



PEDESTRIAN WALKWAY





F. Landscaping

A Landscape Plan shall be completed for any new development project requiring a site development permit and detail the site showing all natural and man-made features of the site. Proposed landscaping shall be shown on the site development plan or on a separate landscaping plan and must include the following:

a. Existing and proposed landscaping features should be identified as to location, common name, botanical name, and size.

b. Fences, walls, terraces, paving, berms, and all other man-made structures shall be identified as to location, materials and height.

c. A minimum of one tree per 2,000 square feet of gross lot area, except in the C-1 District between 3rd and 10th Avenues, shall be provided.

d. Trees shall have a minimum caliper of 1-1/2" for deciduous and five-foot minimum height for coniferous species. Trees should be located so that they will not infringe on solar access and views of adjoining properties or block vehicular sight lines to public streets.

e. Retention of existing trees and ground cover on the property is encouraged. These will be counted towards the minimum standards.

f. Xeriscape landscaping and drip irrigation are encouraged. If irrigation is proposed, water line and plumbing details must be included on site development plans and building permit plans.

g. Landscaping of public rights-of-way may extend to the curb line of adjacent City owned right-of-way consistent with a permit pursuant to Chapter 13 of the Ouray Municipal Code.

G. Street Numbering

All development is required to number and display street addresses at all times consistent with the adopted City policy. All numbers must be approved by City staff prior to posting.

H. Snow Storage

Snow accumulation occurs within the City and all development must plan for and manage this occurrence. All site development and activities must provide for on-site snow storage in conjunction with the following criteria:

a. For planning purposes, one (1) square foot of snow storage space is generally necessary for each three (3) square feet of public or private land to be cleared except public streets.

b. Such snow storage areas should be graded so drainage for these areas drains away from adjacent residential building sites.

c. Site developments should not be designed so that snow storage will be solved by hauling snow off site.

d. Snow storage should not interfere with intersection views, traffic, or signage.

e. Snow storage shall not be located on wetlands, unless otherwise agreed by the City.

I. Public Improvements - Sidewalks

Pedestrian access is required for all development, including the construction of a single-family dwelling on an existing lot. All developments shall be required to construct sidewalks in accordance with City standards. No certificate of occupancy shall be issued until the requirements of this section are met.

J. Radiation Survey

Radiation surveys may be ordered at the discretion of the City. Such surveys shall conform with current standards and procedures identified by the Colorado Department of Health, Environmental Protection Agency, the Atomic Energy Commission and/or other designated agencies.

Section 7-9 Subdivision Design and Improvement Standards

A. Purpose

Subdivision development regulations are essential for orderly and controlled development within, and adjoining, the City of Ouray. These regulations ensure development is consistent with community plans and constructed to established and required standards. These standards also ensure quality, safety and the overall welfare of property owners, and citizens or customers who use or frequent these developments. Quality development should benefit everyone.

B. General

1. Control

   a. All development plans or proposals shall be subject to the provisions of these regulations, whether a plat is filed or not.

   b. All final plats required by this Section shall be filed and recorded following approval by City Council and after any conditions have been met.

2. Jurisdiction

   a. These regulations are applicable within the following areas:

      i. All land located within the legal, corporate boundaries of the City of Ouray.

      ii. Where applicable, any quasi-municipal corporation located partially or entirely within its boundaries pursuant to Section 18(2)(a) and 2(b) of Article XIV of the Colorado Constitution.

3. Liability

   These regulations shall not create any liability on the part of the City or any officer or employee thereof arising from reliance upon these regulations or any administrative act or failure to act pursuant to these regulations.

4. Applicability

   These regulations also apply to Planned Unit Developments which may be considered and processed in accordance with Section 7-5-D-5.

C. Subdivision Design

1. Minimum Standards

   a. All improvements shall be constructed in accordance with the minimum standards set forth below and other applicable City Specifications and Design Standards for Infrastructure Construction and other applicable City ordinances or regulations. All public and private improvements shall be in substantial conformity with the preliminary plat as approved, the City Master Plan and amendments thereto, and in accordance with standard engineering and construction practices.

   b. The City may allow a deviation from these design standards under the following circumstances:

i. The deviation is not intended to merely reduce the cost to the applicant, and will not adversely affect the quality of the subdivision or the public health, safety, and welfare, and will not undermine the purposes of these regulations, or be substantially inconsistent with the City's Master Plan, and

ii. The alternative design is necessary to reasonably accommodate development of unusually shaped parcels or parcels with waterways or other limiting topographical features, or

iii. The alternative design will more effectively implement the purposes of these regulations and the public health, safety, and welfare, or

iv. The alternative design is superior in functionality, durability, or utility to the City, or

v. The alternative design will conform to existing adequate public improvements within the subdivision previously approved by the City.

2. General Design Considerations

a. A proposed subdivision shall comply with the Master Plan.

b. A subdivision shall be designed such that no undue burden is placed on the City streets, the storm drainage system, other municipal facilities and utilities and services on or adjacent to the property. Site drainage must be addressed and shall not interfere with natural drainage. Mitigation of natural hazards will be required when identified.

c. A proposed subdivision shall be designed in such a manner as to be coordinated with adjoining subdivisions with respect to alignment of streets and utility and drainage easements, rights-of-way, and reservation of open spaces.

d. Subdivision design and layout shall consider the preservation of wooded areas, streams, and other desirable natural landscape features.

3. Streets and Circulation

a. Arrangement of Streets

i. Streets shall be arranged and designed to coordinate with and conform to existing or planned streets, topographic conditions, public convenience, and safety, and to accommodate the proposed use of land to be served.

ii. Street arrangement shall provide for the continuation or projection of streets on adjacent land, if appropriate. This requirement shall not be applicable where such extension would be prevented by topography or other physical conditions or where such connection of streets with existing or probable future streets is deemed by the Planning Commission to be unnecessary for the advantageous development of adjacent property.

b. Closed-End Streets

i. Closed-end streets shall be provided with circular turnarounds or T-shaped or Y shaped termini, with minimum dimensions as follows:

1. Circular turnarounds shall have a minimum outside right-of-way diameter of eighty (80) feet. A smaller diameter may be allowed if approved by the Planning Commission and shall at a minimum be sufficient for turn-around of any vehicle which may reasonably make use of such street, and all fire department vehicles.

2. A T-shaped or Y-shaped terminus may be provided in mountainside subdivisions as an alternative to the circular turn-around. Where provided, the wings of such T or Y shall be at least 20 feet deep measured from the street boundary and at least 12 feet wide, exclusive of parking spaces.

c. Intersections

Streets shall intersect as nearly as possible at right angles. No street shall intersect any other street at an include angle of less than 45 degrees.

d. Minimum public street right-of-way widths shall be as follows:

i. Actual Street Width

Street Type	**Including Parking**	**Right-of-way**
1. Major Street	70 feet	100 feet
2. Minor Street	30 feet	54 feet
3. Alley	N/A	20 feet

e. Vertical Alignment

i. No vertical grade shall be less than 0.5 percent in order to facilitate adequate drainage.

ii. The maximum percent of street grade shall be ten (10) percent, except as provided in (iii) below.

iii. The street grade requirement set forth in (ii) above, may be waived by the City upon submission of engineering studies indicating that street construction for the development cannot meet the required grade. The City Council may not accept such streets for maintenance and a statement to this effect may appear on the final plat.

f. Visibility Requirements

No substantial impediment to visibility between the heights of three (3) and (8) feet shall be created or maintained at street intersections.

g. Street Names

All street names that do not duplicate the name of any other street name in the City or County of Ouray, shall be approved by the City Council. New streets which are extensions of, or which are in alignment with existing streets shall bear the names of these existing streets.

h. Private Streets

Private Streets, unless approved by PUD, shall not be allowed. Private access easements serving only one (1) lot may be allowed, provided that no such easement shall be less than 20 feet in width.

i. The City may require any street, sidewalk and related infrastructure, on a steep slope, or where there is any evidence to suspect problems due to instability, or other adverse soil conditions, to be owned and maintained by the lot owners or an owners' association, or may require an extended warranty of maintenance and repair from the applicant. A slope easement shall be dedicated to the City to accommodate the area of any cut or fill off of the right-of-way and an additional ten (10) feet beyond the cut or fill. Such easement shall allow the City to maintain the slope, cut and fill, and street improvements. Additionally, such easements may be accompanied by a plat note holding the City harmless on account of any sloughing or disturbance due to maintenance of the cut or fill.

j. Utility Easements

Utility easements shall be a minimum of 20 feet centered on lot lines and 10 feet on either side of a street, where appropriate.

4. Blocks

a. The lengths, widths and shapes of blocks shall be determined as follows:

i. Provision for adequate building sites suitable to the special needs of the type of use contemplated.

ii. Need for convenient access, control, and safety for vehicular and pedestrian traffic circulation.

iii. Limitations of topography.

5. Lots

a. In general, lot area, width, depth, shape, and orientation shall be appropriate for the location of the subdivision and use contemplated and shall be compatible with the terrain and topography. All lots shall conform to all City Zoning Regulations.

b. Depth and width of lots for multiple-family, public accommodations and commercial purposes shall be adequate to provide for off-street parking and service areas required by the type of use and development contemplated. All parking shall comply with all City Zoning Regulations.

c. Each lot shall have satisfactory access to a public or approved private street. Satisfactory access must include adequate clearance and slope for emergency vehicle access. If the proposed lot does not abut a public street, the applicant shall provide a 20-foot access easement or right-of-way from the lot to a public street.

d. Insofar as possible, all lot lines shall be at right angles to straight streets and radial to curved streets.

e. All lots and parcels created will have access to the State highway system in accordance with the State Highway Access Code.

6. Water, Fire Protection and Sewer Systems

a. Water, fire protection and sewer systems shall be designed by a registered engineer and constructed in accordance with standard engineering practices to City Standard Specifications for Infrastructure Construction. All improvements shall be of sufficient size and design to adequately supply water, sewer, and fire protection to each building to be constructed in the development.

b. Fire hydrants shall be installed at street intersections, or as necessary, to ensure that no building is located a distance in excess of 300 feet from the nearest fire hydrant.

7. Curb, Gutter, and Sidewalks

Curb, gutter, and sidewalks shall be designed and constructed in accordance with City Standard Specifications for Infrastructure Construction.

8. Drainage

a. Drainage systems shall be provided in accordance with the approved final plat and conform to the City Standard Specifications for Infrastructure Construction. The flow of water shall be directed to natural drainage ways as they exist and utilizing a minimum 20-foot easement. Where water courses or ditches traverse the subdivision, lots and improvements shall be designed and provided to protect against flooding in accordance with the City's Floodplain Regulations.

b. The storm drainage system shall be of sufficient size and design to transport all developed drainage from within the subdivision or development while also conveying historic site storm water or runoff passing through the subdivision or development from adjacent areas.

c. No drainage system shall be designed that increases drainage or discharge to property outside the subdivision unless approved by the City Council. This may also require approval from any affected property owners.

9. Hazard Mitigation

a. Engineering Geology Report

i. An Engineer Geology Report (EGR) prepared by a registered professional engineer, or a qualified geologist shall be required on properties:

1. Identified as hazard areas in State of Colorado Special Publication 30, except as modified by LOMRs issued by FEMA dated November 9, 1998, and December 9, 2005;

2. On property or adjacent areas that have been subject to significant events as a result of a geologic condition within the past 100 years; or

3. On properties proposed for development that have slopes of 3 vertical to 1 horizontal or greater.

ii. An EGR shall include an adequate description of the hazards or geologic conditions of the site, conclusions and recommendations regarding the effect of hazards and/or geologic conditions on the proposed site development or activity, an opinion of the adequacy for the intended use of sites to be developed, as affected by hazards and/or geologic conditions. The

EGR must also provide detailed construction and maintenance plans for each mitigation measure. It shall be the responsibility of the Applicant to identify and mitigate natural hazards according to guidelines set forth by the State of Colorado in Special Publications 6 and 30, Guidelines and Criteria for Identification and Land-Use Controls of Geologic Hazard and Mineral Resources Areas. The Applicant may also refer to the Colorado Geologic Survey's Engineering Geology Report Guidelines to provide an adequate EGR as required by this Code. However, nothing in the Engineering Geology Report Guidelines shall have control over this Code or the determination by the City of the adequacy of the submitted EGR.

iii. The City reserves the right to refer the EGR to a professional engineer or qualified geologist or to the Colorado Geological Survey or similar agency for review.

iv. If the Applicant does not submit an EGR, the Applicant must provide an explanation written and certified by a professional engineer or qualified geologist stating the reasons for the failure to submit the Report. The City reserves the right to submit the application to an engineer to determine whether an EGR is required. Failure to submit an EGR where the City determines one is required shall be grounds for denial of a permit application.

v. Where hazards and/or geologic conditions are identified in the EGR that could adversely affect the development, the Applicant must take the steps necessary to mitigate the hazards and/or geological conditions.

vi. Mitigation shall be in accordance with recommendations made by a registered engineer or qualified geologist and detailed in the EGR if the EGR meets the requirements of the City. The City reserves the right to refer the EGR to a professional engineer or qualified geologist or to the Colorado Geological Survey or similar agency for review. The City further reserves the right to impose conditions for required mitigation based upon the recommendations of the agency or individual to which the EGR or proposed subdivision is referred.

b. The name, address and telephone number of all surface owners, mineral owners, and lessees of mineral rights as their names appear upon the plats or records in the Ouray County Clerk's Office. Addresses shall be used as listed most recently in a directory in general use or as on the tax records of Ouray County. Proof of mailing to the above of a notice of the hearing shall be required.

c. Evidence that provision has been made for gas, electric and phone service pursuant to C.R.S. §31-23-214(3).

d. The property owner will indemnify, defend, and save harmless the City, its agents, officers, and employees from and against any and all liability, expenses including defense costs and legal fees, and claims for damages of any nature whatsoever, including bodily injury, death, or property damage arising from or connected with any activity related to these hazards, geologic conditions and mitigation measures. A release signed by the property owner on forms approved by the City shall be recorded with the Ouray County Clerk and Recorder. The release shall be included in a plat note.

10. Snow Storage

a. All snow storage necessary for the subdivision shall be provided within the subdivision.

b. For planning purposes, one (1) square foot of snow storage space is necessary for each three (3) square feet of public or private land to be cleared, except public streets.

c. Such snow storage areas should be graded so drainage for these areas is away from adjacent building sites or other structures and improvements.

d. Developments are not permitted to address snow storage requirements with snow removal or snow hauling plans.

e. Snow storage should not interfere with intersection views, traffic, or signage.

f. Snow storage shall not be located on wetlands, unless otherwise agreed by the City.

11. Plat Notes

a. Plat notes and covenants may be required by the City as appropriate to implement the provisions of these regulations, and to hold the City harmless from risks associated with natural hazards and conditions, or other risks. Plat notes shall denote all conditions or allowances approved by the City Council.

b. Plat notes on prior City plats are superseded unless reiterated or incorporated by reference on the plat.

c. Plat notes may also be required in the following circumstances:

i. To set out maintenance requirements of the lot owners, enforceable by the City, for various improvements such as drainage, detention and retention facilities, commonly owned areas, private streets, and other private improvements.

ii. To require engineered foundations in areas of steep slopes or other soil conditions together with provisions giving notice of, and holding the City harmless from, potential problems due to slopes, cut and fill areas, adverse soil conditions or natural hazards.

12. Monuments

In addition to the requirements of C.R.S. §38-51-105, all lots shall be monumented, and monuments shall be placed at all street intersections, at all points where street lines intersect the exterior boundaries of the subdivision, at angle points and points of curve in each street, and at points of change of direction in the exterior boundaries of the subdivision.

D. Subdivision Dedication Requirements

1. Reserved.

2. Roads, Trails, Parking, Recreation Facilities, Common Areas

a. The provision for parks, trails, open space, common areas, and recreation facilities shall conform to the minimum design standards as set forth herein, and the City specifications for parks.

b. All non-public common areas or elements and open spaces will be owned, located, constructed, installed, and maintained in perpetuity, with appropriate City approved plat restrictions on use and covenants for ownership and maintenance. All non-public common areas shall be located, constructed, and installed in compliance with plans as reviewed and approved pursuant to these regulations.

c. Public parks, sidewalks, bike paths, recreation trails, pedestrian walkways and parkways shall be provided consistent with the Master Plan, integrated with existing and planned sidewalks, bike paths, parks, recreation trails, pedestrian walkways, and parkways whenever feasible and shall be designed and constructed in accordance with City design and construction standards.

d. Unless otherwise authorized, areas which will be available for use by the public in addition to the residents of any subdivision shall be conveyed by easement or dedication to the City. Sidewalk and recreation trails shall conform to the Americans with Disabilities Act where applicable.

e. Unless otherwise authorized, parks developed in accordance with City standards and specifications at least two acres in size, shall be available for use by the public and shall be dedicated to the City. Parks of less than two acres shall be owned and maintained under common ownership and must be a minimum of one acre in size.

f. Natural watercourses shall be developed and preserved consistent with City Floodplain Management Regulations, Storm Drainage Requirements and Federal Clean Water Act Section 404 Permit requirements, to minimize safety, environmental, and other hazards, and shall be integrated with the City's Master Plan for such watercourses whenever feasible. Parks, open spaces, and trails shall be sited in floodplains instead of developable areas, when possible.

g. Developed and dedicated parks shall be provided at the applicant's expense for all subdivisions, except lot splits and replats as defined in these regulations, or those with plat restrictions prohibiting the public. In accordance with the National Parks Standard adopted by the City, applicant shall dedicate developed park land based upon a formula of .025 acres per dwelling unit.

h. Developed park land shall require submittal and approval of a park plan during the preliminary plat process. The plan shall address grading and topsoil preparation, access, irrigation system, park access, equipment, and landscape plantings. This plan must be approved by the City and conditional with the preliminary plat approval.

i. Subdivisions where the dedication of park land or open space is not practicable, such as subdivisions involving small land area or few lots, or other unusual circumstances, or when the required acreage computed by the formula of paragraph (g) above is less than one acre, the City may require or accept a cash payment in lieu of construction of developed parks based upon the City's average park development costs and land acquisition costs as stated below. Payment in lieu amount shall be as shown on the adopted fee schedule, which may be revised from time to time.

i. Such payments shall be collected prior to recording the final plat and used by the City for park acquisition and development purposes. Such payment may be subject to a City discount established by City Council from time to time to recognize a City-wide contribution toward regional parks.

ii. The City may also require development of only a portion of the park requirement as appropriate to meet the need for a neighborhood park and require a payment in lieu of the remainder of the obligation to be utilized by the City for community parks. In determining which of the combination of the above policies to implement the City will consider the following: The size of the development and its adequacy for accommodating a suitable public use site; existing parks and other public uses in the area; the topography, geology, and location of land in the subdivision available for dedication; the needs of the people in the subdivision; and any other appropriate factors.

j. When authorized by the City, requirements for developed parkland may be partially or wholly met, all or in part, by alternative provision of public access open space areas such as riparian habitat, floodplains, wetlands habitat, view corridors or trails. The appraised land value of such an alternative dedication shall be equal to the total value of the developed park land which it replaces based on values as calculated pursuant to paragraph above.

E. Subdivision Improvements and Development Agreements

1. General Requirement

Street and utility improvements shall be provided in each new subdivision in accordance with the standards and requirements of City Standard Specifications for Infrastructure Construction, and at the expense of the applicant.

2. Right-of-Way Improvements

Bridges, culverts, open drainage channels and satisfactory surfacing shall be provided on each right-of-way in each subdivision. Such improvements shall be constructed to City Standard Specifications for Infrastructure Construction as approved by the City.

3. Utility Improvements

The following utility improvements shall be installed in each new subdivision in accordance with City Standard Specifications for Infrastructure Construction hereinafter specified:

4. Storm drainage system

Conduits, drains, ditches, storm sewers and other drainage improvements may be required where deemed necessary by the Planning Commission and City.

5. Potable Water System

The potable water system shall be connected to the water system of the City of Ouray. Construction details shall be in accordance with any specifications promulgated by the City of Ouray. All water system installation shall be subject to all City ordinances and agreements.

6. Fire Hydrants

Ouray standard fire hydrants shall be installed.

7. Sanitary Sewage System

The sanitary sewage system shall be connected to the sanitary sewage system of the City of Ouray and shall be of sufficient size and design to collect all sewage from all proposed or probable structures in the development.

8. Installation of Over-Sized Utilities and Improvements

a. All water service required to serve a subdivision, including cross-connecting mains, shall be installed at the expense of the applicant. Unless otherwise specifically provided in these regulations, the applicant shall install mains to the farthest point of the subdivision.

b. When an applicant is required to extend existing water mains, the applicant shall pay the costs of original construction. The size of the mains shall be determined by the City Council on the recommendation of the Planning Commission and Public Works Director.

c. Nothing in this Subsection shall preclude the City Council from entering into an agreement with the applicant relating to the costs of extension of utilities.

d. All required extensions of the sanitary sewer system shall be financed by the applicant unless otherwise provided by the City.

9. Other Improvements

a. The following other improvements are required:

i. Telephone and electric service lines, television, fiber internet, and similar utility cables and installations shall be placed underground unless otherwise approved by the City. Electric transmission and distribution feeder lines and communications trunk and feeder lines and appurtenances necessary thereto may be placed above ground. Transformers, switching boxes, terminal boxes, meter cabinets, pedestal ducts and other facilities necessarily appurtenant to underground utilities may also be placed aboveground.

ii. Permanent reference monuments made of stone, metal, or concrete.

iii. Street signs, stop signs, or similar traffic control devices.

iv. Streetlights must be shielded so that the light source is not directly visible off the premises and meet International Dark-Sky Association standards.

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

vi. Parks, open space, bike paths, pedestrian, and recreation trails in accordance with the City's adopted Parks and Trails Master Plan.

vii. Improvements to mitigate identified natural hazards.

viii. Offsite improvements, when it is determined by the City Council after recommendation by the Planning Commission that such are necessary to serve the subdivision, mitigate the impacts of the subdivision and to provide for the public health and safety shall be provided at the expense of the applicant.

ix. CDOT required intersection and driveway improvements.

10. Subdivision Improvements Agreement

a. A subdivision improvements agreement on forms approved by the City shall be recorded with any final plat for all subdivision improvements. The applicant may wish to have the final plat approved prior to the installation, inspection and approval of all required improvements, however financial instruments must be provided to guarantee the completion of all improvements within four (4) years after approval of the final plat and incorporated into the Subdivision Improvements Agreement. Financial instruments shall be in the form of the following:

i. A subdivision improvements and lien agreement placing an adequate lien on subdivided lots, with an escrow account with the City into which the applicant shall pay, prior to the sale of any lot in the subdivision, an amount to be verified by the City (with cost estimates provided by the applicant), equal to one hundred fifty percent (150%) of the pro rata cost to complete the improvements necessary to serve that lot; or

ii. A cash escrow deposited with the City or a clean irrevocable letter of credit in an amount to be verified by the City (with cost estimates provided by the applicant) equal to one hundred and fifty percent (150%) of the pro rata cost to complete the subdivision improvements necessary to serve the subdivision.

iii. Security shall not be required for payment in lieu of parks provided in Subsection 7-9-D-2-i, as such money payment shall be collected prior to recording the final plat.

b. Funds in any escrow account shall be returned to the applicant upon the completion of the improvement secured, submission of record drawings, and acceptance by the City.

c. The applicant shall complete all improvements by any stated completion date or within four (4) years of the approval of the final plat by the City. In the event that all required improvements are not completed, inspected, and approved within four (4) years of the date of the approval of the final plat by the City, the City may withhold further building or occupancy permits, or water or sewer taps in such subdivision until such improvements are completed. It shall then be unlawful to sell any further lots in the subdivision until all improvements are completed. The City may take any other lawful action to enforce completion of the improvements.

d. The City Council may authorize extensions of time to complete all improvements beyond the four (4) year limitation as set forth herein.

Section 7-10 Annexation

A. Purpose

1. The purpose of this Section is to define the annexation process for annexation of land into the City in accordance with the Colorado Municipal Annexation Act of 1965, as amended, and this Land Use Code.

2. Responsibilities of Applicant

a. In addition to other duties imposed upon all applicants by this Code and the Colorado Municipal Annexation Act of 1965, all applicants shall have the following responsibilities:

i. The applicant is responsible for having a representative at all meetings where the request is reviewed. Failure to have a representative present will be cause to have the item withdrawn from the agenda of that meeting.

ii. The applicant shall consult with the Administrator to discuss any special conditions pertaining to the annexation and to obtain an annexation petition.

iii. Municipal Annexation Act of 1965, all applicants shall have the following responsibilities:

1. The applicant is responsible for having a representative at all meetings where the request is reviewed. Failure to have a representative present will be cause to have the item withdrawn from the agenda of that meeting.

2. The applicant shall consult with the Administrator to discuss any special conditions pertaining to the annexation and to obtain an annexation petition.

3. Annexation Process

a. At least 15 days prior to the presentation of any annexation petition to the City Council, the applicant shall submit to the City an annexation petition, the annexation fee as set forth on the City's Fee Schedule, an annexation map and plan, and all required supportive information defined by the Administrator.

i. The Administrator shall review all documents submitted for completeness and accuracy. If all documents are complete and accurate, the Administrator shall submit the annexation petition to the City Clerk.

ii. The City Clerk shall present the annexation petition and a resolution initiating the annexation proceedings to the City Council, which shall establish a date for a public hearing. Upon the establishment of a public hearing date, the City Clerk shall give appropriate public notice in accordance with the Colorado Municipal Annexation Act of 1965, as amended. The Administrator shall forward copies of the annexation petition and the resolution initiating the annexation procedure by certified mail to the Clerk of the Board of County Commissioners and to the County Attorney. Copies of the annexation petition and the resolution initiating the annexation procedure shall also be sent by certified mail to any school district or special district having territory within the annexed area. These copies shall be sent at least 25 days prior to the public hearing.

iii. Upon acceptance of the annexation petition by the City Council, the Administrator shall furnish to the entities listed below copies of the annexation map and plan. The Administrator

may also submit copies of the annexation map and plan to additional interested entities or agencies as deemed necessary. All notified entities shall be advised of the scheduled hearing date and details that define the date in which any objections to the annexation map and plan must be submitted to the City in writing.

1. Telephone companies
2. Franchise utility companies
3. City Engineer
4. Fire Department
5. City Public Works Department
6. State Highway Department
7. The Planning Commission shall review the annexation map and plan, and zoning request at a public hearing and shall submit a written recommendation to the City Council following their review.

4. Annexation Map

a. All annexation maps shall have an engineer's scale (minimum scale to be one inch represents 100 feet) and shall be on a reproducible medium with outer dimensions of 24 inches by 36 inches. The annexation map shall contain the following information:

i. The date of preparation, the scale and a symbol designating true north.

ii. The name of the annexation.

iii. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.

iv. The legal description.

v. Distinction of the boundary that is contiguous to the City and the length of the same.

Lot and block numbers if the area is already platted.

vi. Existing and proposed easements and rights-of-way.

vii. Existing and requested zoning and acreage of each requested zone.

viii. Ownership of all parcels within and adjacent to the annexation.

ix. Appropriate certification blocks as directed by the Administrator.

5. Annexation Plan

a. All annexation plans shall have an engineer's scale (minimum scale to be one inch represents 100 feet) and shall be on a reproducible medium with outer dimensions of 24 inches by 36 inches. The annexation plan shall contain the following information:

i. The date or preparation, the scale and a symbol designating true north.

ii. The name or the annexation.

iii. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation plan.

iv. Existing and proposed easements and rights-of-way.

v. Existing and proposed block numbers and lot numbers with dimensions.

vi. Proposed gross and net lot density.

vii. Existing watercourses with adequate casements for flood control.

viii. Designation of all public sites to be reserved and dedicated.

ix. Existing two-foot contours.

x. Appropriate certification blocks as directed by the Administrator.

xi. Supporting Information: The following supportive information shall be submitted with the annexation map and plan:

1. Soils description and limitation.

2. Preliminary utility plan.

3. Mailing addresses of all property owners within 300 feet of the annexation.

4. Affidavits concerning the amount and historical use of all water rights owned.

5. Vicinity map with a radius of one and one-half miles, at a minimum scale of one inch represents 2,000 feet.

6. Statement of community need for the proposed annexation and zoning.

7. For all annexations more than ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.

6. Annexation Impact Report

a. For all annexations more than ten (10) acres, the City shall require the applicant to prepare an impact report regarding the proposed annexation not less than 25 days before the date of the annexation hearing. One copy of the impact report shall be filed with the Board of County Commissioners within five days thereafter. The preparation and filing of the annexation impact report may be waived upon approval of the Board of County Commissioners.

b. The annexation impact report shall include the following:

i. A map or maps of the City and adjacent territory showing the following information:

1. The present and proposed boundaries of the City in the vicinity of the proposed annexation.

2. The present streets, major trunk water lines, sewer interceptors and outfalls, other utility lines and ditches and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation.

3. The existing and proposed land use pattern in the areas to be annexed.

ii. A copy of any draft or final annexation agreement, if available.

iii. A statement of the City's plans for extending or providing for municipal services within the area to be annexed.

iv. A statement of the City's plans for the financing of municipal services to be extended into the area to be annexed.

v. A statement identifying all existing districts within the area to be annexed.

vi. A statement of the effect of the annexation upon the school district governing the area to be annexed, as more fully set forth above.

7. Annexation Agreement

The City and the annexation petitioner shall complete a detailed annexation agreement that stipulates all agreements. The City will use an annexation agreement template which will guide the discussion and define specific criteria. The final annexation agreement becomes an exhibit in the annexation ordinance defined in Section 7-10-A-8.

8. Annexation Ordinance

Upon the submission of documentation in accordance with this Section and upon compliance with the notice and hearing requirements as set forth in the Colorado Municipal Annexation Act of 1965, as amended, the City Council may consider the approval of an ordinance annexing the subject properly to the City. ln the event the City Council considers and disapproves such ordinance, a similar request may not be heard for a period of one (1) year from the date of denial.

9. Final Submission and Filing

In the event the City Council approves an annexation ordinance, the annexation petitioner shall submit to the Administrator one mylar copy of the final annexation map and plan within ten (10) days of the effective date of the annexation ordinance. Additionally, a signed annexation agreement shall be submitted to the Administrator. The adopting ordinance, annexation map and plan and the annexation agreement are then recorded by the City Clerk in the Ouray County Clerk and Recorders office.

Exhibit B - Chapter 8 Sign Code for Ordinance 11 (Series 2023), Section 2

Section 8-1 General Provisions

A. Purpose
The purpose of this Chapter is to:

1. Promote the public health, safety, and welfare.

2. Enhance the economy, business, and industry through efficient communication.

3. Facilitate communication and wayfinding for residents, businesses, and guests.

4. Improve the quality of signage in the City of Ouray.

5. Promote visual harmony with the natural beauty and character of the City of Ouray.

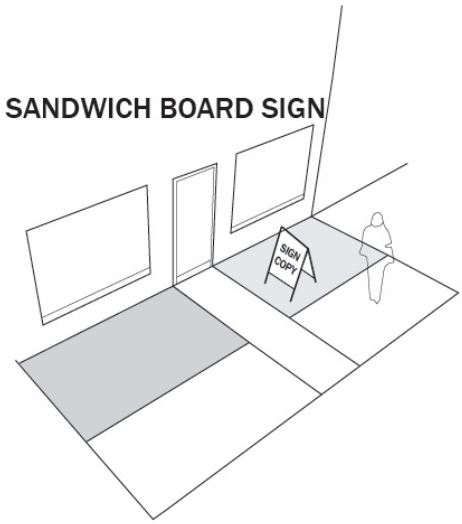
6. Minimize light pollution from signs.

7. Prevent sign clutter that may create public safety hazards through visual distraction, obstructed views, or physical obstructions.

Section 8- 2 Definitions

A. The following definitions apply throughout this Chapter, unless the context clearly requires otherwise**:**

1. **A-Frame sign** consists of two (2) sign faces placed together at an angle to form an "A" shape structure which tapers from a wide base to a narrow top. A-frame signs are sometimes referred to as sandwich board signs.



2. **Banner** is a sign with or without characters, letters, illustrations, or ornamentations applied to cloth, paper, flexible plastic, or fabric of any kind with only such material for backing. A banner may be easily folded or rolled.

3. **Flag** is made of cloth, vinyl or a similar pliant material that is attached on one side to a flagpole and is designed to flow in the wind.

4. **Off-Premise Sign** is any sign advertising a use or establishment which is not located on the real property the off-premises sign is located on.

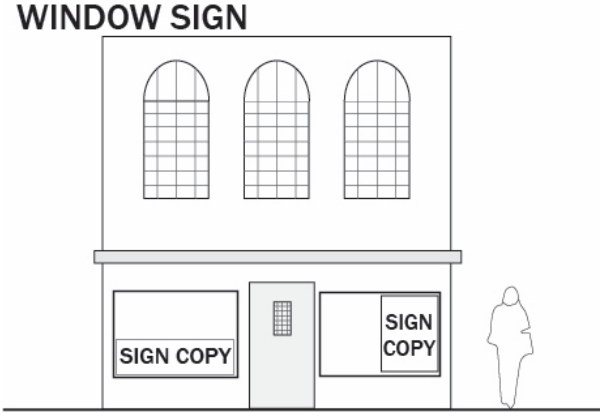
5. **Sign** is any device, display, or structure which is visible from a public place and that has words, letters, figures, designs, symbols, logos, illumination, or projected images. This definition does not include architectural elements incorporated into the structure or facade of a building. For the purposes of this sign code, “signs” do not include those only visible from the inside of a building; nor do “signs” include those held by or attached to a person or a mobile object.

6. **Sign Face Area** shall include the area of the device, structure or display upon which the sign message is shown.

7. **Temporary Signs** are constructed of cloth, canvas, vinyl, paper, plywood, fabric, plastic, or other lightweight material that is neither permanently installed in the ground nor permanently affixed to a building or structure that is permanently installed in the ground. The term “temporary sign” includes, but is not limited to, A-frame signs, lawn signs, and inflatable signs. The term “temporary sign” does not include flags, and signs that are intended to regularly move, such as motorized signs. Unless otherwise specified within this chapter, temporary signs may be in place for up to 180 days and may be no larger than twenty (20) square feet in area.

8. **Total Sign Face Area** shall be the sum of the area of all signs on a structure or at a business location. Signs allowed without a permit shall not be included in this calculation. All other signs, unless exempted by this Chapter, shall be included in a calculation of total sign face area.

9. **Window Sign** means a sign attached to or painted on the window of a building.



Section 8-3 Sign Permits

A. Signs Allowed Without a Permit

The following signs may be erected, maintained, and used without a sign permit.

1. Window signs which do not exceed two (2) square feet each and have an aggregate sign face area of eight (8) square feet per window or a maximum of 25% window area for the premises upon which they are located.

2. Signs located within buildings.

3. Works of art.

4. All temporary signs on private residential property with maximum sign face of four (4) square feet per sign face side.

5. All temporary signs on private commercial and industrial property.

6. All inflatable signs that are safely attached to the ground or a building.

7. Any sign not visible from a public right-of-way.

8. One public notice bulletin board per street frontage with an aggregate sign face area of ten (10) square feet, for any commercial or industrial establishment where the same are located on the premises of said establishments.

9. Two (2) flags per twenty-five (25) feet of lot frontage and 25 square feet each may be mounted on any single building or premises. No part of the flag may hang over a roadway or be lower than seven (7) feet above the public right-of-way.

10. Banners for events that are located off-premises and visible from the U.S. Highway 550 right-of-way that do not exceed twenty (20) square feet of total sign area and are erected no more than fourteen (14) days prior to the opening of the event. Such banners shall be removed no more than forty-eight (48) hours after the event is over.

11. All lightweight signs, decals, stickers, or paint, placed on vehicles, with the permission of the vehicle owner.

12. Signs on public property placed by the City.

13. Routine maintenance (the cleaning, painting, and minor repair of a sign in a manner that does not alter the size, basic copy, design, or structure of the sign).

14. Directional signs owned and placed by the City or Colorado Department of Transportation.

15. Private directional signs approved by City Administrator or delegee.

B. Temporary Signs on Public Property

All temporary signs located on public property, including traffic medians, along roads, and sidewalks are

allowed subject to the following conditions:

1. Signs must be under six (6) square feet and may only be displayed for up to three (3) days with the exception of signs placed in public parks by the City Administrator or delegee.

2. Signs must clearly indicate the date of their posting and are subject to removal without notice after their time limit has lapsed or if the sign fails to indicate the date of their posting.

3. Signs are not permitted to be placed on property containing government buildings or in public parks unless authorized by City Administrator or delegee. Nothing prohibits government from placing signs on its property.

C. Signs Requiring Permits

All signs not listed in Section 8-3-A or B and not prohibited by Section 8-5 require a permit. Permits shall be issued only for signs in compliance with all Performance Criteria in Section 8-4. No sign requiring a permit shall be allowed in the R-1 Zoning District. Applications for a sign permit shall be submitted to the City on forms supplied by the City and accompanied by an application fee as set by City Council.

Section 8-4 Performance Criteria

A. All signs in the City of Ouray shall meet the requirements of this section. Signs not in compliance with the criteria may be removed or confiscated.

B. Requirements

1. All signs shall be maintained in good, legible, and safe condition and in accordance with applicable requirements or laws. Signs in disrepair due to lack of maintenance and upkeep or that are illegible will be considered a nuisance and abated in accordance with City regulations. A building permit is required for any structural work associated with a sign.

2. No part of any sign attached to or within six feet of a building shall be higher than the line of the roof or parapet of the building.

3. No part of any sign shall be higher than twenty (20) feet above grade.

4. 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.

5. Any building or combination of businesses in a building are allowed a total sign face area not to exceed the lesser of one square foot per foot of street frontage of the premises or one hundred fifty (150) square feet. For purposes of this Section, street frontage is defined as the length of the building that abuts the right of way. Exceeding the maximum allotted for total sign face area in this Section is permitted only in the following circumstances:

a. Businesses with less than 20 feet of street frontage shall be allowed 20 square feet of sign face area.

b. Buildings with a combination of businesses meeting the criteria of Section 8-4-B-5-a.

6. Buildings with frontages on two sides of a corner lot may display signage on both frontages subject so long as the sign face area on any frontage may not exceed one square foot per foot of frontage on that side.

7. The maximum sign face area allowed for any individual sign is seventy-five (75) square feet.

8. Signs may have no more than two (2) sign faces.

9. Signs may be erected only upon property or be extended onto property which the sign owner has a legal right to erect or extend such sign.

10. Signs must be removed from a vacated premises within thirty (30) days of the last day of operations.

11. The following rules and standards shall apply in establishing the type of illumination, which may be used for signs:

a. Indirect lighting of all types of signs is permitted.

b. The light from any illuminated sign shall be shaded, shielded, or directed so that the light intensity or brightness will not be disruptive to residential property or adjacent property or create a distraction to a motorist.

c. No sign shall have or contain blinking, flashing, fluttering or intermittent lights or other devices, which create a change in color, brightness, direction, or intensity of lighting.

d. Colored lights shall not be used at any location or in any manner, except exposed neon tubing or similar as described in this chapter.

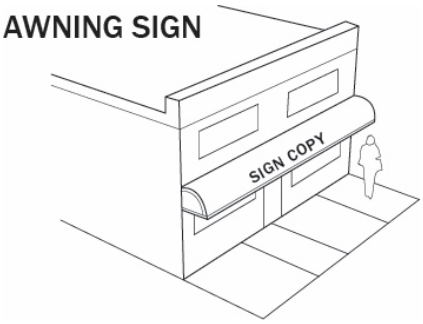
e. The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the adjacent travel way or closest municipal Street.

f. Exterior lighting of signs shall be shielded or down lit so that the light source is not directly visible off the premises and meet International Dark-Sky Association standards.

12. Signs with exposed neon tubing or similar attached to the inside of a window may only be illuminated during business hours. "Closed" signs may be illuminated after business hours.

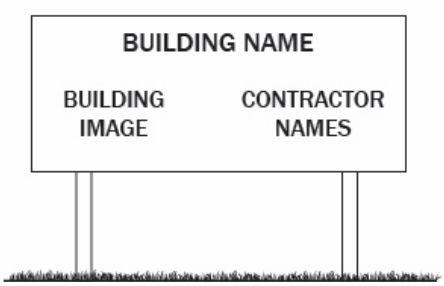
13. Signs must identify the use or establishment upon which they are located.

14. Any business may install canvas or fabric awnings and have its business name lettered once on any awning, or combination of awnings, in letters, not more than one foot high, following review and approval by the City. Awnings without commercial advertisement or business-related logos do not count towards sign coverage and are allowed without a sign permit.



15. Window signs shall not occupy more than 50% of the area of subject window.

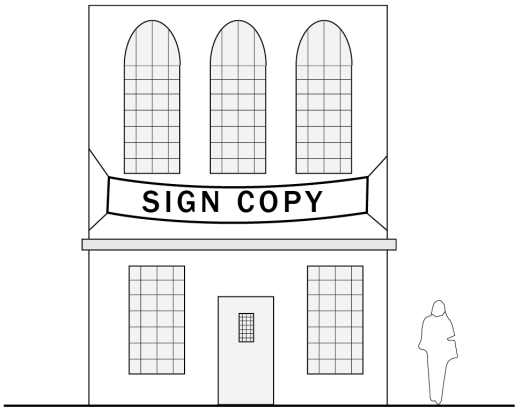
16. City may approve real estate development identification signs, used during construction or as permanent identification, to be erected and maintained subject to the following:



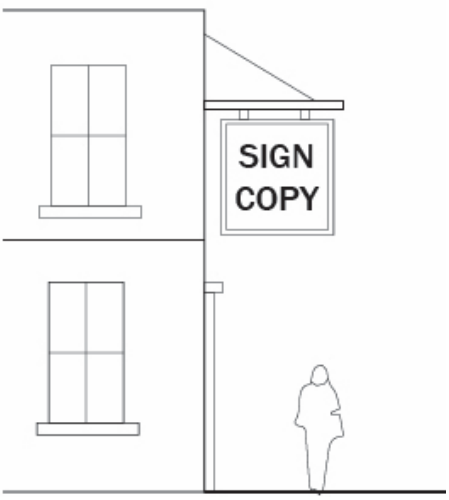
a. No such sign shall exceed thirty-two (32) square feet in sign face area.

b. Only one (1) such sign shall be permitted per development project.

17. Banners attached to the exterior of a building shall only be displayed for a maximum of 120 days per calendar year. No single banner shall exceed 20 square feet in total size. No more than 1 banner shall be displayed on any business front at any one time. Once a permit has been obtained for a banner, the permittee is not required to obtain a new permit for consecutive calendar years, provided that the banner and display times remain as originally permitted. Banners in compliance with these provisions shall not count towards total sign face area.



18. Signs may be erected over or upon City-owned streets and alley rights-of-way subject to the following conditions and in addition to other applicable requirements:



a. Any sign must be supported and attached to a building located in the R-2, C-1, or C-2 Zoning Districts.

b. The sign may extend a maximum of five (5) feet from the building and no portion of a sign may be located within six (6) feet to the curb.

c. No part of the sign may be less than ten (10) feet above the ground over City right-of-way unless special approval is received from the City.

d. Only one (1) sign per business may extend over the City right-of-way.

e. No sign face that is parallel to the wall of the building to which it is attached, may extend more than twelve inches from the building.

f. Banners hung over public property or right-of-way that promote an event or activity of public benefit may be allowed. These banners shall conform to Colorado Department of Transportation Regulations**.**

19. A-frame signs in commercial and industrial zones may be erected on public sidewalks without counting against any maximum sign face area allotment, provided:

a. No A-frame sign may exceed six (6) square feet for each sign face.

b. Only one A-frame sign is allowed per business on each sidewalk it abuts.

c. Each A-frame sign may be displayed only during that establishment's hours of operation.

d. A minimum of three (3) consecutive feet of unobstructed area for use by pedestrians must be maintained.

Section 8-5 Prohibited Signs

A. The following are hereby prohibited if visible from off the premises upon which they are located:

1. Animated, rotating, moving, or flashing signs, not including official traffic control devices.

2. Banners, balloons, or wind-powered devices designed to attract attention, other than flags allowed pursuant to Section 8-3-A-9, or banners expressly permitted by this Chapter.

3. The operation of search lights to promote business activities.

4. Billboards and off-premises signs, except as otherwise expressly permitted by this Chapter.

5. Signs on the exterior of buildings with exposed neon tubing or similar, except vacancy/no vacancy signs and open/closed signs.

6. Signs which create traffic or safety hazards, are structurally unsafe, unsafely installed, or otherwise hazardous.

7. Any sign not maintained in good condition with good condition defined as a neatly kept and painted sign, including all surfaces such as metal and supports, having no broken, cracked, torn, stained, or faded materials, having no hazards through instability, unsecured elements, or other unsafe condition, and having functional lighting, where permitted.

8. Any signs with obscenities, as defined under federal law.

9. Any sign nailed, fastened, or affixed to any tree.

10. Any sign that blocks a driver's clear line of sight of traffic or pedestrians.

11. Any sign that obstructs free ingress to or egress from a fire escape, door, window, or other required access way to or from a building or site.

12. Any sign that interferes with the view of, or is confused with, any traffic control sign or device, and any sign that misleads or confuses traffic flow. A sign's position, size, shape, color, and illumination, but not its content, shall be considered when making such a determination.

Section 8-6 Nonconforming Signs

A. Signs which were lawfully erected and maintained in accordance with previously applicable City or State regulations which do not comply with the regulations of this Chapter are considered nonconforming signs.

B. The right to maintain a nonconforming sign, including frames and supports, shall be terminated and the sign removed under the following conditions:

1. Failure to maintain the sign, abandonment, or termination of the related business, or the use of which the sign content has been discontinued for eight (8) months.

2. The destruction of the sign, removal of the sign, or damage to the sign, such that the cost of replacement or repair is greater than 50 percent of the replacement cost of the nonconforming sign.

3. The creation of any additional violation or nonconformity with this Chapter.

Section 8-7 Sign Enforcement

A. It shall be unlawful to erect or maintain any sign except in compliance with the requirements of this Chapter.

1. Signs not in compliance with the provisions of this Chapter are hereby declared to be a nuisance and may be abated by the City in any lawful manner.

2. Any sign permit may be revoked for violation of this Chapter.

3. Any sign on City property without a permit is in violation of this Chapter and may be confiscated by the City without notice.

4. If upon inspection by City Administrator or delegee determines that a sign violates this Chapter, the inspector should give notice to the sign owner specifically stating the nature of the violation and requiring them to repair, remove, or modify the sign within ten (10) days after receipt of notice by email, regular mail, or posting on the property.

5. In cases of emergency, where a sign presents an imminent hazard to public safety, the sign inspector may cause the immediate removal of a dangerous defective sign, at the owner's expense.

6. All such costs, assessments, penalties and any other costs of collecting assessments or amounts due to enforce this Chapter, including attorney fees, court costs, any other out-of-pocket costs to abate the nuisance shall be a lien against the abutting property which may be foreclosed by the City in any lawful manner. Such costs may be certified to the county for collection with real property taxes or may be collected in any other lawful manner. Prior thereto, the City shall notify the owner of record of the property and allow a hearing with a City representative concerning any amount proposed to be certified to the County for collection.

ORDINANCE NO. 12 (SERIES 2023)

AN ORDINANCE OF THE CITY OF OURAY, COLORADO, REPEALING AND REPLACING SECTION 1-4 OF THE OURAY MUNICIPAL CODE TO REMOVE THE POSSIBILTY OF JAIL TIME FROM THE GENERAL PENALTY PROVISON.

WHEREAS the City Council finds that removing jail time as a possible penalty for violation of a provision of the Ouray Municipal Code is prudent given that a violation of a municipal code is not a criminal act that should result in possible jail.

WHEREAS City Council finds that adopting a new general penalty provision that contains no possibility of jail time for violations of the Ouray Municipal Code is necessary preserve the public health, safety, and welfare.

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO, as follows:

SECTION 1: REPEAL AND REPLACE

Section 1-4 of the Ouray Municipal Code is repealed and replaced as follows:

1-4 General Penalty

A. No person shall violate or fail to comply with any of the provisions of this Code or the any ordinances of the City of Ouray.

B. Whenever in this Code, or any other ordinance or resolution of the City, or any rule or regulation promulgated under the provisions of this Code, any act is prohibited or declared to be unlawful or an offense or the doing of any act is required or the failure to do any act is declared to be unlawful or an offense, where no specific penalty is provided therefor, any person who shall be convicted of the violation of such provisions of this Code or other ordinance or resolution of this City hereafter enacted, or of such rules or regulations, shall be punished by a fine of not more than Two Thousand Six Hundred and Fifty Dollars ($2,650.00).

C. Every day any violation of this Code or any other ordinance or resolution of the City or any rule or regulation promulgated under the provisions of this Code shall continue, shall constitute a separate offense.

D. In all cases where the same offense may be punishable or be created by different clauses or sections of the ordinances of the City, the prosecuting officer may elect under which to

proceed, but not more than one recovery shall be against the same person for the same offense.

E. Every person who, at the time of commission of the offense, was at least ten (10) but not yet eighteen (18) years of age, and who is subsequently convicted of or pleads guilty or nolo contendere to a violation of any provision of this Code, shall be punished by a fine of not more than One Thousand Dollars ($1,000.00) per violation or count. Any voluntary pleas of guilty or nolo contendere to the original charge or to a lesser or substituted charge shall subject the person or their legal guardian so pleading, to all fines and/or penalties applicable to the original charge.

F. Whenever in this Code any act or omission is made unlawful, it is also unlawful to cause, allow, permit, aid, abet or suffer such unlawful act or omission. Concealing or in any manner aiding in the concealing of any unlawful act or omission is similarly unlawful.

SECTION 3: EFFECTIVE DATE

The provisions of this Ordinance shall become effective 30 days following publication in accordance with City of Ouray Charter 3.5-G.

SECTION 4: SEVERABILITY.

If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

INTRODUCED, READ, APPROVED AS INTRODUCED, AND ORDERED PUBLISHED on first reading by _____vote of the Ouray City Council this 2nd day of October 2023.

CITY OF OURAY, COLORADO

_____
Ethan Funk, Mayor

ATTEST:

_____
Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by _____vote of the Ouray City Council this ____day of October 2023.

CITY OF OURAY, COLORADO

_____
Ethan Funk, Mayor

ATTEST:

_____
Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 11 (Series No. 2023), was introduced, read, and passed by the Ouray City Council on first reading on October 2, 2023. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on _____, 2023, and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2023, and thereafter published in the *Ouray County Plaindealer*, as required by law.

_____
Melissa M. Drake, City Clerk

ORDINANCE NO. 13 (SERIES 2023)

AN ORDINANCE OF THE CITY OF OURAY, COLORADO, REPEALING AND REPLACING SECTION 6-12-C OF THE OURAY MUNICIPAL CODE TO ADOPT A NEW FLOOD INSURANCE STUDY AND RATE MAP ISSUED FROM FEMA.

WHEREAS, on June 11, 2023, FEMA notified the City of Ouray that it had issued a new flood hazard determination for Ouray County and its incorporated areas and that a final Flood Insurance Study (FIS) and a Flood Insurance Rate Map (FIRM) effective January 11, 2024, must be adopted, if no appeal was filed.

WHEREAS there was no appeal of this determination.

WHEREAS the City Council finds that the adoption of the new FIS and FIRM is necessary preserve the public health, safety, and welfare.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO, as follows:

SECTION 1: REPEAL AND REPLACE

Section 6-12-C of the Ouray Municipal Code is repealed and replaced as follows:

C. Adoption of Maps and Studies

The Special Flood Hazard Areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, The Flood Insurance Study for Ouray County, Colorado and Incorporated Areas, dated January 11, 2024, with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) and any future updates thereto are hereby adopted by reference and declared to be a part of these regulations. These Special Flood Hazard Areas identified by the Flood Insurance Study and attendant mapping are the minimum area of applicability of these regulations and may be supplemented by studies designated and approved by the City of Ouray City Council. The Floodplain Administrator shall keep a copy of the Flood Insurance Study (FIS), DFIRMs, FIRMs and/or FBFMs on file and available at the City of Ouray administrative office for public inspection.

SECTION 2: EFFECTIVE DATE

The provisions of this Ordinance shall become effective January 11, 2024.

SECTION 3: SEVERABILITY

If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

INTRODUCED, READ, APPROVED AS INTRODUCED, AND ORDERED PUBLISHED on first reading by _____vote of the Ouray City Council this 16th day of October 2023.

CITY OF OURAY, COLORADO

_____
Ethan Funk, Mayor

ATTEST:

_____
Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by _____vote of the Ouray City Council this ____day of November 2024.

CITY OF OURAY, COLORADO

_____
Ethan Funk, Mayor

ATTEST:

_____
Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

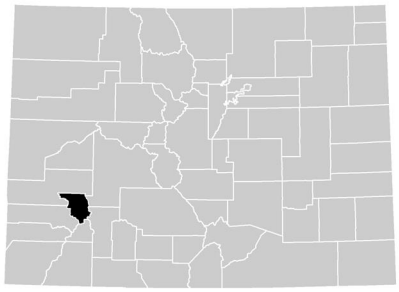
I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 13 (Series No. 2023), was introduced, read and passed by the Ouray City Council on first reading on October 16 2023. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on _____, 2023 and thereafter introduced, read and adopted by the Ouray City Council on _____, 2023 and thereafter published in the *Ouray County Plaindealer*, as required by law.

_____
Melissa M. Drake, City Clerk

FLOOD INSURANCE STUDY

FEDERAL EMERGENCY MANAGEMENT AGENCY

VOLUME 1 OF 1



OURAY COUNTY, COLORADO

AND INCORPORATED AREAS

COMMUNITY NAME	COMMUNITY NUMBER
OURAY COUNTY, UNINCORPORATED AREAS	080136
OURAY, CITY OF	080137
RIDGWAY, TOWN OF	080138

FEMA

EFFECTIVE:

January 11, 2024

FLOOD INSURANCE STUDY NUMBER
08091CV000A
Version Number 2.6.4.6

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Published Separately

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FLOOD INSURANCE STUDY REPORT
OURAY COUNTY, COLORADO

SECTION 1.0 – INTRODUCTION

1.1 The National Flood Insurance Program

The National Flood Insurance Program (NFIP) is a voluntary Federal program that enables property owners in participating communities to purchase insurance protection against losses from flooding. This insurance is designed to provide an alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods.

For decades, the national response to flood disasters was generally limited to constructing flood-control works such as dams, levees, sea-walls, and the like, and providing disaster relief to flood victims. This approach did not reduce losses nor did it discourage unwise development. In some instances, it may have actually encouraged additional development. To compound the problem, the public generally could not buy flood coverage from insurance companies, and building techniques to reduce flood damage were often overlooked.

In the face of mounting flood losses and escalating costs of disaster relief to the general taxpayers, the U.S. Congress created the NFIP. The intent was to reduce future flood damage through community floodplain management ordinances, and provide protection for property owners against potential losses through an insurance mechanism that requires a premium to be paid for the protection.

The U.S. Congress established the NFIP on August 1, 1968, with the passage of the National Flood Insurance Act of 1968. The NFIP was broadened and modified with the passage of the Flood Disaster Protection Act of 1973 and other legislative measures. It was further modified by the National Flood Insurance Reform Act of 1994 and the Flood Insurance Reform Act of 2004. The NFIP is administered by the Federal Emergency Management Agency (FEMA), which is a component of the Department of Homeland Security (DHS).

Participation in the NFIP is based on an agreement between local communities and the Federal Government. If a community adopts and enforces floodplain management regulations to reduce future flood risks to new construction and substantially improved structures in Special Flood Hazard Areas (SFHAs), the Federal Government will make flood insurance available within the community as a financial protection against flood losses. The community's floodplain management regulations must meet or exceed criteria established in accordance with Title 44 Code of Federal Regulations (CFR) Part 60, *Criteria for Land Management and Use*.

SFHAs are delineated on the community's Flood Insurance Rate Maps (FIRMs). Under the NFIP, buildings that were built before the flood hazard was identified on the community's FIRMs are generally referred to as "Pre-FIRM" buildings. When the NFIP was created, the U.S. Congress recognized that insurance for Pre-FIRM buildings would be prohibitively expensive if the premiums were not subsidized by the Federal Government. Congress also recognized that most of these floodprone buildings were built

by individuals who did not have sufficient knowledge of the flood hazard to make informed decisions. The NFIP requires that full actuarial rates reflecting the complete flood risk be charged on all buildings constructed or substantially improved on or after the effective date of the initial FIRM for the community or after December 31, 1974, whichever is later. These buildings are generally referred to as "Post-FIRM" buildings.

1.2 Purpose of this Flood Insurance Study Report

This Flood Insurance Study (FIS) Report **revises and updates** information on the existence and severity of flood hazards for the study area. The studies described in this report developed flood hazard data that will be used to establish actuarial flood insurance rates and to assist communities in efforts to implement sound floodplain management.

In some states or communities, floodplain management criteria or regulations may exist that are more restrictive than the minimum Federal requirements. Contact your State NFIP Coordinator to ensure that any higher State standards are included in the community's regulations.

1.3 Jurisdictions Included in the Flood Insurance Study Project

This FIS Report covers the entire geographic area of Ouray County, Colorado.

The jurisdictions that are included in this project area, along with the Community Identification Number (CID) for each community and the United States Geological Survey (USGS) 8-digit Hydrologic Unit Code (HUC-8) sub-basins affecting each, are shown in Table 1. The FIRM panel numbers that affect each community are listed. If the flood hazard data for the community is not included in this FIS Report, the location of that data is identified.

Table 1: Listing of NFIP Jurisdictions

Community	CID	HUC-8 Sub-Basin(s)	Located on FIRM Panel(s)	If Not Included, Location of Flood Hazard Data
Ouray County, Unincorporated Areas	080136	14020002 14020006 14030003 14080104	08091C0025E[1] 08091C0050E[1] 08091C0075E[1] 08091C0085E 08091C0095E 08091C0100E[1] 08091C0125E[1] 08091C0150E[1] 08091C0175E[1] 08091C0200E[1] 08091C0205E[1] 08091C0210E	

Community	CID	HUC-8 Sub-Basin(s)	Located on FIRM Panel(s)	If Not Included, Location of Flood Hazard Data
Ouray County, Unincorporated Areas (continued)	080136	14020002 14020006 14030003 14080104	08091C0215E 08091C0217E 08091C0219E 08091C0220E 08091C0230E 08091C0236E 08091C0238E 08091C0240E[1] 08091C0250E 08091C0275E[1] 08091C0300E[1] 08091C0325E[1] 08091C0326E 08091C0327E 08091C0328E 08091C0329E 08091C0335E[1] 08091C0337E 08091C0339E[1] 08091C0340E[1] 08091C0341E 08091C0343E 08091C0345E[1] 08091C0375E[1] 08091C0400E[1] 08091C0425E[1] 08091C0450E[1]	
Ouray, City of	080137	14020006	08091C0341E 08091C0343E	
Ridgway, Town of	080138	14020006	08091C0217E 08091C0219E 08091C0236E 08091C0238E	

[1] Panel Not Printed

1.4 Considerations for using this Flood Insurance Study Report

The NFIP encourages State and local governments to implement sound floodplain management programs. To assist in this endeavor, each FIS Report provides floodplain data, which may include a combination of the following: 10-, 4-, 2-, 1-, and 0.2-percent annual chance flood elevations (the 1-percent-annual-chance flood elevation is also referred to as the Base Flood Elevation (BFE)); delineations of the 1-percent-annual-chance and 0.2-percent-annual-chance floodplains; and 1-percent-annual-chance floodway. This information is presented on the FIRM and/or in many components of the FIS Report, including Flood Profiles, Floodway Data tables, Summary of Non-Coastal Stillwater

Elevations tables, and Coastal Transect Parameters tables (not all components may be provided for a specific FIS).

This section presents important considerations for using the information contained in this FIS Report and the FIRM, including changes in format and content. Figures 1, 2, and 3 present information that applies to using the FIRM with the FIS Report.

- Part or all of this FIS Report may be revised and republished at any time. In addition, part of this FIS Report may be revised by a Letter of Map Revision (LOMR), which does not involve republication or redistribution of the FIS Report. Refer to Section 6.5 of this FIS Report for information about the process to revise the FIS Report and/or FIRM.

  It is, therefore, the responsibility of the user to consult with community officials by contacting the community repository to obtain the most current FIS Report components. Communities participating in the NFIP have established repositories of flood hazard data for floodplain management and flood insurance purposes. Community map repository addresses are provided in Table 30, "Map Repositories," within this FIS Report.

- New FIS Reports are frequently developed for multiple communities, such as entire counties. A countywide FIS Report incorporates previous FIS Reports for individual communities and the unincorporated area of the county (if not jurisdictional) into a single document and supersedes those documents for the purposes of the NFIP.

  The initial Countywide FIS Report for Ouray County became effective on **January 11, 2024**. Refer to Table 27 for information about subsequent revisions to the FIRMs.

- Selected FIRM panels for the community may contain information (such as floodways and cross sections) that was previously shown separately on the corresponding Flood Boundary and Floodway Map (FBFM) panels. In addition, former flood hazard zone designations have been changed as follows:

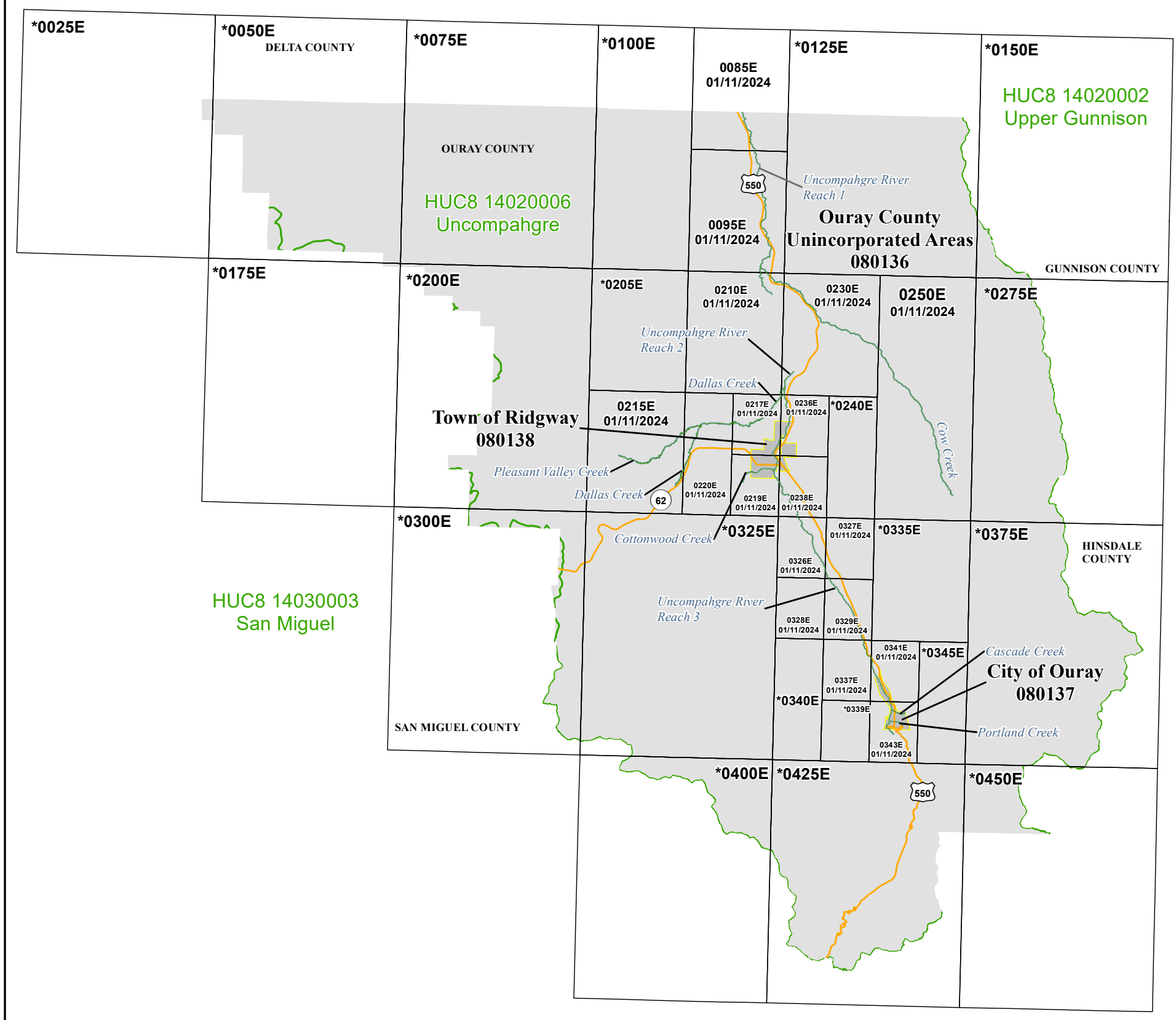
Old Zone	New Zone
A1 through A30	AE
V1 through V30	VE
B	X (shaded)
C	X (unshaded)

  The CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. Visit the FEMA Web site at www.fema.gov/flood-insurance/rules-legislation/community-rating-system or contact your appropriate FEMA Regional Office for more information about this program.

- FEMA has developed a *Guide to Flood Maps* (FEMA 258) and online tutorials to assist users in accessing the information contained on the FIRM. These include how to read panels and step-by-step instructions to obtain specific information. To obtain this guide and other assistance in using the FIRM, visit the FEMA Web site at www.fema.gov/flood-maps/tutorials.

The FIRM Index in Figure 1 shows the overall FIRM panel layout within Ouray County, and also displays the panel number and effective date for each FIRM panel in the county. Other information shown on the FIRM Index includes community boundaries, watershed boundaries, and USGS HUC-8 codes.

Figure 1: FIRM Index



1 inch = 22,083 feet 1:265,000

Miles
0 1 2 4 6 8

Map Projection:
State Plane Colorado South Zone FIPS 0503 Feet;
North American Datum 1983

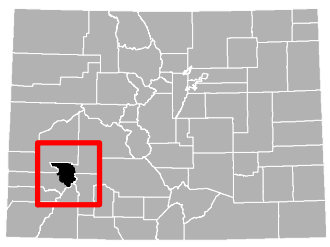
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SEE FLOOD INSURANCE STUDY FOR ADDITIONAL INFORMATION

* PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS

COUNTY LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP INDEX

OURAY COUNTY, COLORADO and Incorporated Areas

PANELS PRINTED:

0085, 0095, 0210, 0215, 0217, 0219, 0220, 0230, 0236, 0238, 0250, 0326, 0327, 0329, 0337, 0341, 0343

FEMA

MAP NUMBER
08091CIND0A

EFFECTIVE DATE
JANUARY 11, 2024

Each FIRM panel may contain specific notes to the user that provide additional information regarding the flood hazard data shown on that map. However, the FIRM panel does not contain enough space to show all the notes that may be relevant in helping to better understand the information on the panel. Figure 2 contains the full list of these notes.

Figure 2: FIRM Notes to Users

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM including historic versions of this FIRM, how to order products, or the National Flood Insurance Program in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Flood Map Service Center website or by calling the FEMA Mapping and Insurance eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to Table 27 in this FIS Report.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

The map is for use in administering the NFIP. It may not identify all areas subject to flooding, particularly from local drainage sources of small size. Consult the community map repository to find updated or additional flood hazard information.

BASE FLOOD ELEVATIONS: For more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, consult the Flood Profiles and Floodway Data and/or Summary of Non-Coastal Stillwater Elevations tables within this FIS Report. Use the flood elevation data within the FIS Report in conjunction with the FIRM for construction and/or floodplain management.

Figure 2. FIRM Notes to Users

FLOODWAY INFORMATION: Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the FIS Report for this jurisdiction.

FLOOD CONTROL STRUCTURE INFORMATION: Certain areas not in Special Flood Hazard Areas may have reduced flood hazards due to flood control structures. Refer to Section 4.3 "Dams and Other Flood Hazard Reduction Measures" of this FIS Report for information on flood control structures for this jurisdiction.

PROJECTION INFORMATION: The projection used in the preparation of the map was NAD 1983 StatePlane Colorado South FIPS 0503 Feet**.** The horizontal datum was the North American Datum of 1983 NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

ELEVATION DATUM: Flood elevations on the FIRM are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov.

Local vertical monuments may have been used to create the map. To obtain current monument information, please contact the appropriate local community listed in Table 30 of this FIS Report.

BASE MAP INFORMATION: Base map information shown on the FIRM was provided by the U.S Census Bureau, dated 2015; Bureau of Land Management, dated 2011; The U.S Department of Agriculture, dated 2003 and 2017; The State of Colorado Department of Local Affairs, dated 2014; and the U.S Geological Survey, dated 2013. For information about base maps, refer to Section 6.2 “Base Map” in this FIS Report.

Corporate limits shown on the map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after the map was published, map users should contact appropriate community officials to verify current corporate limit locations.

NOTES FOR FIRM INDEX

REVISIONS TO INDEX: As new studies are performed and FIRM panels are updated within Ouray County, CO, corresponding revisions to the FIRM Index will be incorporated within the FIS Report to reflect the effective dates of those panels. Please refer to Table 27 of this FIS Report to determine the most recent FIRM revision date for each community. The most recent FIRM panel effective date will correspond to the most recent index date.

Figure 2. FIRM Notes to Users

SPECIAL NOTES FOR SPECIFIC FIRM PANELS

This Notes to Users section was created specifically for Ouray County, CO**,** effective January 11, 2024.

FLOOD RISK REPORT: A Flood Risk Report (FRR) may be available for many of the flooding sources and communities referenced in this FIS Report. The FRR is provided to increase public awareness of flood risk by helping communities identify the areas within their jurisdictions that have the greatest risks. Although non-regulatory, the information provided within the FRR can assist communities in assessing and evaluating mitigation opportunities to reduce these risks. It can also be used by communities developing or updating flood risk mitigation plans. These plans allow communities to identify and evaluate opportunities to reduce potential loss of life and property. However, the FRR is not intended to be the final authoritative source of all flood risk data for a project area; rather, it should be used with other data sources to paint a comprehensive picture of flood risk.

Each FIRM panel contains an abbreviated legend for the features shown on the maps. However, the FIRM panel does not contain enough space to show the legend for all map features. Figure 3 shows the full legend of all map features. Note that not all of these features may appear on the FIRM panels in Ouray County.

Figure 3: Map Legend for FIRM

SPECIAL FLOOD HAZARD AREAS: The 1% annual chance flood, also known as the base flood or 100-year flood, has a 1% chance of happening or being exceeded each year. Special Flood Hazard Areas are subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. See note for specific types. If the floodway is too narrow to be shown, a note is shown.

	Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (Zones A, AE, AH, AO, AR, A99, V and VE)
Zone A	The flood insurance rate zone that corresponds to the 1% annual chance floodplains. No base (1% annual chance) flood elevations (BFEs) or depths are shown within this zone.
Zone AE	The flood insurance rate zone that corresponds to the 1% annual chance floodplains. Base flood elevations derived from the hydraulic analyses are shown within this zone.
Zone AH	The flood insurance rate zone that corresponds to the areas of 1% annual chance shallow flooding (usually areas of ponding) where average depths are between 1 and 3 feet. Whole-foot BFEs derived from the hydraulic analyses are shown at selected intervals within this zone.
Zone AO	The flood insurance rate zone that corresponds to the areas of 1% annual chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between 1 and 3 feet. Average whole-foot depths derived from the hydraulic analyses are shown within this zone.
Zone AR	The flood insurance rate zone that corresponds to areas that were formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
Zone A99	The flood insurance rate zone that corresponds to areas of the 1% annual chance floodplain that will be protected by a Federal flood protection system where construction has reached specified statutory milestones. No base flood elevations or flood depths are shown within this zone.
Zone V	The flood insurance rate zone that corresponds to the 1% annual chance coastal floodplains that have additional hazards associated with storm waves. Base flood elevations are not shown within this zone.
Zone VE	Zone VE is the flood insurance rate zone that corresponds to the 1% annual chance coastal floodplains that have additional hazards associated with storm waves. Base flood elevations derived from the coastal analyses are shown within this zone as static whole-foot elevations that apply throughout the zone.
	Regulatory Floodway determined in Zone AE.

Figure 3: Map Legend for FIRM

OTHER AREAS OF FLOOD HAZARD

Shaded Zone X: Areas of 0.2% annual chance flood hazards and areas of 1% annual chance flood hazards with average depths of less than 1 foot or with drainage areas less than 1 square mile.



Future Conditions 1% Annual Chance Flood Hazard – Zone X: The flood insurance rate zone that corresponds to the 1% annual chance floodplains that are determined based on future-conditions hydrology. No base flood elevations or flood depths are shown within this zone.



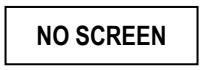
Area with Reduced Flood Hazard due to Accredited or Provisionally Accredited Levee System: Area is shown as reduced flood hazard from the 1-percent-annual-chance or greater flood by a levee system. Overtopping or failure of any levee system is possible.



Area with Undetermined Flood Hazard due to Non-Accredited Levee System: Analysis and mapping procedures for non-accredited levee systems were applied resulting in a flood insurance rate zone where flood hazards are undetermined, but possible.

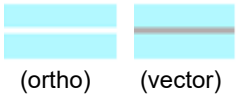
OTHER AREAS

Zone D (Areas of Undetermined Flood Hazard): The flood insurance rate zone that corresponds to unstudied areas where flood hazards are undetermined, but possible.



Unshaded Zone X: Areas of minimal flood hazard.

FLOOD HAZARD AND OTHER BOUNDARY LINES



Flood Zone Boundary (white line on ortho-photography-based mapping; gray line on vector-based mapping)

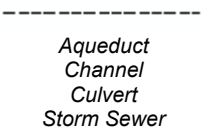
Limit of Study

Jurisdiction Boundary

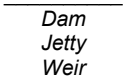


Limit of Moderate Wave Action (LiMWA): Indicates the inland limit of the area affected by waves greater than 1.5 feet

GENERAL STRUCTURES



Channel, Culvert, Aqueduct, or Storm Sewer



Dam, Jetty, Weir



Levee, Dike, or Floodwall

Figure 3: Map Legend for FIRM

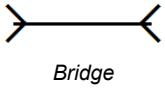
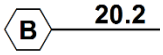
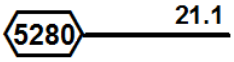
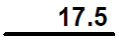
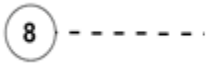
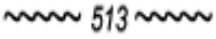
	Bridge
REFERENCE MARKERS	
	River mile Markers
CROSS SECTION & TRANSECT INFORMATION	
	Lettered Cross Section with Regulatory Water Surface Elevation (BFE)
	Numbered Cross Section with Regulatory Water Surface Elevation (BFE)
	Unlettered Cross Section with Regulatory Water Surface Elevation (BFE)
	Coastal Transect
	Profile Baseline: Indicates the modeled flow path of a stream and is shown on FIRM panels for all valid studies with profiles or otherwise established base flood elevation.
	Coastal Transect Baseline: Used in the coastal flood hazard model to represent the 0.0-foot elevation contour and the starting point for the transect and the measuring point for the coastal mapping.
	Base Flood Elevation Line
ZONE AE (EL 16)	Static Base Flood Elevation value (shown under zone label)
ZONE AO (DEPTH 2)	Zone designation with Depth
ZONE AO (DEPTH 2) (VEL 15 FPS)	Zone designation with Depth and Velocity
BASE MAP FEATURES	
	River, Stream or Other Hydrographic Feature
	Interstate Highway
	U.S. Highway
	State Highway
	County Highway

Figure 3: Map Legend for FIRM

MAPLE LANE	Street, Road, Avenue Name, or Private Drive if shown on Flood Profile
RAILROAD	Railroad
	Horizontal Reference Grid Line
	Horizontal Reference Grid Ticks
+	Secondary Grid Crosshairs
Land Grant	Name of Land Grant
7	Section Number
R. 43 W. T. 22 N.	Range, Township Number
$^{42}76^{000m}E$	Horizontal Reference Grid Coordinates (UTM)
365000 FT	Horizontal Reference Grid Coordinates (State Plane)
80° 16' 52.5"	Corner Coordinates (Latitude, Longitude)

SECTION 2.0 – FLOODPLAIN MANAGEMENT APPLICATIONS

2.1 Floodplain Boundaries

To provide a national standard without regional discrimination, the 1-percent-annual-chance (100-year) flood has been adopted by FEMA as the base flood for floodplain management purposes. The 0.2-percent-annual-chance (500-year) flood is employed to indicate additional areas of flood hazard in the community.

Each flooding source included in the project scope has been studied and mapped using professional engineering and mapping methodologies that were agreed upon by FEMA and Ouray County as appropriate to the risk level. Flood risk is evaluated based on factors such as known flood hazards and projected impact on the built environment. Engineering analyses were performed for each studied flooding source to calculate its 1-percent-annual-chance flood elevations; elevations corresponding to other floods (e.g. 10-, 4-, 2-, 0.2-percent annual chance, etc.) may have also been computed for certain flooding sources. Engineering models and methods are described in detail in Section 5.0 of this FIS Report. The modeled elevations at cross sections were used to delineate the floodplain boundaries on the FIRM; between cross sections, the boundaries were interpolated using elevation data from various sources. More information on specific mapping methods is provided in Section 6.0 of this FIS Report.

Depending on the accuracy of available topographic data (Table 22), study methodologies employed (Section 5.0), and flood risk, certain flooding sources may be mapped to show both the 1-percent and 0.2-percent-annual-chance floodplain boundaries, regulatory water surface elevations (BFEs), and/or a regulatory floodway. Similarly, other flooding sources may be mapped to show only the 1-percent-annual-chance floodplain boundary on the FIRM, without published water surface elevations. In cases where the 1-percent and 0.2-percent-annual-chance floodplain boundaries are close together, only the 1-percent-annual-chance floodplain boundary is shown on the FIRM. Figure 3, “Map Legend for FIRM”, describes the flood zones that are used on the FIRMs to account for the varying levels of flood risk that exist along flooding sources within the project area. Table 2 and Table 3 indicate the flood zone designations for each flooding source and each community within Ouray County, respectively.

Table 2, “Flooding Sources Included in this FIS Report,” lists each flooding source, including its study limits, affected communities, mapped zone on the FIRM, and the completion date of its engineering analysis from which the flood elevations on the FIRM and in the FIS Report were derived. Descriptions and dates for the latest hydrologic and hydraulic analyses of the flooding sources are shown in Table 12. Floodplain boundaries for these flooding sources are shown on the FIRM (published separately) using the symbology described in Figure 3. On the map, the 1-percent-annual-chance floodplain corresponds to the SFHAs. The 0.2-percent-annual-chance floodplain shows areas that, although out of the regulatory floodplain, are still subject to flood hazards.

Small areas within the floodplain boundaries may lie above the flood elevations but cannot be shown due to limitations of the map scale and/or lack of detailed topographic data. The procedures to remove these areas from the SFHA are described in Section 6.5 of this FIS Report.

Table 2: Flooding Sources Included in this FIS Report

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Cascade Creek	Ouray, City of; Ouray County Unincorporated Areas	Confluence with Uncompahgre River	0.12 miles upstream of 8th Ave	14020006	0.6	Y	AE	03/31/2021
Cottonwood Creek	Ridgeway, Town of; Ouray County Unincorporated Areas	Confluence with Uncompahgre River	0.27 miles upstream of County Rd 5	14020006	1.5	Y	AE	03/31/2021
Cow Creek	Ouray County Unincorporated Areas	Confluence with Uncompahgre River	1.2 miles upstream of County Rd 12	14020006	12.1	N	A	03/31/2021
Dallas Creek	Ouray County Unincorporated Areas	Confluence with Uncompahgre River	0.09 miles downstream of HWY 62	14020006	6.3	N	A	03/31/2021
Pleasant Valley Creek	Ouray County Unincorporated Areas	Confluence with Dallas Creek	0.6 miles upstream of County Rd 24	14020006	3.6	N	A	03/31/2021
Portland Creek	Ouray, City of; Ouray County Unincorporated Areas	Confluence with Uncompahgre River	0.08 miles downstream of Amphitheater Rd	14020006	0.5	Y	AE	03/31/2021
Uncompahgre River Reach 1	Ouray County Unincorporated Areas	Northern Border of Ouray County	Ridgway Reservoir	14020006	7.9	N	A	03/31/2021
Uncompahgre River Reach 2	Ouray County Unincorporated Areas	Ridgeway Reservoir	1.5 miles upstream of Ridgway Reservoir	14020006	1.5	N	A	03/31/2021
Uncompahgre River Reach 3	Ridgeway, Town of and Ouray, City of; Ouray County Unincorporated Areas	1.5 miles upstream of Ridgeway Reservoir	615 feet upstream of County Rd 361	14020006	13.9	Y	AE	03/31/2021

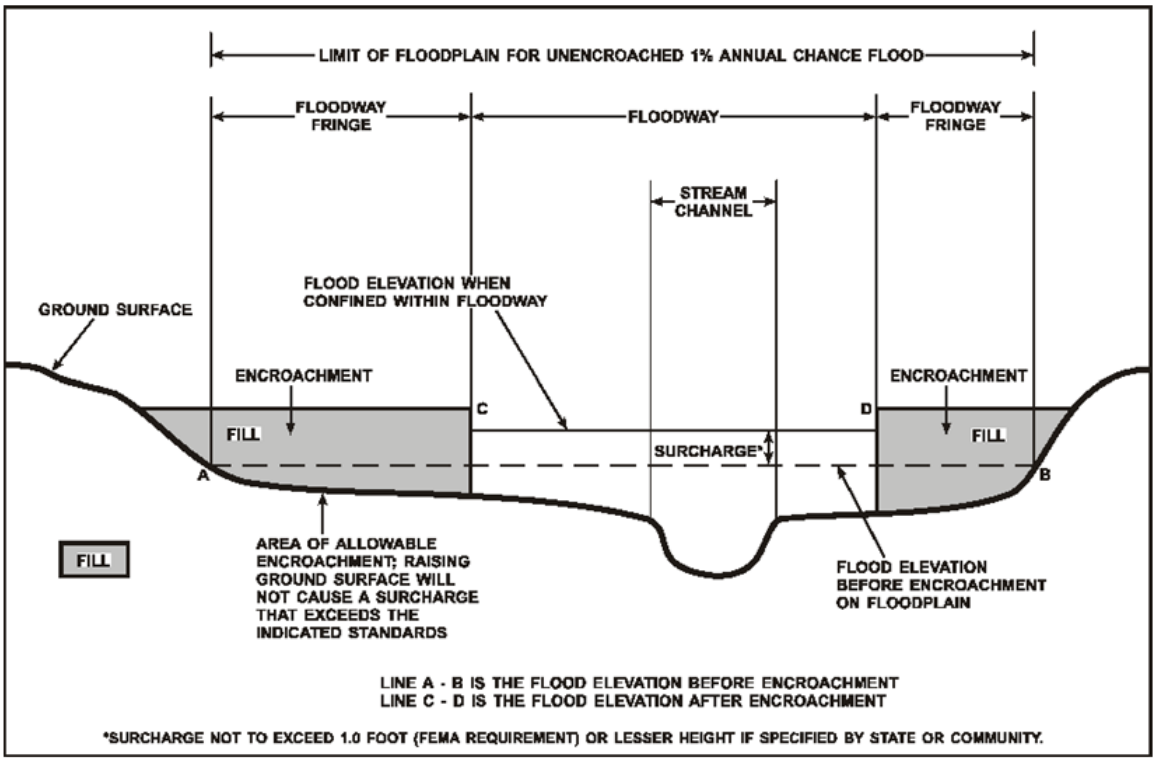
2.2 Floodways

Encroachment on floodplains, such as structures and fill, reduces flood-carrying capacity, increases flood heights and velocities, and increases flood hazards in areas beyond the encroachment itself. One aspect of floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazard.

For purposes of the NFIP, a floodway is used as a tool to assist local communities in balancing floodplain development against increasing flood hazard. With this approach, the area of the 1-percent-annual-chance floodplain on a river is divided into a floodway and a floodway fringe based on hydraulic modeling. The floodway is the channel of a stream, plus any adjacent floodplain areas, that must be kept free of encroachment in order to carry the 1-percent-annual-chance flood. The floodway fringe is the area between the floodway and the 1-percent-annual-chance floodplain boundaries where encroachment is permitted. The floodway must be wide enough so that the floodway fringe could be completely obstructed without increasing the water surface elevation of the 1-percent-annual-chance flood more than 1 foot at any point. Typical relationships between the floodway and the floodway fringe and their significance to floodplain development are shown in Figure 4.

To participate in the NFIP, Federal regulations require communities to limit increases caused by encroachment to 1.0 foot, provided that hazardous velocities are not produced. The floodways in this project are presented to local agencies as minimum standards that can be adopted directly or that can be used as a basis for additional floodway projects.

Figure 4: Floodway Schematic



Floodway widths presented in this FIS Report and on the FIRM were computed at cross sections. Between cross sections, the floodway boundaries were interpolated. For certain stream segments, floodways were adjusted so that the amount of floodwaters conveyed on each side of the floodplain would be reduced equally. The results of the floodway computations have been tabulated for selected cross sections and are shown in Table 23, "Floodway Data."

All floodways that were developed for this Flood Risk Project are shown on the FIRM using the symbology described in Figure 3. In cases where the floodway and 1-percent-annual-chance floodplain boundaries are either close together or collinear, only the floodway boundary has been shown on the FIRM. For information about the delineation of floodways on the FIRM, refer to Section 6.3.

2.3 Base Flood Elevations

The hydraulic characteristics of flooding sources were analyzed to provide estimates of the elevations of floods of the selected recurrence intervals. The BFE is the elevation of the 1-percent-annual-chance flood. These BFEs are most commonly rounded to the whole foot, as shown on the FIRM, but in certain circumstances or locations they may be rounded to 0.1 foot. Cross section lines shown on the FIRM may also be labeled with the BFE rounded to 0.1 foot. Whole-foot BFEs derived from engineering analyses that apply to coastal areas, areas of ponding, or other static areas with little elevation change may also be shown at selected intervals on the FIRM.

BFEs are primarily intended for flood insurance rating purposes. Cross sections with BFEs shown on the FIRM correspond to the cross sections shown in the Floodway Data table and Flood Profiles in this FIS Report. For construction and/or floodplain management purposes, users are cautioned to use the flood elevation data presented in this FIS Report in conjunction with the data shown on the FIRM. For example, the user may use the FIRM to determine the stream station of a location of interest and then use the profile to determine the 1-percent annual chance elevation at that location. Because only selected cross sections may be shown on the FIRM for riverine areas, the profile should be used to obtain the flood elevation between mapped cross sections. Additionally, for riverine areas, whole-foot elevations shown on the FIRM may not exactly reflect the elevations derived from the hydraulic analyses; therefore, elevations obtained from the profile may more accurately reflect the results of the hydraulic analysis.

2.4 Non-Encroachment Zones

This section is not applicable to this Flood Risk Project.

2.5 Coastal Flood Hazard Areas

This section is not applicable to this Flood Risk Project.

2.5.1 Water Elevations and the Effects of Waves

This section is not applicable to this Flood Risk Project.

Figure 5: Wave Runup Transect Schematic

[Not Applicable to this Flood Risk Project]

2.5.2 Floodplain Boundaries and BFEs for Coastal Areas

This section is not applicable to this Flood Risk Project.

2.5.3 Coastal High Hazard Areas

This section is not applicable to this Flood Risk Project.

Figure 6: Coastal Transect Schematic

[Not Applicable to this Flood Risk Project]

2.5.4 Limit of Moderate Wave Action

This section is not applicable to this Flood Risk Project.

SECTION 3.0 – INSURANCE APPLICATIONS

3.1 National Flood Insurance Program Insurance Zones

For flood insurance applications, the FIRM designates flood insurance rate zones as described in Figure 3, “Map Legend for FIRM.” Flood insurance zone designations are assigned to flooding sources based on the results of the hydraulic or coastal analyses. Insurance agents use the zones shown on the FIRM and depths and base flood elevations in this FIS Report in conjunction with information on structures and their contents to assign premium rates for flood insurance policies.

The 1-percent-annual-chance floodplain boundary corresponds to the boundary of the areas of special flood hazards (e.g. Zones A, AE, V, VE, etc.), and the 0.2-percent-annual-chance floodplain boundary corresponds to the boundary of areas of additional flood hazards.

Table 3 lists the flood insurance zones in Ouray County.

Table 3: Flood Zone Designations by Community

Community	Flood Zone(s)
Ouray County, Unincorporated Areas	A, AE, X
Ouray, City of	AE, X
Ridgway, Town of	AE, X

SECTION 4.0 – AREA STUDIED

4.1 Basin Description

Table 4 contains a description of the characteristics of the HUC-8 sub-basins within which each community falls. The table includes the main flooding sources within each basin, a brief description of the basin, and its drainage area.

Table 4: Basin Characteristics

HUC-8 Sub-Basin Name	HUC-8 Sub-Basin Number	Primary Flooding Source	Description of Affected Area	Drainage Area (square miles)
Animas	14080104	Animas River	Affecting a very small area (<1%) on the southern side of the county, with the subbasin boundary forming the boundary between Ouray and San Juan Counties.	1,370
San Miguel	14030003	San Miguel River	Affecting a very small area (<1%) on the western side of the county, with the subbasin boundary forming the southern portion of the boundary between Ouray and San Miguel Counties	1,555
Uncompahgre	14020006	Uncompahgre River	Begins north of the county boundary, affecting the entire area of Ouray County	1,115
Upper Gunnison	14020002	Gunnison River	Affecting a very small area (<1%) on the eastern side of the county, with the subbasin boundary forming the boundary between Ouray and Hinsdale Counties	2,412

4.2 Principal Flood Problems

Table 5 contains a description of the principal flood problems that have been noted for Ouray County by flooding source.

Table 5: Principal Flood Problems

Flooding Source	Description of Flood Problems
Uncompahgre River	Floodflows on the Uncompahgre River within the study area result from the rapid melting of the mountain snowpack during the period of May through early July. This snowmelt is occasionally augmented by rainfall. The runoff from snowmelt typically sustains periods of high flows and marked daily fluctuation. All streams that tributary to the Uncompahgre River within the study area drain minor areas and, while many are subject to cloudburst-type flooding, none drain areas large enough to individually affect the peak flows in the main channel of the Uncompahgre River. The earliest reference to flooding on the Uncompahgre River is contained in USGS Water-Supply Paper 997 (USGS 1948). Widespread flooding occurred during the spring and early summer of 1884 due to melting snowpack. USGS gaging stations along the Uncompahgre River show that, during the period of record (intermittently from 1903 to the mid-1980s), the highest peak peak flow occurred in 1921 (USGS 1966). The flow reached a volume of 2,000 cubic feet per second (cfs) at Ouray, 2,400 cfs below Ouray, and 4,080 cfs at Colona. Other major high flows occurred in August 1909, July 1927, July 1929, July 1965, and July 1973. Major damage during these events occurred in and near the City of Ouray.

Table 6 contains information about historic flood elevations in the communities within Ouray County.

Table 6: Historic Flooding Elevations

[Not applicable to this Flood Risk Project]

4.3 Dams and Other Flood Hazard Reduction Measures

Table 7 contains information about non-levee flood hazard reduction measures within Ouray County such as dams or jetties. Levee systems are addressed in Section 4.4 of this FIS Report.

Table 7: Dams and Other Flood Hazard Reduction Measures

[Not applicable to this Flood Risk Project]

4.4 Levee Systems

This section is not applicable to this Flood Risk Project.

Table 8: Levee Systems

[Not applicable to this Flood Risk Project]

SECTION 5.0 – ENGINEERING METHODS

For the flooding sources in the community, standard hydrologic and hydraulic study methods were used to determine the flood hazard data required for this study. Flood events of a magnitude that are expected to be equaled or exceeded at least once on the average during any 10-, 25-, 50-, 100-, or 500-year period (recurrence interval) have been selected as having special significance for floodplain management and for flood insurance rates. These events, commonly termed the 10-, 25-, 50-, 100-, and 500-year floods, have a 10-, 4-, 2-, 1-, and 0.2-percent-annual-chance, respectively, of being equaled or exceeded during any year.

Although the recurrence interval represents the long-term, average period between floods of a specific magnitude, rare floods could occur at short intervals or even within the same year. The risk of experiencing a rare flood increases when periods greater than 1 year are considered. For example, the risk of having a flood that equals or exceeds the 100-year flood (1-percent chance of annual exceedance) during the term of a 30-year mortgage is approximately 26 percent (about 3 in 10); for any 90-year period, the risk increases to approximately 60 percent (6 in 10). The analyses reported herein reflect flooding potentials based on conditions existing in the community at the time of completion of this study. Maps and flood elevations will be amended periodically to reflect future changes.

In addition to these flood events, the “1-percent-plus”, or “1%+”, annual chance flood elevation has been modeled and included on the flood profile for certain flooding sources in this FIS Report. While not used for regulatory or insurance purposes, this flood event has been calculated to help illustrate the variability range that exists between the regulatory 1-percent-annual-chance flood elevation and a 1-percent-annual-chance elevation that has taken into account an additional amount of uncertainty in the flood discharges (thus, the 1% “plus”). For flooding sources whose discharges were estimated using regression equations, the 1%+ flood elevations are derived by taking the 1-percent-annual-chance flood discharges and increasing the modeled discharges by a percentage equal to the average predictive error for the regression equation. For flooding sources with gage- or rainfall-runoff-based discharge estimates, the upper 84-percent confidence limit of the discharges is used to compute the 1%+ flood elevations.

5.1 Hydrologic Analyses

Hydrologic analyses were carried out to establish the peak elevation-frequency relationships for floods of the selected recurrence intervals for each flooding source studied. Hydrologic analyses are typically performed at the watershed level. Depending on factors such as watershed size and shape, land use and urbanization, and natural or man-made storage, various models or methodologies may be applied. A summary of the hydrologic methods applied to develop the discharges used in the hydraulic analyses for each stream is provided in Table 12. Greater detail (including assumptions, analysis, and results) is available in the archived project documentation.

A summary of the discharges is provided in Table 9. Frequency Discharge-Drainage Area Curves used to develop the hydrologic models may also be shown in Figure 7 for selected flooding sources. A summary of stillwater elevations developed for non-coastal flooding sources is provided in Table 10. Stream gage information is provided in Table 11.

Table 9: Summary of Discharges

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance	0.2% Annual Chance
Cottonwood Creek	Confluence with Uncompahgre River	3.7	84	162	244	347	500	634
Uncompahgre River Reach 3	Uncompahgre River near Ridgway, CO	149	1,780	2,020	2,190	2,350	2,630	2,670
Uncompahgre River Reach 3	Uncompahgre River below confluence with Cottonwood Creek	131	1,620	1,840	2,000	2,140	2,400	2,440
Uncompahgre River Reach 3	Uncompahgre River below confluence with Dexter Creek	90	1,630	1,770	1,870	1,960	2,260	2,170
Uncompahgre River Reach 3	Uncompahgre River near Ouray, CO	77	1,460	1,590	1,680	1,760	2,030	1,950
Uncompahgre River Reach 3	Uncompahgre River below confluence with Cascade Creek	74	1,420	1,550	1,640	1,710	1,980	1,900
Uncompahgre River Reach 3	Uncompahgre River below confluence with Portland Creek	72	1,400	1,520	1,610	1,680	1,940	1,870
Uncompahgre River Reach 3	Uncompahgre River above confluence with Canyon Creek	42	951	1,040	1,090	1,150	1,320	1,270

Figure 7: Frequency Discharge-Drainage Area Curves

[Not applicable to this Flood Risk Project]

Table 10: Summary of Non-Coastal Stillwater Elevations

[Not applicable to this Flood Risk Project]

Table 11: Stream Gage Information used to Determine Discharges

Flooding Source	Gage Identifier	Agency that Maintains Gage	Site Name	Drainage Area (Square Miles)	Period of Record	
					From	To
Uncompahgre River	9146020	USGS	Uncompahgre River near Ouray, CO	77	6/2/2001	6/18/2017
Uncompahgre River	9146200	USGS	Uncompahgre River near Ridgway, CO	149	6/9/1959	6/5/2016
Uncompahgre River	9147025	USGS	Uncompahgre River below Ridgway Reservoir, CO	265	5/11/1989	6/14/2016
Uncompahgre River	9147500	USGS	Uncompahgre River at Colona, CO	448	5/11/1989	6/11/2016

5.2 Hydraulic Analyses

Analyses of the hydraulic characteristics of flooding from the sources studied were carried out to provide estimates of the elevations of floods of the selected recurrence intervals. Base flood elevations on the FIRM represent the elevations shown on the Flood Profiles and in the Floodway Data tables in the FIS Report. Rounded whole-foot elevations may be shown on the FIRM in coastal areas, areas of ponding, and other areas with static base flood elevations. These whole-foot elevations may not exactly reflect the elevations derived from the hydraulic analyses. Flood elevations shown on the FIRM are primarily intended for flood insurance rating purposes. For construction and/or floodplain management purposes, users are cautioned to use the flood elevation data presented in this FIS Report in conjunction with the data shown on the FIRM. The hydraulic analyses for this FIS were based on unobstructed flow. The flood elevations shown on the profiles are thus considered valid only if hydraulic structures remain unobstructed, operate properly, and do not fail.

For streams for which hydraulic analyses were based on cross sections, locations of selected cross sections are shown on the Flood Profiles (Exhibit 1). For stream segments for which a floodway was computed (Section 6.3), selected cross sections are also listed in Table 23, “Floodway Data.”

A summary of the methods used in hydraulic analyses performed for this project is provided in Table 12. Roughness coefficients are provided in Table 13. Roughness coefficients are values representing the frictional resistance water experiences when passing overland or through a channel. They are used in the calculations to determine water surface elevations. Greater detail (including assumptions, analysis, and results) is available in the archived project documentation.

Table 12: Summary of Hydrologic and Hydraulic Analyses

Flooding Source	Study Limits Downstream Limit	Study Limits Upstream Limit	Hydrologic Model or Method Used	Hydraulic Model or Method Used	Date Analyses Completed	Flood Zone on FIRM	Special Considerations
Cascade Creek	Confluence with Uncompahgre River	0.12 miles upstream of 8th Ave	HEC-HMS 4.2	HEC-RAS 5.0.7 (Unsteady)	3/31/2021	AE w/ Floodway	Engineered Channel, Unsteady State
Cottonwood Creek	Confluence with Uncompahgre River	0.27 miles upstream of County Rd 5	HEC-HMS 4.2	HEC-RAS 5.0.7	3/31/2021	AE w/ Floodway	
Cow Creek	Confluence with Uncompahgre River	1.2 miles upstream of County Rd 12	Regression Equations	HEC-RAS 5.0.7	3/31/2021	A	No modeled structures
Dallas Creek	Confluence with Uncompahgre River	0.09 miles downstream of HWY 62	Regression Equations	HEC-RAS 5.0.7	3/31/2021	A	No modeled structures
Pleasant Valley Creek	Confluence with Dallas Creek	0.6 miles upstream of County Rd 24	Regression Equations	HEC-RAS 5.0.7	3/31/2021	A	No modeled structures
Portland Creek	Confluence with Uncompahgre River	0.08 miles downstream of Amphitheater Rd	HEC-HMS 4.2	HEC-RAS 5.0.7 (Unsteady)	3/31/2021	AE w/ Floodway	Engineered Channel, Unsteady State
Uncompahgre River Reach 1	Northern Border of Ouray County	Ridgway Reservoir	Bulletin 17C	HEC-RAS 5.0.7	3/31/2021	A	No modeled structures
Uncompahgre River Reach 2	Ridgway Reservoir	1.5 miles upstream of Ridgway Reservoir	Regression Equations	HEC-RAS 5.0.7	3/31/2021	A	No modeled structures
Uncompahgre River Reach 3	1.5 miles upstream of Ridgway Reservoir	615 feet upstream of County Rd 361	Bulletin 17C	HEC-RAS 5.0.7	3/31/2021	AE w/ Floodway	Stream Gage Analysis

Table 13: Roughness Coefficients

Flooding Source	Channel “n”	Overbank “n”
Cascade Creek	0.045-0.050	0.013-0.100
Cottonwood Creek	0.035	0.020-0.120
Cow Creek	0.035-0.100	0.035-0.100
Dallas Creek	0.045	0.013-0.100
Pleasant Valley Creek	0.045	0.030-0.100
Portland Creek	0.013-0.060	0.013-0.100
Uncompahgre River	0.035	0.040-0.120

5.3 Coastal Analyses

This section is not applicable to this Flood Risk Project.

Table 14: Summary of Coastal Analyses
[Not Applicable to this Flood Risk Project]

5.3.1 Total Stillwater Elevations

This section is not applicable to this Flood Risk Project.

Figure 8: 1% Annual Chance Total Stillwater Elevations for Coastal Areas
[Not Applicable to this Flood Risk Project]

Table 15: Tide Gage Analysis Specifics
[Not Applicable to this Flood Risk Project]

5.3.2 Waves

This section is not applicable to this Flood Risk Project.

5.3.3 Coastal Erosion

This section is not applicable to this Flood Risk Project.

5.3.4 Wave Hazard Analyses

This section is not applicable to this Flood Risk Project.

Table 16: Coastal Transect Parameters
[Not Applicable to this Flood Risk Project]

Figure 9: Transect Location Map

[Not Applicable to this Flood Risk Project]

5.4 Alluvial Fan Analyses

This section is not applicable to this Flood Risk Project.

Table 17: Summary of Alluvial Fan Analyses

[Not Applicable to this Flood Risk Project]

Table 18: Results of Alluvial Fan Analyses

[Not Applicable to this Flood Risk Project]

SECTION 6.0 – MAPPING METHODS

6.1 Vertical and Horizontal Control

All FIS Reports and FIRMs are referenced to a specific vertical datum. The vertical datum provides a starting point against which flood, ground, and structure elevations can be referenced and compared. Until recently, the standard vertical datum used for newly created or revised FIS Reports and FIRMs was the National Geodetic Vertical Datum of 1929 (NGVD29). With the completion of the North American Vertical Datum of 1988 (NAVD88), many FIS Reports and FIRMs are now prepared using NAVD88 as the referenced vertical datum.

Flood elevations shown in this FIS Report and on the FIRMs are referenced to NAVD88. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between NGVD29 and NAVD88 or other datum conversion, visit the National Geodetic Survey website at www.ngs.noaa.gov.

Temporary vertical monuments are often established during the preparation of a flood hazard analysis for the purpose of establishing local vertical control. Although these monuments are not shown on the FIRM, they may be found in the archived project documentation associated with the FIS Report and the FIRMs for this community. Interested individuals may contact FEMA to access these data.

To obtain current elevation, description, and/or location information for benchmarks in the area, please visit the NGS website at www.ngs.noaa.gov.

The datum conversion locations and values that were calculated for Ouray County are provided in Table 19.

Table 19: Countywide Vertical Datum Conversion

[Not Applicable to this Flood Risk Project]

Table 20: Stream-Based Vertical Datum Conversion

[Not Applicable to this Flood Risk Project]

6.2 Base Map

The FIRMs and FIS Report for this project have been produced in a digital format. The flood hazard information was converted to a Geographic Information System (GIS) format that meets FEMA's FIRM Database specifications and geographic information standards. This information is provided in a digital format so that it can be incorporated into a local GIS and be accessed more easily by the community. The FIRM Database includes most of the tabular information contained in the FIS Report in such a way that the data can be associated with pertinent spatial features. For example, the information contained in the Floodway Data table and Flood Profiles can be linked to the cross sections that are shown on the FIRMs. Additional information about the FIRM Database and its contents can be found in FEMA's *Guidelines and Standards for Flood Risk Analysis and Mapping*, www.fema.gov/flood-maps/guidance-partners/guidelines-standards.

Base map information shown on the FIRM was derived from the sources described in Table 21.

Table 21: Base Map Sources

Data Type	Data Provider	Data Date	Data Scale	Data Description
Digital Orthophoto	USDA/FSA - Aerial Photography Field Office	2017	1:12,000	NAIP digital ortho imagery for FIRM base map
Political boundaries	CDOT	2012	1:5,000	Municipal and county boundaries
Transportation features	U.S. Department of Commerce, U.S. Census Bureau, Geography Division	2015	1:100,000	TIGER/Line Shapefile, Ouray, CO, USA, All Roads County-Based Shapefile
Public Land Survey System (PLSS)	BLM Cadastral Survey - CO	2011	N/A	Cadastral PLSS Standardized Data – PLSS Intersected - Version 1.1

6.3 Floodplain and Floodway Delineation

The FIRM shows tints, screens, and symbols to indicate floodplains and floodways as well as the locations of selected cross sections used in the hydraulic analyses and floodway computations.

For riverine flooding sources, the mapped floodplain boundaries shown on the FIRM have been delineated using the flood elevations determined at each cross section; between cross sections, the boundaries were interpolated using the topographic elevation data described in Table 22.

In cases where the 1-percent and 0.2-percent-annual-chance floodplain boundaries are close together, only the 1-percent-annual-chance floodplain boundary has been shown. Small areas within the floodplain boundaries may lie above the flood elevations but cannot be shown due to limitations of the map scale and/or lack of detailed topographic data.

The floodway widths presented in this FIS Report and on the FIRM were computed for certain stream segments on the basis of equal conveyance reduction from each side of the floodplain. Floodway widths were computed at cross sections. Between cross sections, the floodway boundaries were interpolated. Table 2 indicates the flooding sources for which floodways have been determined. The results of the floodway computations for those flooding sources have been tabulated for selected cross sections and are shown in Table 23, “Floodway Data.”

Table 22: Summary of Topographic Elevation Data used in Mapping

Community	Flooding Source	Source for Topographic Elevation Data			
		Description	Vertical Accuracy	Horizontal Accuracy	Citation
Ouray County	All within HUC 14020006	Light Detection and Ranging data (LiDAR)	0.087 m RMSEz	0.075 meter at 95% confidence level	Quantum 2015

BFEs shown at cross sections on the FIRM represent the 1-percent-annual-chance water surface elevations shown on the Flood Profiles and in the Floodway Data tables in the FIS Report.

Table 23: Floodway Data

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A	35	10	23	38.4	7,694.0	7,694.0	7,694.0	0.0
B	87	10	32	26.9	7,696.4	7,696.4	7,696.4	0.0
C	200	10	38	23.2	7,698.4	7,698.4	7,698.4	0.0
D	241	49	118	7.4	7,698.9	7,698.9	7,698.9	0.0
E	356	54	142	6.1	7,699.9	7,699.9	7,699.9	0.0
F	448	27	72	12.1	7,701.6	7,701.6	7,701.6	0.0
G	483	10	14	64.0	7,706.9	7,706.9	7,706.9	0.0
H	509	10	22	39.9	7,711.4	7,711.4	7,711.4	0.0
I	583	10	18	48.5	7,721.1	7,721.1	7,721.1	0.0
J	681	10	18	49.4	7,733.8	7,733.8	7,733.8	0.0
K	729	10	17	50.7	7,740.4	7,740.4	7,740.4	0.0
L	795	10	17	50.5	7,749.4	7,749.4	7,749.4	0.0
M	876	10	17	50.9	7,760.6	7,760.6	7,760.6	0.0
N	943	10	17	51.1	7,769.8	7,769.8	7,769.8	0.0
O	1,033	10	17	50.9	7,782.3	7,782.3	7,782.3	0.0
P	1,086	10	18	49.8	7,789.7	7,789.7	7,789.7	0.0
Q	1,176	10	17	51.4	7,802.0	7,802.0	7,802.0	0.0
R	1,294	10	16	53.2	7,818.2	7,818.2	7,818.2	0.0
S	1,387	10	17	50.5	7,830.8	7,830.8	7,830.8	0.0
T	1,454	10	17	50.8	7,839.8	7,839.8	7,839.8	0.0

[1] In feet upstream of confluence with Uncompahgre River

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
U	1,501	10	16	53.0	7,847.9	7,847.9	7,847.9	0.0
V	1,524	10	15	57.1	7,851.7	7,851.7	7,851.7	0.0
W	1,581	10	16	56.2	7,861.5	7,861.5	7,861.5	0.0
X	1,714	10	16	55.2	7,884.3	7,884.3	7,884.3	0.0
Y	1,779	10	15	56.4	7,895.7	7,895.7	7,895.7	0.0
Z	1,790	10	17	49.9	7,897.6	7,897.6	7,897.6	0.0
AA	1,833	10	16	54.3	7,904.9	7,904.9	7,904.9	0.0
AB	1,927	10	16	55.5	7,921.1	7,921.1	7,921.1	0.0
AC	2,100	10	16	55.4	7,951.0	7,951.0	7,951.0	0.0
AD	2,301	10	16	55.5	7,985.8	7,985.8	7,985.8	0.0
AE	2,349	24	39	22.2	7,996.5	7,996.5	7,996.5	0.0
AF	2,414	20	44	19.7	8,005.9	8,005.9	8,005.9	0.0
AG	2,519	34	48	18.2	8,029.0	8,029.0	8,029.0	0.0
AH	2,580	17	33	26.4	8,043.3	8,043.3	8,043.3	0.0
AI	2,609	17	32	27.6	8,053.5	8,053.5	8,053.5	0.0
AJ	2,686	28	40	21.7	8,068.8	8,068.8	8,068.8	0.0
AK	2,766	34	43	20.1	8,087.3	8,087.3	8,087.3	0.0

[1] In feet upstream of confluence with Uncompahgre River

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, COLORADO

AND INCORPORATED AREAS

FLOODWAY DATA

FLOODING SOURCE: CASCADE CREEK

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A	612	20	44	7.9	6,993.7	6,993.7	6,993.7	0.0
B	973	26	55	6.3	7,010.8	7,010.8	7,010.8	0.0
C	1,110	22	45	7.7	7,012.6	7,012.6	7,012.6	0.0
D	1,211	41	67	5.2	7,018.1	7,018.1	7,018.1	0.0
E	1,464	78	103	3.4	7,027.8	7,027.8	7,027.8	0.0
F	2,141	16	41	8.5	7,048.8	7,048.8	7,048.9	0.1
G	2,479	11	35	9.8	7,064.3	7,064.3	7,064.5	0.2
H	2,501	17	87	4.0	7,068.0	7,068.0	7,068.0	0.0
I	2,602	15	38	9.1	7,070.2	7,070.2	7,070.2	0.0
J	3,130	23	45	7.7	7,087.2	7,087.2	7,087.2	0.0
K	3,848	10	35	9.9	7,124.0	7,124.0	7,124.1	0.1
L	3,954	16	152	2.3	7,134.7	7,134.7	7,135.2	0.5
M	4,100	17	40	8.6	7,140.2	7,140.2	7,140.3	0.1
N	4,466	24	45	7.8	7,162.5	7,162.5	7,162.6	0.1
O	5,492	14	38	9.2	7,213.7	7,213.7	7,213.7	0.0
P	5,535	38	189	1.8	7,223.7	7,223.7	7,224.2	0.5
Q	5,690	13	36	9.5	7,225.5	7,225.5	7,225.7	0.2
R	6,974	44	57	6.1	7,309.8	7,309.8	7,310.1	0.3
S	7,105	16	76	4.6	7,321.9	7,321.9	7,322.3	0.4
T	7,206	8	32	11.0	7,326.8	7,326.8	7,326.8	0.0
U	7,325	15	38	9.1	7,341.4	7,341.4	7,341.8	0.4
V	8,546	10	34	10.2	7,430.0	7,430.0	7,430.0	0.0

[1] In feet upstream of confluence with Uncompahgre River

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, COLORADO

AND INCORPORATED AREAS

FLOODWAY DATA

FLOODING SOURCE: COTTONWOOD CREEK

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A	30	10	22	88.0	7,735.8	7,735.8	7,735.8	0.0
B	67	10	51	38.1	7,742.2	7,742.2	7,742.2	0.0
C	107	10	38	50.6	7,744.2	7,744.2	7,744.2	0.0
D	230	10	36	53.3	7,753.7	7,753.7	7,753.7	0.0
E	321	10	36	54.0	7,760.8	7,760.8	7,760.8	0.0
F	431	10	36	54.2	7,769.7	7,769.7	7,769.7	0.0
G	529	10	36	53.5	7,777.5	7,777.5	7,777.5	0.0
H	554	10	35	56.0	7,779.6	7,779.6	7,779.6	0.0
I	641	10	36	54.4	7,786.8	7,786.8	7,786.8	0.0
J	719	10	40	47.8	7,792.9	7,792.9	7,792.9	0.0
K	859	10	36	53.9	7,803.8	7,803.8	7,803.8	0.0
L	964	10	35	55.6	7,812.6	7,812.6	7,812.6	0.0
M	1,019	10	36	53.9	7,817.1	7,817.1	7,817.1	0.0
N	1,121	10	34	57.0	7,826.6	7,826.6	7,826.6	0.0
O	1,210	10	33	57.8	7,835.3	7,835.3	7,835.3	0.0
P	1,275	10	32	60.1	7,841.7	7,841.7	7,841.7	0.0
Q	1,327	10	35	56.0	7,846.5	7,846.5	7,846.5	0.0
R	1,357	10	33	57.9	7,849.4	7,849.4	7,849.4	0.0
S	1,447	10	34	56.9	7,857.9	7,857.9	7,857.9	0.0
T	1,525	10	34	57.4	7,865.2	7,865.2	7,865.2	0.0

[1] In feet upstream of confluence with Uncompahgre River

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, COLORADO

AND INCORPORATED AREAS

FLOODWAY DATA

FLOODING SOURCE: PORTLAND CREEK

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
U	1,619	10	34	57.0	7,874.1	7,874.1	7,874.1	0.0
V	1,677	10	34	57.2	7,879.7	7,879.7	7,879.7	0.0
W	1,740	10	35	55.0	7,885.6	7,885.6	7,885.6	0.0
X	1,762	10	33	58.8	7,887.7	7,887.7	7,887.7	0.0
Y	1,816	10	34	57.3	7,893.0	7,893.0	7,893.0	0.0
Z	1,942	10	37	52.4	7,903.6	7,903.6	7,903.6	0.0
AA	2,059	10	35	54.5	7,913.2	7,913.2	7,913.2	0.0
AB	2,163	10	34	56.8	7,923.0	7,923.0	7,923.0	0.0
AC	2,226	10	33	58.3	7,929.1	7,929.1	7,929.1	0.0
AD	2,338	10	34	57.5	7,939.9	7,939.9	7,939.9	0.0
AE	2,375	10	41	47.1	7,942.8	7,942.8	7,942.8	0.0
AF	2,419	29	108	17.9	7,946.0	7,946.0	7,946.0	0.0
AG	2,489	22	101	19.1	7,953.2	7,953.2	7,953.2	0.0
AH	2,569	18	112	17.3	7,958.6	7,958.6	7,958.6	0.0
AI	2,703	18	102	18.9	7,967.4	7,967.4	7,967.4	0.0
AJ	2,795	21	115	16.8	7,978.3	7,978.3	7,978.3	0.0

[1] In feet upstream of confluence with Uncompahgre River

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, COLORADO

AND INCORPORATED AREAS

FLOODWAY DATA

FLOODING SOURCE: PORTLAND CREEK

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A	169	62	228	10.3	6,888.6	6,888.6	6,888.6	0.0
B	268	68	367	6.4	6,890.6	6,890.6	6,890.6	0.0
C	481	63	260	9.0	6,891.1	6,891.1	6,891.1	0.0
D	1,865	64	254	9.3	6,902.8	6,902.8	6,902.8	0.0
E	6,961	79	300	7.8	6,933.7	6,933.7	6,933.7	0.0
F	7,068	95	449	5.2	6,935.6	6,935.6	6,935.6	0.0
G	9,001	91	278	8.5	6,945.3	6,945.3	6,945.3	0.0
H	10,973	122	788	3.0	6,960.7	6,960.7	6,960.7	0.0
I	14,698	98	289	8.1	6,974.3	6,974.3	6,974.6	0.3
J	14,893	131	519	4.5	6,977.4	6,977.4	6,977.4	0.0
K	17,780	152	494	4.3	6,988.4	6,988.4	6,988.9	0.5
L	18,350	282	608	3.5	6,991.0	6,991.0	6,991.0	0.0
M	25,270	179	442	4.9	7,036.1	7,036.1	7,036.4	0.3
N	25,898	162	304	7.0	7,045.7	7,045.7	7,045.9	0.2
O	30,200	71	230	9.3	7,072.2	7,072.2	7,072.2	0.2
P	30,537	193	542	4.0	7,075.0	7,075.0	7,075.0	0.0
Q	32,761	185	428	5.0	7,091.4	7,091.4	7,091.6	0.2
R	36,847	263	423	5.1	7,125.0	7,125.0	7,125.1	0.1
S	43,324	180	346	6.2	7,187.4	7,187.4	7,187.4	0.0
T	50,142	55	205	10.4	7,283.3	7,283.3	7,283.5	0.2

[1]In feet upstream of a point located 1.5 miles from Ridgway Reservoir

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, COLORADO

AND INCORPORATED AREAS

FLOODWAY DATA

FLOODING SOURCE: UNCOMPAHGRE RIVER

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
U	52,474	69	223	9.6	7,321.3	7,321.3	7,321.6	0.3
V	53,643	97	267	8.0	7,345.9	7,345.9	7,346.3	0.4
W	54,119	83	237	9.0	7,354.7	7,354.7	7,355.1	0.4
X	54,847	51	226	9.5	7,372.1	7,372.1	7,372.5	0.4
Y	55,926	61	224	9.6	7,396.6	7,396.6	7,397.1	0.5
Z	57,484	39	179	12.0	7,446.9	7,446.9	7,447.1	0.2
AA	60,078	37	169	11.6	7,557.1	7,557.1	7,557.2	0.1
AB	60,584	62	278	7.0	7,567.5	7,567.5	7,567.5	0.0
AC	60,901	42	233	8.4	7,570.5	7,570.5	7,570.6	0.1
AD	66,489	55	207	8.5	7,617.0	7,617.0	7,617.4	0.4
AE	66,797	58	179	9.8	7,629.1	7,629.1	7,629.2	0.1
AF	67,378	66	256	6.9	7,635.3	7,635.3	7,635.6	0.3
AG	69,044	57	195	9.0	7,657.3	7,657.3	7,657.4	0.1
AH	69,161	44	211	8.4	7,660.2	7,660.2	7,660.2	0.0
AI	69,276	36	163	10.8	7,661.5	7,661.5	7,661.7	0.2
AJ	69,570	42	170	10.3	7,666.0	7,666.0	7,666.1	0.1
AK	70,214	31	158	11.2	7,679.1	7,679.1	7,679.2	0.1
AL	72,379	41	163	10.5	7,710.0	7,710.0	7,710.0	0.0
AM	72,557	27	135	12.7	7,713.1	7,713.1	7,713.6	0.5
AN	73,272	31	146	11.7	7,727.4	7,727.4	7,727.4	0.0

[1]In feet upstream of a point located 1.5 miles from Ridgway Reservoir

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, COLORADO

AND INCORPORATED AREAS

FLOODWAY DATA

FLOODING SOURCE: UNCOMPAHGRE RIVER

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
AO	73,921	48	169	9.9	7,744.7	7,744.7	7,744.7	0.0
AP	73,977	48	211	8.0	7,746.2	7,746.2	7,746.2	0.0
AQ	74,301	34	152	11.1	7,757.1	7,757.1	7,757.4	0.3
AR	74,357	18	117	9.8	7,760.5	7,760.5	7,760.5	0.0
AS	74,410	14	88	13.1	7,761.9	7,761.9	7,762.0	0.1
AT	75,070	26	104	11.0	7,783.4	7,783.4	7,783.7	0.3
AU	75,159	27	106	10.8	7,795.0	7,795.0	7,795.5	0.5
AV	75,798	21	99	11.6	7,826.9	7,826.9	7,827.3	0.4
AW	75,903	20	94	12.3	7,846.4	7,846.4	7,846.7	0.3
AX	75,966	15	96	12.0	7,867.3	7,867.3	7,867.3	0.0
AY	76,103	14	95	12.1	7,868.7	7,868.7	7,868.7	0.0
AZ	76,228	14	84	13.7	7,872.9	7,872.9	7,873.4	0.5
BA	76,313	37	183	6.3	7,886.6	7,886.6	7,886.6	0.0
BB	76,367	16	87	13.3	7,893.1	7,893.1	7,893.6	0.5
BC	76,671	21	96	12.0	7,965.3	7,965.3	7,965.6	0.2

[1]In feet upstream of a point located 1.5 miles from Ridgway Reservoir

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, COLORADO

AND INCORPORATED AREAS

FLOODWAY DATA

FLOODING SOURCE: UNCOMPAHGRE RIVER

Table 24: Flood Hazard and Non-Encroachment Data for Selected Streams

[Not Applicable to this Flood Risk Project]

6.4 Coastal Flood Hazard Mapping

This section is not applicable to this Flood Risk Project.

Table 25: Summary of Coastal Transect Mapping Considerations

[Not Applicable to this Flood Risk Project]

6.5 FIRM Revisions

This FIS Report and the FIRM are based on the most up-to-date information available to FEMA at the time of its publication; however, flood hazard conditions change over time. Communities or private parties may request flood map revisions at any time. Certain types of requests require submission of supporting data. FEMA may also initiate a revision. Revisions may take several forms, including Letters of Map Amendment (LOMAs), Letters of Map Revision Based on Fill (LOMR-Fs), Letters of Map Revision (LOMRs) (referred to collectively as Letters of Map Change (LOMCs)), Physical Map Revisions (PMRs), and FEMA-contracted restudies. These types of revisions are further described below. Some of these types of revisions do not result in the republishing of the FIS Report. To assure that any user is aware of all revisions, it is advisable to contact the community repository of flood-hazard data (shown in Table 30, “Map Repositories”).

6.5.1 Letters of Map Amendment

A LOMA is an official revision by letter to an effective NFIP map. A LOMA results from an administrative process that involves the review of scientific or technical data submitted by the owner or lessee of property who believes the property has incorrectly been included in a designated SFHA. A LOMA amends the currently effective FEMA map and establishes that a specific property is not located in a SFHA.

To obtain an application for a LOMA, visit www.fema.gov/flood-maps/change-your-flood-zone and download the form “MT-1 Application Forms and Instructions for Conditional and Final Letters of Map Amendment and Letters of Map Revision Based on Fill”. Visit the “Flood Map-Related Fees” section to determine the cost, if any, of applying for a LOMA.

FEMA offers a tutorial on how to apply for a LOMA. The LOMA Tutorial Series can be accessed at www.fema.gov/flood-maps/tutorials.

For more information about how to apply for a LOMA, call the FEMA Mapping and Insurance eXchange; toll free, at 1-877-FEMA MAP (1-877-336-2627).

6.5.2 Letters of Map Revision Based on Fill

A LOMR-F is an official revision by letter to an effective NFIP map. A LOMR-F states FEMA’s determination concerning whether a structure or parcel has been elevated on fill above the base flood elevation and is, therefore, excluded from the SFHA.

Information about obtaining an application for a LOMR-F can be obtained in the same manner as that for a LOMA, by visiting www.fema.gov/flood-maps/change-your-flood-zone for the "MT-1 Application Forms and Instructions for Conditional and Final Letters of Map Amendment and Letters of Map Revision Based on Fill" or by calling the FEMA Mapping and Insurance eXchange, toll free, at 1-877-FEMA MAP (1-877-336-2627). Fees for applying for a LOMR-F, if any, are listed in the "Flood Map-Related Fees" section.

A tutorial for LOMR-F is available at www.fema.gov/flood-maps/tutorials.

6.5.3 Letters of Map Revision

A LOMR is an official revision to the currently effective FEMA map. It is used to change flood zones, floodplain and floodway delineations, flood elevations and planimetric features. All requests for LOMRs should be made to FEMA through the chief executive officer of the community, since it is the community that must adopt any changes and revisions to the map. If the request for a LOMR is not submitted through the chief executive officer of the community, evidence must be submitted that the community has been notified of the request.

To obtain an application for a LOMR, visit www.fema.gov/flood-maps/change-your-flood-zone and download the form "MT-2 Application Forms and Instructions for Conditional Letters of Map Revision and Letters of Map Revision". Visit the "Flood Map-Related Fees" section to determine the cost of applying for a LOMR. For more information about how to apply for a LOMR, call the FEMA Mapping and Insurance eXchange; toll free, at 1-877-FEMA MAP (1-877-336-2627) to speak to a Map Specialist.

Previously issued mappable LOMCs (including LOMRs) that have been incorporated into the Ouray County FIRM are listed in Table 26.

Table 26: Incorporated Letters of Map Change

[Not Applicable to this Flood Risk Project]

6.5.4 Physical Map Revisions

A Physical Map Revisions (PMR) is an official republication of a community's NFIP map to effect changes to base flood elevations, floodplain boundary delineations, regulatory floodways and planimetric features. These changes typically occur as a result of structural works or improvements, annexations resulting in additional flood hazard areas or correction to base flood elevations or SFHAs.

The community's chief executive officer must submit scientific and technical data to FEMA to support the request for a PMR. The data will be analyzed and the map will be revised if warranted. The community is provided with copies of the revised information and is afforded a review period. When the base flood elevations are changed, a 90-day appeal period is provided. A 6-month adoption period for formal approval of the revised map(s) is also provided.

For more information about the PMR process, please visit www.fema.gov and visit the Floods & Maps "Change Your Flood Zone Designation" section.

6.5.5 Contracted Restudies

The NFIP provides for a periodic review and restudy of flood hazards within a given community. FEMA accomplishes this through a national watershed-based mapping needs assessment strategy, known as the Coordinated Needs Management Strategy (CNMS). The CNMS is used by FEMA to assign priorities and allocate funding for new flood hazard analyses used to update the FIS Report and FIRM. The goal of CNMS is to define the validity of the engineering study data within a mapped inventory. The CNMS is used to track the assessment process, document engineering gaps and their resolution, and aid in prioritization for using flood risk as a key factor for areas identified for flood map updates. Visit www.fema.gov to learn more about the CNMS or contact the FEMA Regional Office listed in Section 8 of this FIS Report.

6.5.6 Community Map History

The current FIRM presents flooding information for the entire geographic area of Ouray County. Previously, separate FIRMs, Flood Hazard Boundary Maps (FHBMs) and/or Flood Boundary and Floodway Maps (FBFMs) may have been prepared for the incorporated communities and the unincorporated areas in the county that had identified SFHAs. Current and historical data relating to the maps prepared for the project area are presented in Table 27, "Community Map History." A description of each of the column headings and the source of the date is also listed below.

- *Community Name* includes communities falling within the geographic area shown on the FIRM, including those that fall on the boundary line, nonparticipating communities, and communities with maps that have been rescinded. Communities with No Special Flood Hazards are indicated by a footnote. If all maps (FHBM, FBFM, and FIRM) were rescinded for a community, it is not listed in this table unless SFHAs have been identified in this community.

- *Initial Identification Date (First NFIP Map Published)* is the date of the first NFIP map that identified flood hazards in the community. If the FHBM has been converted to a FIRM, the initial FHBM date is shown. If the community has never been mapped, the upcoming effective date or "pending" (for Preliminary FIS Reports) is shown. If the community is listed in Table 27 but not identified on the map, the community is treated as if it were unmapped.

- *Initial FHBM Effective Date* is the effective date of the first FHBM. This date may be the same date as the Initial NFIP Map Date.

- *FHBM Revision Date(s)* is the date(s) that the FHBM was revised, if applicable.

- *Initial FIRM Effective Date* is the date of the first effective FIRM for the community.

- *FIRM Revision Date(s)* is the date(s) the FIRM was revised, if applicable. This is the revised date that is shown on the FIRM panel, if applicable. As countywide studies are completed or revised, each community listed should have its FIRM dates updated accordingly to reflect the date of the countywide study. Once the FIRMs exist in countywide format, as PMRs of FIRM panels within the county are completed, the FIRM Revision Dates in the table for each community affected by the PMR are updated with the date of the PMR, even if the PMR did not revise all the panels within that community.

The initial effective date for the Ouray County FIRMs in countywide format was January 11, 2024.

Table 27: Community Map History

Community Name	Initial Identification Date	Initial FHBM Effective Date	FHBM Revision Date(s)	Initial FIRM Effective Date	FIRM Revision Date(s)
Ouray County, Unincorporated Areas	07/03/1985	N/A	N/A	07/03/1985	01/11/2024
Ouray, City of	05/24/1974	05/24/1974	09/03/1976 12/04/1979	07/03/1985	01/11/2024
Ridgway, Town of	11/08/1974	11/08/1974	01/23/1976	03/18/1977	10/13/1981 09/27/1985 01/11/2024

SECTION 7.0 – CONTRACTED STUDIES AND COMMUNITY COORDINATION

7.1 Contracted Studies

Table 28 provides a summary of the contracted studies, by flooding source, that are included in this FIS Report.

Table 28: Summary of Contracted Studies Included in this FIS Report

Flooding Source	FIS Report Dated	Contractor	Number	Work Completed Date	Affected Communities
Cascade Creek	01/11/2024	Wood Group PLC	COCWCB22A	03/31/2021	Ouray, City of; Ouray County Unincorporated Areas
Cottonwood Creek	01/11/2024	Wood Group PLC	COCWCB22A	03/31/2021	Ridgeway, Town of; Ouray County Unincorporated Areas
Cow Creek	01/11/2024	Wood Group PLC	COCWCB22A	03/31/2021	Ouray County Unincorporated Areas
Dallas Creek	01/11/2024	Wood Group PLC	COCWCB22A	03/31/2021	Ouray County Unincorporated Areas
Pleasant Valley Creek	01/11/2024	Wood Group PLC	COCWCB22A	03/31/2021	Ouray County Unincorporated Areas

Flooding Source	FIS Report Dated	Contractor	Number	Work Completed Date	Affected Communities
Portland Creek	01/11/2024	Wood Group PLC	COCWCB22A	03/31/2021	Ouray, City of; Ouray County Unincorporated Areas
Uncompahgre River Reach 1	01/11/2024	Wood Group PLC	COCWCB22A	03/31/2021	Ouray County Unincorporated Areas
Uncompahgre River Reach 2	01/11/2024	Wood Group PLC	COCWCB22A	03/31/2021	Ouray County Unincorporated Areas
Uncompahgre River Reach 3	01/11/2024	Wood Group PLC	COCWCB22A	03/31/2021	Ridgeway, Town of and Ouray, City of; Ouray County Unincorporated Areas

7.2 Community Meetings

The dates of the community meetings held for this Flood Risk Project and previous Flood Risk Projects are shown in Table 29. These meetings may have previously been referred to by a variety of names (Community Coordination Officer (CCO), Scoping, Discovery, etc.), but all meetings represent opportunities for FEMA, community officials, study contractors, and other invited guests to discuss the planning for and results of the project.

Table 29: Community Meetings

Community	FIS Report Dated	Date of Meeting	Meeting Type	Attended By
Ouray County, Unincorporated Areas	01/11/2024	01/28/2021	Flood Risk Review	FEMA, Colorado Water Conservation Board, Wood Group PLC, CDM Smith, Ouray County, City of Ouray, Town of Ridgeway
		10/14/2021	Resilience	FEMA, Colorado Water Conservation Board, CDM Smith, Ouray County, City of Ouray, Town of Ridgeway
		6/29/2022	Final CCO	FEMA, Colorado Water Conservation Board, CDM Smith, Ouray County, City of Ouray, Town of Ridgeway
Ouray, City of	01/11/2024	01/28/2021	Flood Risk Review	FEMA, Colorado Water Conservation Board, Wood, CDM Smith, Ouray County, City of Ouray, Town of Ridgeway
		10/14/2021	Resilience	FEMA, Colorado Water Conservation Board, CDM Smith, Ouray County, City of Ouray, Town of Ridgeway
		6/29/2022	Final CCO	FEMA, Colorado Water Conservation Board, CDM Smith, Ouray County, City of Ouray, Town of Ridgeway
Ridgway, Town of	01/11/2024	01/28/2021	Flood Risk Review	FEMA, Colorado Water Conservation Board, Wood, CDM Smith, Ouray County, City of Ouray, Town of Ridgeway
		10/14/2021	Resilience	FEMA, Colorado Water Conservation Board, CDM Smith, Ouray County, City of Ouray, Town of Ridgeway
		6/29/2022	Final CCO	FEMA, Colorado Water Conservation Board, CDM Smith, Ouray County, City of Ouray, Town of Ridgeway

SECTION 8.0 – ADDITIONAL INFORMATION

Information concerning the pertinent data used in the preparation of this FIS Report can be obtained by submitting an order with any required payment to the FEMA Engineering Library. For more information on this process, see www.fema.gov.

Table 30 is a list of the locations where FIRMs for Ouray County can be viewed. Please note that the maps at these locations are for reference only and are not for distribution. Also, please note that only the maps for the community listed in the table are available at that particular repository. A user may need to visit another repository to view maps from an adjacent community.

Table 30: Map Repositories

Community	Address	City	State	Zip Code
Ouray County, Unincorporated Areas	Ouray County Courthouse 541 4th Street	Ouray	CO	81427
Ouray, City of	City Hall 320 6th Avenue	Ouray	CO	81427
Ridgway, Town of	Town Hall 201 North Railroad Street	Ridgway	CO	81432

The National Flood Hazard Layer (NFHL) dataset is a compilation of effective FIRM Databases and LOMCs. Together they create a GIS data layer for a State or Territory. The NFHL is updated as studies become effective and extracts are made available to the public monthly. NFHL data can be viewed or ordered from the website shown in Table 31.

Table 31 contains useful contact information regarding the FIS Report, the FIRM, and other relevant flood hazard and GIS data. In addition, information about the State NFIP Coordinator and GIS Coordinator is shown in this table. At the request of FEMA, each Governor has designated an agency of State or territorial government to coordinate that State's or territory's NFIP activities. These agencies often assist communities in developing and adopting necessary floodplain management measures. State GIS Coordinators are knowledgeable about the availability and location of State and local GIS data in their state.

Table 31: Additional Information

FEMA and the NFIP	
FEMA and FEMA Engineering Library website	www.fema.gov/flood-maps/products-tools/know-your-risk/engineers-surveyors-architects
NFIP website	www.fema.gov/flood-insurance
NFHL Dataset	msc.fema.gov
FEMA Region VIII	Denver Federal Center, Building 710 P.O. Box 25267 Denver, CO 80255-0267 (303) 235-4812

Other Federal Agencies	
USGS website	www.usgs.gov
Hydraulic Engineering Center website	www.hec.usace.army.mil
State Agencies and Organizations	
State NFIP Coordinator	Doug Mahan CWCB Community Assistance Program Coordinator 1313 Sherman Street, Suite 721 Denver, CO 80203 (303) 866-3441 x3221 doug.mahan@state.co.us
State GIS Coordinator	Jon Gottsegen Statewide GIS Coordinator 601 E. 18th Ave Denver, CO 80203 Phone: (303) 764-7712 jon.gottsegen@state.co.us

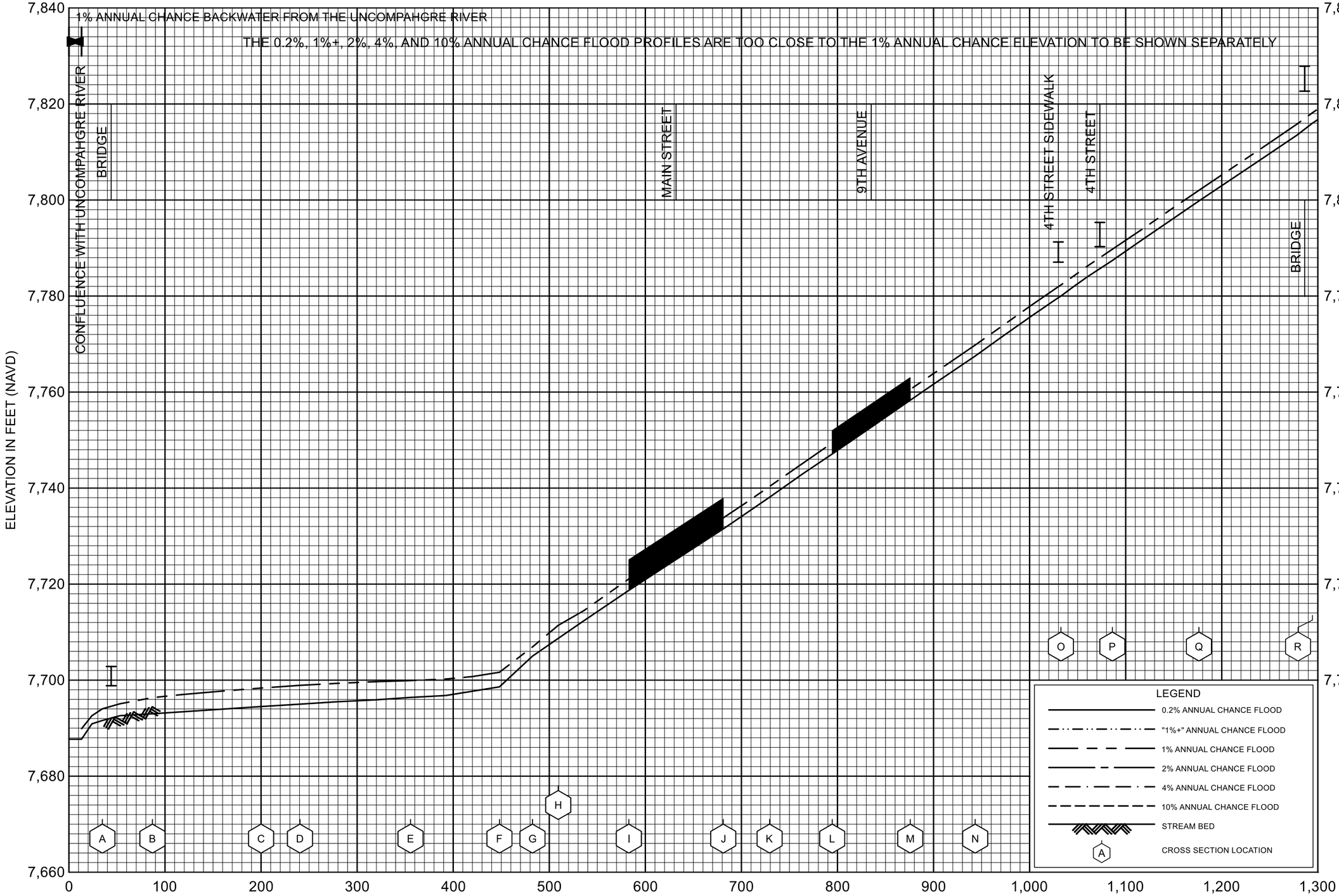
SECTION 9.0 – BIBLIOGRAPHY AND REFERENCES

Table 32 includes sources used in the preparation of and cited in this FIS Report as well as additional studies that have been conducted in the study area.

Table 32: Bibliography and References

Citation in this FIS	Publisher/ Issuer	*Publication Title,* "Article," Volume, Number, etc.	Author/Editor	Place of Publication	Publication Date/ Date of Issuance	Link
BLM 2011	BLM Cadastral Survey – CO	*Cadastral PLSS Standardized Data – PLSS Intersected - Version 1.1*	BLM Cadastral Survey - CO	Lakewood, CO	04/11/2011	http://www.geocommunicator.gov/shapefilesall/CadNSDI/CO_CadNSDI.zip
FEMA	Federal Emergency Management Agency	*Revised Detailed studies of Cascade Creek, Cottonwood Creek, Portland Creek, and Uncompahgre River Reach of the Uncompahgre River in Ouray County, CO*	Federal Emergency Management Agency	Washington, DC	N/A	
DLA 2014	State of Colorado, Department of Local Affairs	*Colorado Information Marketplace*	State of Colorado, Department of Local Affairs	Denver, CO	11/24/2014	https://data.colorado.gov/Municipal/Municipal-Boundaries-in-Colorado/u943-ics6
USDC 2015	U.S. Department of Commerce, U.S. Census Bureau, Geography Division	*TIGER/Line Shapefile, 2018, Ouray, CO, USA, All Roads County-Based Shapefile*	U.S. Department of Commerce, U.S. Census Bureau, Geography Division	Fort Worth, TX	06/01/2015	https://www.census.gov/cgi-bin/geo/shapefiles/index.php?year=2018&layergroup=Roads
NHD 2013	U.S. Geological Survey	*National Hydrography Dataset for Ouray County, Colorado*	U.S. Geological Survey	Fort Worth, TX	11/23/2013	http://www.fsa.usda.gov/

Citation in this FIS	Publisher/ Issuer	*Publication Title,* "Article," Volume, Number, etc.	Author/Editor	Place of Publication	Publication Date/ Date of Issuance	Link
NAIP 2017	USDA/FSA - Aerial Photography Field Office	*USDA-FSA-APFO Digital Ortho Mosaic*	USDA/FSA - Aerial Photography Field Office	Salt Lake City, UT	10/14/2017	http://www.apfo.usda.gov
USDA/NRCS 2003	USDA/NRCS - National Geospatial Center of Excellence	*Map Index 7.5x7.5 1:24,000, Colorado*	USDA/NRCS - National Geospatial Center of Excellence	Fort Worth, TX	02/24/2003	http://greenwood.cr.usgs.gov/pub/quad-indexes
USGS 1948	US Department of the Interior, Geological Survey	*Water-Supply Paper 997, Floods in Colorado*	US Department of the Interior, Geological Survey	Washington, DC	1948	https://pubs.usgs.gov/wsp/0997/report.pdf
USGS 1966	US Department of the Interior, Geological Survey	*Water-Supply Paper 1683, Magnitude and Frequency of Floods in the US, Part 9, Colorado River Basin*	US Department of the Interior, Geological Survey	Washington, DC	1966	https://pubs.er.usgs.gov/publication/wsp1683
Wood Group PLC 2021	Wood Group PLC	*Hydraulic analysis of detailed and approximate studies for Ouray County, CO*	Wood Group PLC	Denver, CO	03/31/2021	https://msc.fema.gov/portal/advanceSearch



FLOOD PROFILES

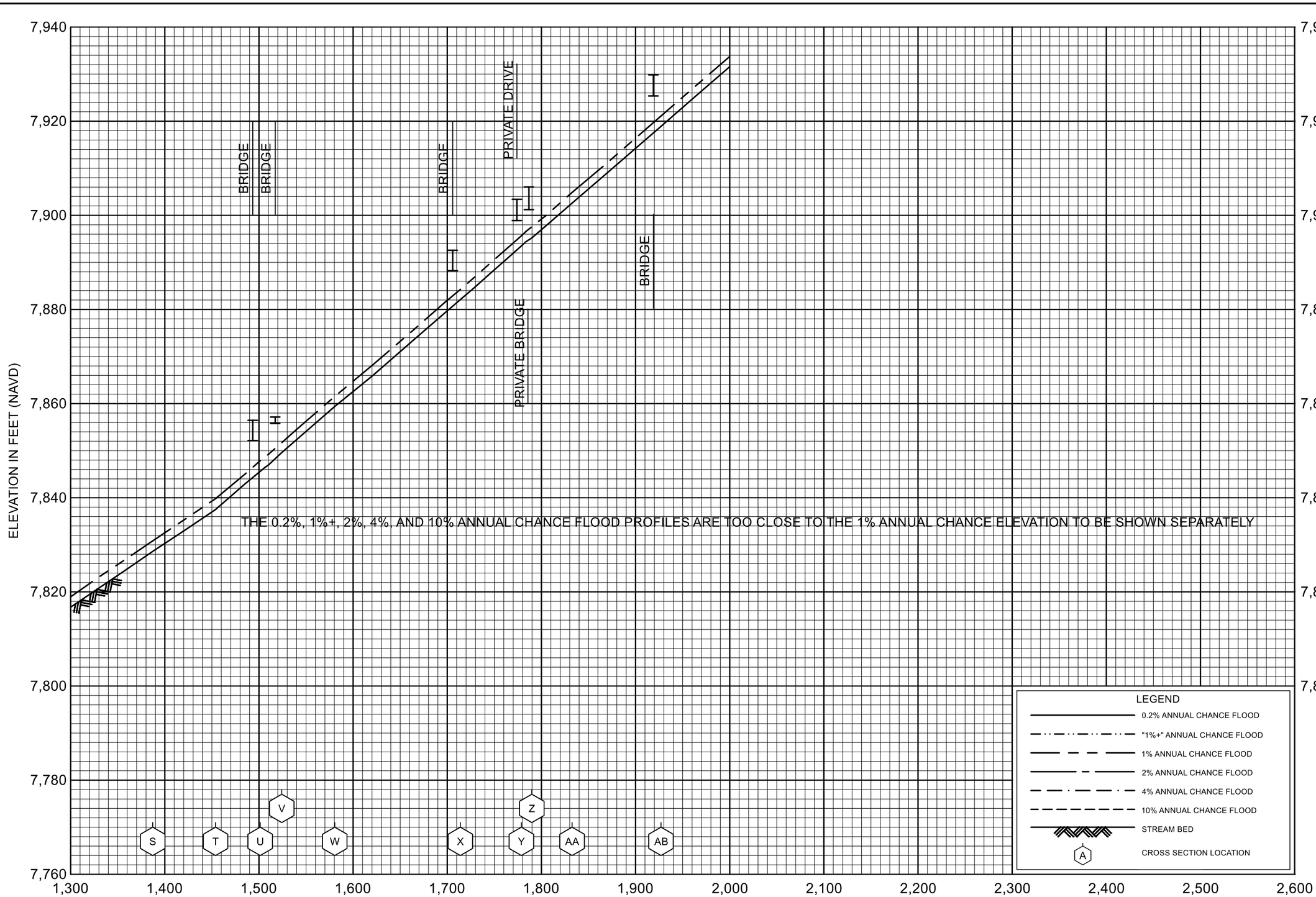
CASCADE CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

01P



FLOOD PROFILES

CASCADE CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

02P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

8,100
8,080
8,060
8,040
8,020
8,000
7,980
7,960
7,940
7,920

1,900 2,000 2,100 2,200 2,300 2,400 2,500 2,600 2,700 2,800 2,900 3,000 3,100 3,200

STREAM DISTANCE IN FEET UPSTREAM OF CONFLUENCE WITH UNCOMPAHGRE RIVER

LIMIT OF STUDY

AC AD AE AF AG AH AI AJ AK

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

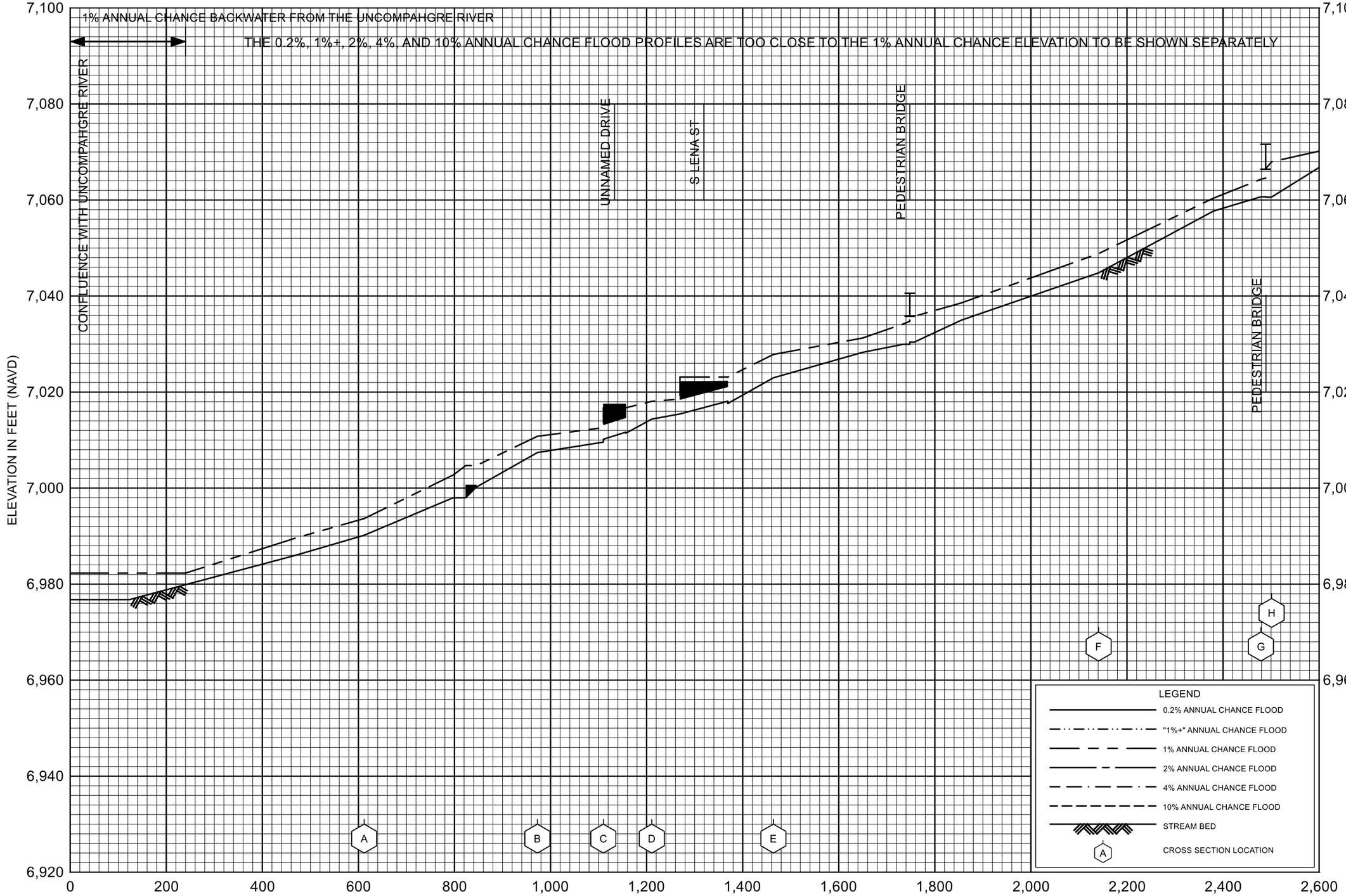
CASCADE CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

03P



FLOOD PROFILES

COTTONWOOD CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

04P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

SAMELIA ST

ELEVATION IN FEET (NAVD)

7,220
7,200
7,180
7,160
7,140
7,120
7,100
7,080
7,060
7,040

2,600 2,800 3,000 3,200 3,400 3,600 3,800 4,000 4,200 4,400 4,600 4,800 5,000 5,200

STREAM DISTANCE IN FEET UPSTREAM OF CONFLUENCE WITH UNCOMPAHGRE RIVER

I J K L M N

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A CROSS SECTION LOCATION

FLOOD PROFILES

COTTONWOOD CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

05P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

HESS BLVD

CR 5

ELEVATION IN FEET (NAVD)

7,360
7,340
7,320
7,300
7,280
7,260
7,240
7,220
7,200
7,180

5,200 5,400 5,600 5,800 6,000 6,200 6,400 6,600 6,800 7,000 7,200 7,400 7,600 7,800

STREAM DISTANCE IN FEET UPSTREAM OF CONFLUENCE WITH UNCOMPAHGRE RIVER

O P Q R S T U

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A CROSS SECTION LOCATION

FLOOD PROFILES

COTTONWOOD CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

06P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

LIMIT OF STUDY

ELEVATION IN FEET (NAVD)

7,500
7,480
7,460
7,440
7,420
7,400
7,380
7,360
7,340
7,320

7,400 7,600 7,800 8,000 8,200 8,400 8,600 8,800 9,000 9,200 9,400 9,600 9,800 10,000

STREAM DISTANCE IN FEET UPSTREAM OF CONFLUENCE WITH UNCOMPAHGRE RIVER

V

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A CROSS SECTION LOCATION

FLOOD PROFILES

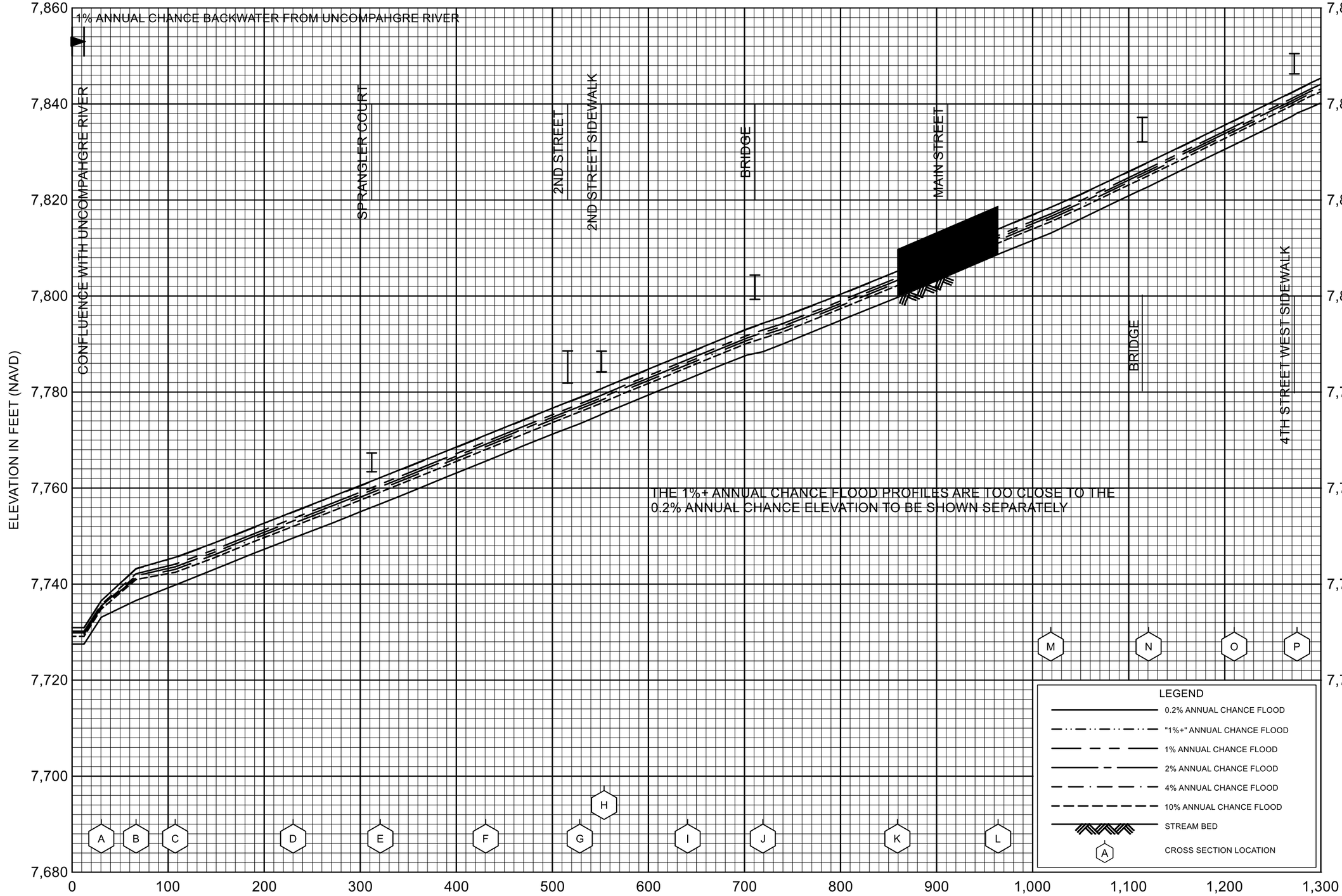
COTTONWOOD CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

07P



FLOOD PROFILES

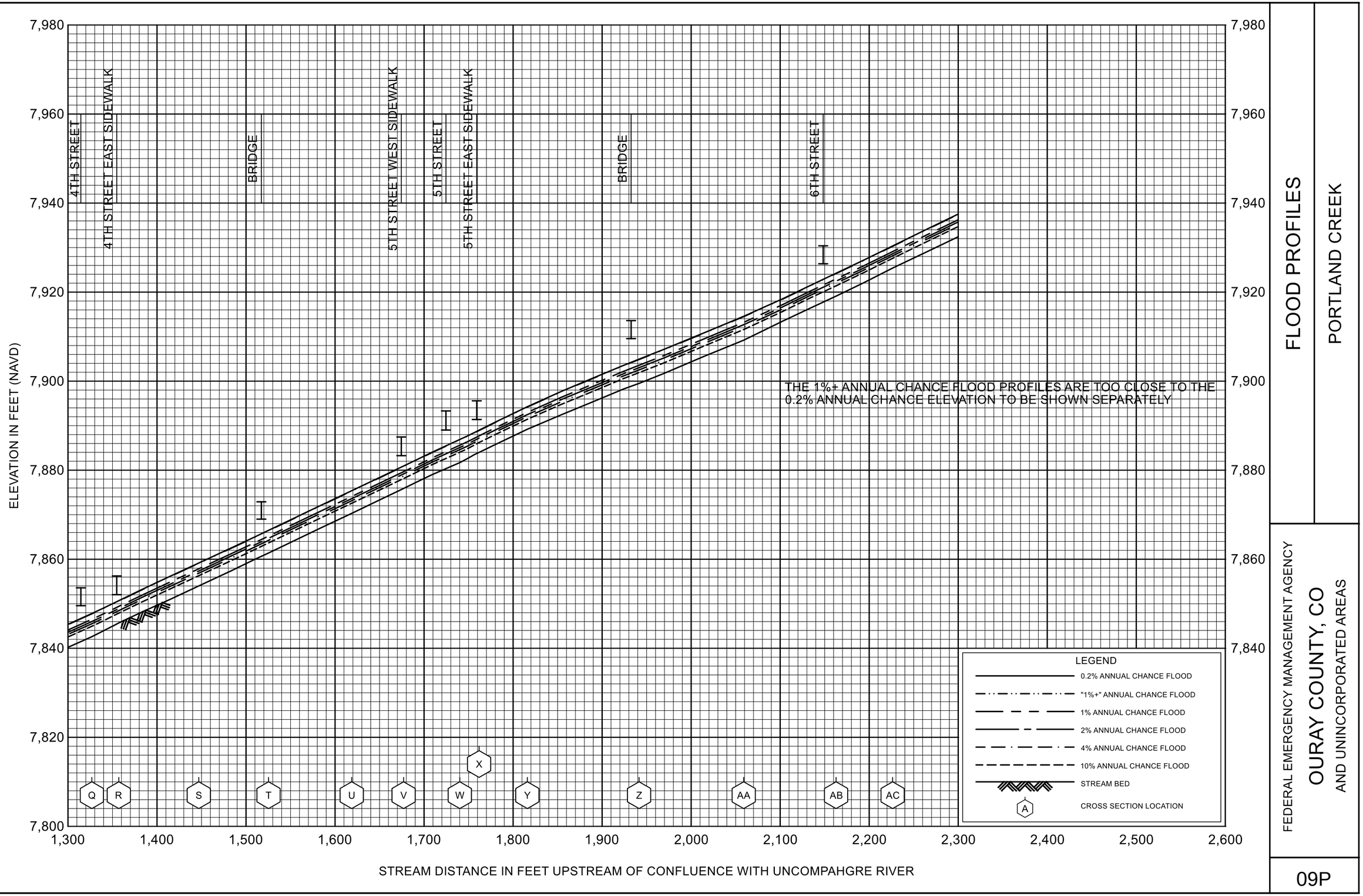
PORTLAND CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

08P



FLOOD PROFILES

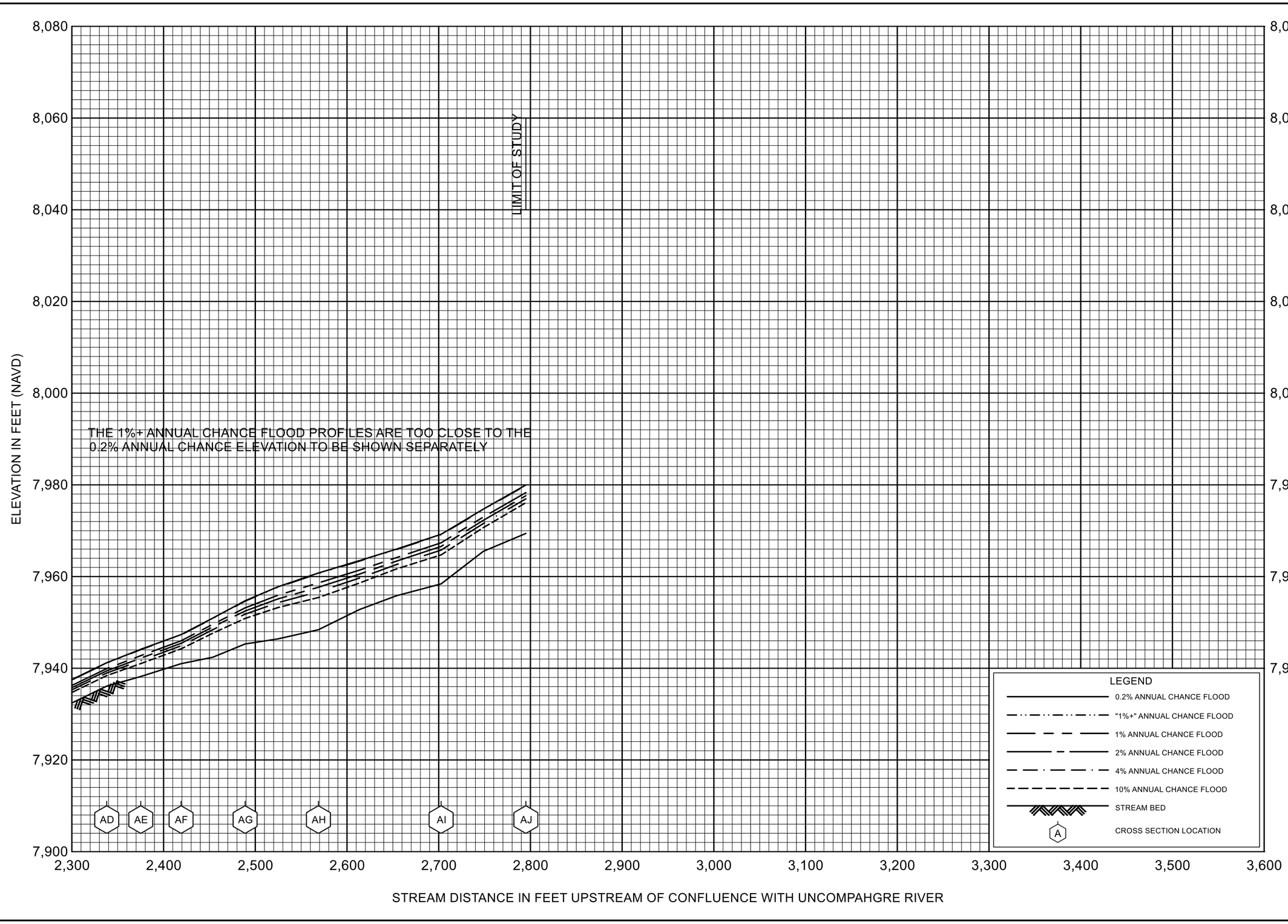
PORTLAND CREEK

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AND UNINCORPORATED AREAS

09P



FLOOD PROFILES

PORTLAND CREEK

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AND UNINCORPORATED AREAS

10P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

COUNTY ROAD 24

ELEVATION IN FEET (NAVD)

6,950
6,940
6,930
6,920
6,910
6,900
6,890
6,880
6,870
6,860

0
200
400
600
800
1,000
1,200
1,400
1,600
1,800
2,000
2,200
2,400
2,600

A
B
C
D

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A CROSS SECTION LOCATION

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

6,970
6,960
6,950
6,940
6,930
6,920
6,910
6,900
6,890
6,880

2,600 2,800 3,000 3,200 3,400 3,600 3,800 4,000 4,200 4,400 4,600 4,800 5,000 5,200

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

12P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

RIVERSAGE DRIVE

ELEVATION IN FEET (NAVD)

6,980
6,970
6,960
6,950
6,940
6,930
6,920
6,910
6,900
6,890

5,200 5,400 5,600 5,800 6,000 6,200 6,400 6,600 6,800 7,000 7,200 7,400 7,600 7,800

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

E F

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

13P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,000
6,990
6,980
6,970
6,960
6,950
6,940
6,930
6,920
6,910

7,800 8,000 8,200 8,400 8,600 8,800 9,000 9,200 9,400 9,600 9,800 10,000 10,200 10,400

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

G

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

PEDESTRIAN BRIDGE

ELEVATION IN FEET (NAVD)

7,010
7,000
6,990
6,980
6,970
6,960
6,950
6,940
6,930
6,920

10,400 10,600 10,800 11,000 11,200 11,400 11,600 11,800 12,000 12,200 12,400 12,600 12,800 13,000

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

H

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

15P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

PEDESTRIAN BRIDGE

STATE HIGHWAY 62

ELEVATION IN FEET (NAVD)

7,030
7,020
7,010
7,000
6,990
6,980
6,970
6,960
6,950
6,940

13,000 13,200 13,400 13,600 13,800 14,000 14,200 14,400 14,600 14,800 15,000 15,200 15,400 15,600

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A CROSS SECTION LOCATION

I J

FLOOD PROFILES

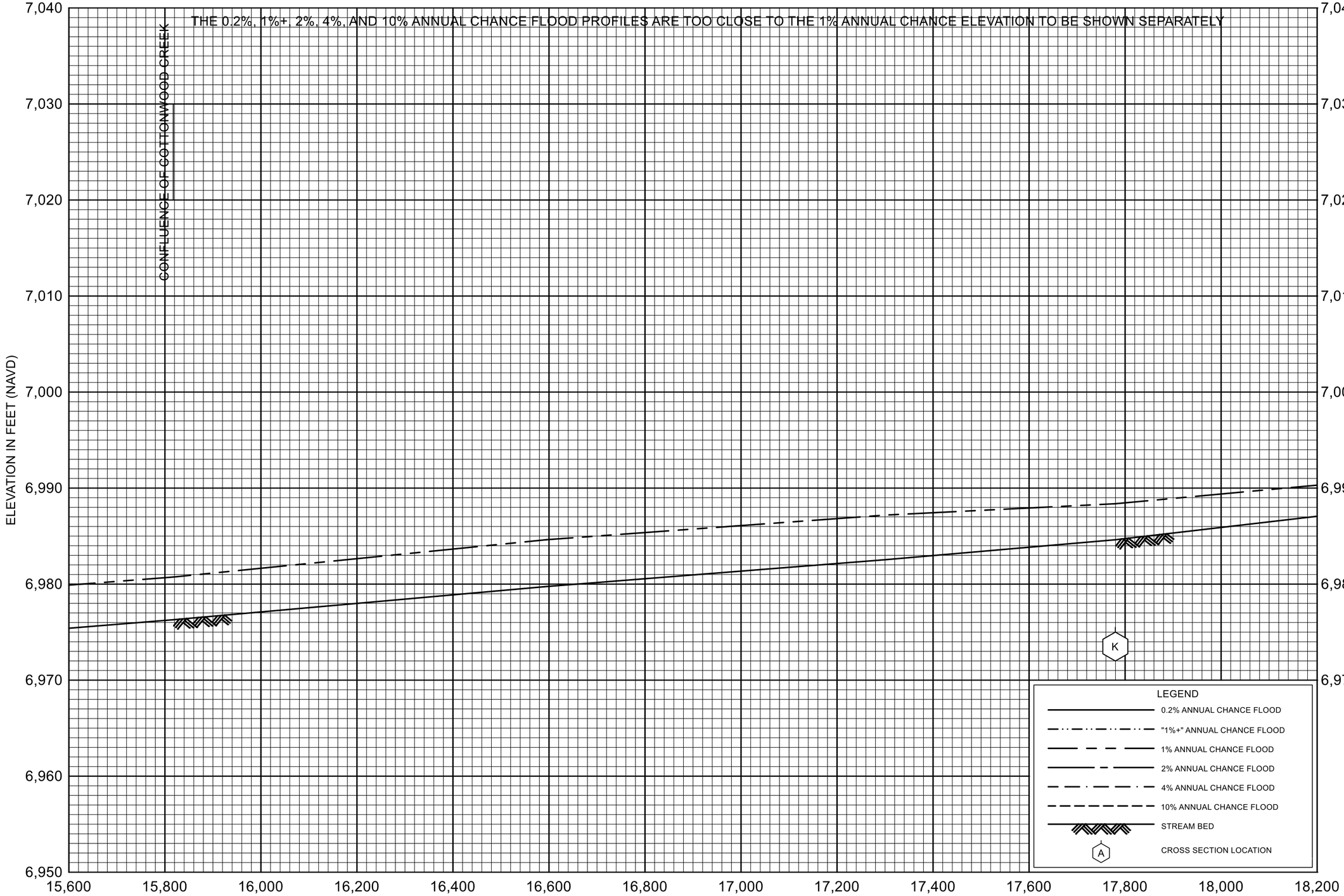
UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

16P



FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

17P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANGE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,050
7,040
7,030
7,020
7,010
7,000
6,990
6,980
6,970
6,960

18,200 18,400 18,600 18,800 19,000 19,200 19,400 19,600 19,800 20,000 20,200 20,400 20,600 20,800

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

L

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,070
7,060
7,050
7,040
7,030
7,020
7,010
7,000
6,990
6,980

20,800 21,000 21,200 21,400 21,600 21,800 22,000 22,200 22,400 22,600 22,800 23,000 23,200 23,400

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

19P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,080
7,070
7,060
7,050
7,040
7,030
7,020
7,010
7,000
6,990

23,400 23,600 23,800 24,000 24,200 24,400 24,600 24,800 25,000 25,200 25,400 25,600 25,800 26,000

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

N

M

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,110
7,100
7,090
7,080
7,070
7,060
7,050
7,040
7,030
7,020

26,000 26,200 26,400 26,600 26,800 27,000 27,200 27,400 27,600 27,800 28,000 28,200 28,400 28,600

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

21P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

COUNTY ROAD 3

ELEVATION IN FEET (NAVD)

7,120
7,110
7,100
7,090
7,080
7,070
7,060
7,050
7,040
7,030

28,600 28,800 29,000 29,200 29,400 29,600 29,800 30,000 30,200 30,400 30,600 30,800 31,000 31,200

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

O P

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

22P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,140
7,130
7,120
7,110
7,100
7,090
7,080
7,070
7,060
7,050

31,200 31,400 31,600 31,800 32,000 32,200 32,400 32,600 32,800 33,000 33,200 33,400 33,600 33,800

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

Q

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

23P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,160
7,150
7,140
7,130
7,120
7,110
7,100
7,090
7,080
7,070

33,800 34,000 34,200 34,400 34,600 34,800 35,000 35,200 35,400 35,600 35,800 36,000 36,200 36,400

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

24P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,180
7,170
7,160
7,150
7,140
7,130
7,120
7,110
7,100
7,090

36,400 36,600 36,800 37,000 37,200 37,400 37,600 37,800 38,000 38,200 38,400 38,600 38,800 39,000

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

R

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

25P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,210
7,200
7,190
7,180
7,170
7,160
7,150
7,140
7,130
7,120

39,000 39,200 39,400 39,600 39,800 40,000 40,200 40,400 40,600 40,800 41,000 41,200 41,400 41,600

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,230
7,220
7,210
7,200
7,190
7,180
7,170
7,160
7,150
7,140

41,600 41,800 42,000 42,200 42,400 42,600 42,800 43,000 43,200 43,400 43,600 43,800 44,000 44,200

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

S

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

27P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,260
7,250
7,240
7,230
7,220
7,210
7,200
7,190
7,180
7,170

44,200 44,400 44,600 44,800 45,000 45,200 45,400 45,600 45,800 46,000 46,200 46,400 46,600 46,800

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- (A) CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

COUNTY ROAD 23

ELEVATION IN FEET (NAVD)

7,290
7,280
7,270
7,260
7,250
7,240
7,230
7,220
7,210
7,200

46,800 47,000 47,200 47,400 47,600 47,800 48,000 48,200 48,400 48,600 48,800 49,000 49,200 49,400

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

29P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,330
7,320
7,310
7,300
7,290
7,280
7,270
7,260
7,250
7,240

49,400 49,600 49,800 50,000 50,200 50,400 50,600 50,800 51,000 51,200 51,400 51,600 51,800 52,000

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

T

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,370
7,360
7,350
7,340
7,330
7,320
7,310
7,300
7,290
7,280

52,000 52,200 52,400 52,600 52,800 53,000 53,200 53,400 53,600 53,800 54,000 54,200 54,400 54,600

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

U
V
W

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,440
7,430
7,420
7,410
7,400
7,390
7,380
7,370
7,360
7,350

54,600 54,800 55,000 55,200 55,400 55,600 55,800 56,000 56,200 56,400 56,600 56,800 57,000 57,200

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

X

Y

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,520
7,510
7,500
7,490
7,480
7,470
7,460
7,450
7,440
7,430

57,200 57,400 57,600 57,800 58,000 58,200 58,400 58,600 58,800 59,000 59,200 59,400 59,600 59,800

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

Z

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,590
7,580
7,570
7,560
7,550
7,540
7,530
7,520
7,510
7,500

59,000 59,200 59,400 59,600 59,800 60,000 60,200 60,400 60,600 60,800 61,000 61,200 61,400 61,600

WHISPERING PINES DRIVE

AA AB AC

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A CROSS SECTION LOCATION

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

34P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,630
7,620
7,610
7,600
7,590
7,580
7,570
7,560
7,550
7,540

61,600 61,800 62,000 62,200 62,400 62,600 62,800 63,000 63,200 63,400 63,600 63,800 64,000 64,200

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

PEDESTRIAN BRIDGE

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

35P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,660
7,650
7,640
7,630
7,620
7,610
7,600
7,590
7,580
7,570

64,200 64,400 64,600 64,800 65,000 65,200 65,400 65,600 65,800 66,000 66,200 66,400 66,600 66,800

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

AD

AE

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,700
7,690
7,680
7,670
7,660
7,650
7,640
7,630
7,620
7,610

66,800 67,000 67,200 67,400 67,600 67,800 68,000 68,200 68,400 68,600 68,800 69,000 69,200 69,400

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

PEDESTRIAN BRIDGE

AF AG AH AI

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

37P

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

PEDESTRIAN BRIDGE

CONFLUENCE WITH CASCADE CREEK

ELEVATION IN FEET (NAVD)

7,730
7,720
7,710
7,700
7,690
7,680
7,670
7,660
7,650
7,640

69,400 69,600 69,800 70,000 70,200 70,400 70,600 70,800 71,000 71,200 71,400 71,600 71,800 72,000

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

AJ

AK

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

7TH AVENUE

CONFLUENCE WITH PORTLAND CREEK

UTILITY PIPE CROSSING

OAK STREET

ELEVATION IN FEET (NAVD)

7,780
7,770
7,760
7,750
7,740
7,730
7,720
7,710
7,700
7,690

72,000 72,200 72,400 72,600 72,800 73,000 73,200 73,400 73,600 73,800 74,000 74,200 74,400 74,600

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

AL AM AN AO AP

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO
AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

BOX CANYON ROAD

ELEVATION IN FEET (NAVD)

7,830
7,820
7,810
7,800
7,790
7,780
7,770
7,760
7,750
7,740

74,200 74,400 74,600 74,800 75,000 75,200 75,400 75,600 75,800 76,000 76,200 76,400 76,600 76,800

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

AQ AR AS AT AU AV

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

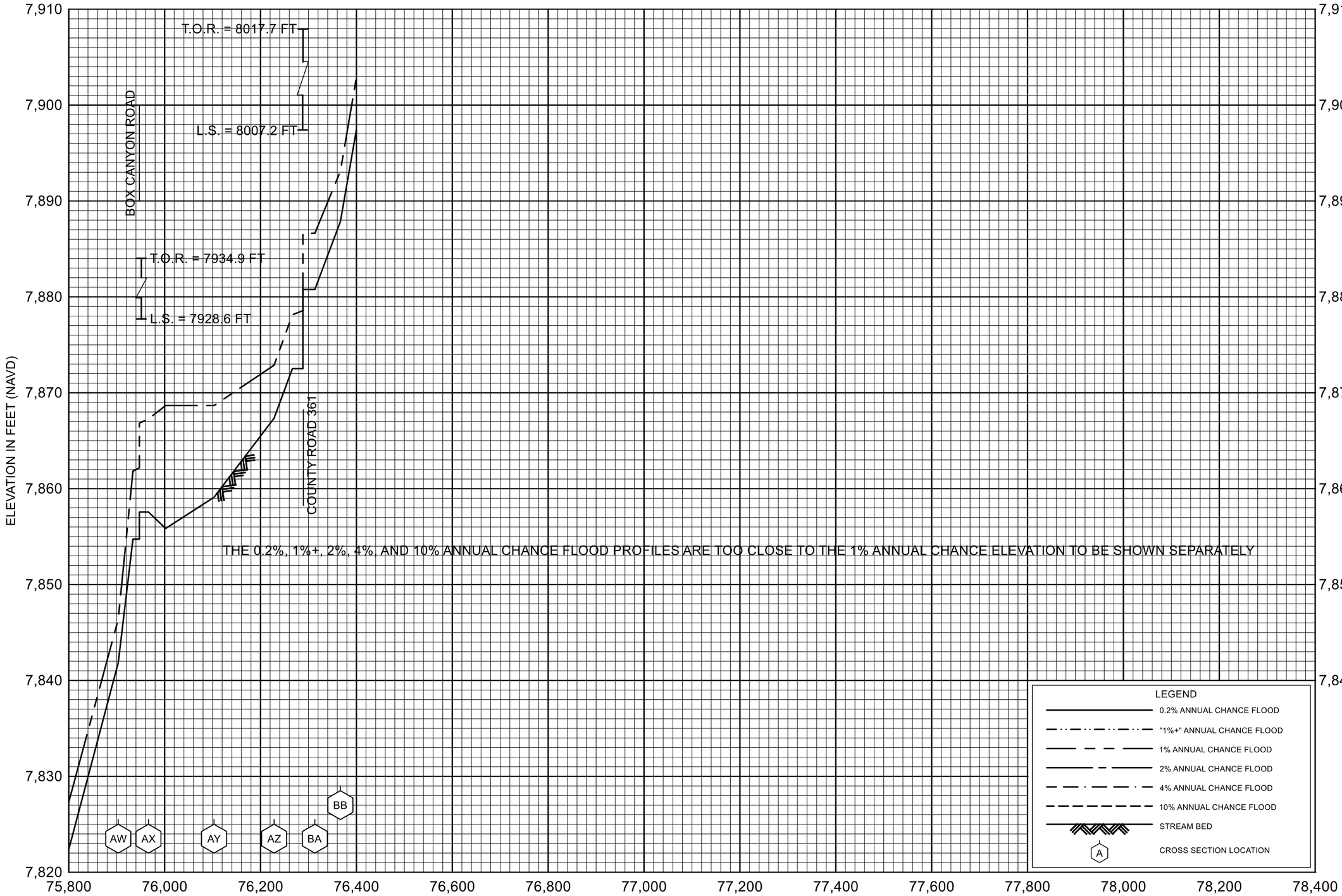
FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS



FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS

THE 0.2%, 1%+, 2%, 4%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

7,980
7,970
7,960
7,950
7,940
7,930
7,920
7,910
7,900
7,890

LIMIT OF STUDY

BC

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- "1%+" ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION

76,400 76,600 76,800 77,000 77,200 77,400 77,600 77,800 78,000 78,200 78,400 78,600 78,800 79,000

STREAM DISTANCE IN FEET UPSTREAM OF A POINT LOCATED 1.5 MILES UPSTREAM OF RIDGWAY RESERVOIR

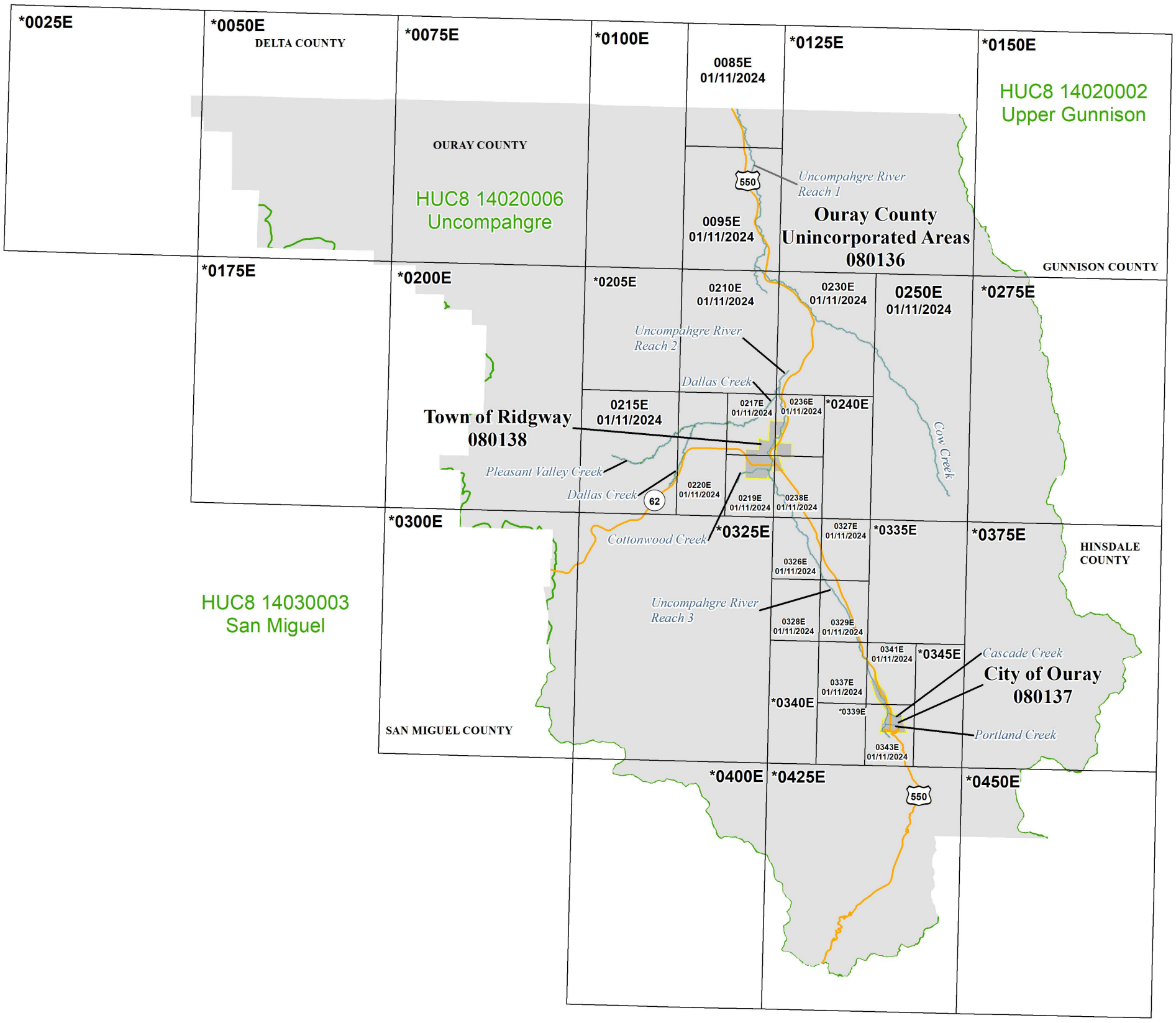
FLOOD PROFILES

UNCOMPAHGRE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

OURAY COUNTY, CO

AND UNINCORPORATED AREAS



1 inch = 22,083 feet 1:265,000

Miles
0 1 2 4 6 8

Map Projection:
State Plane Colorado South Zone FIPS 0503 Feet;
North American Datum 1983

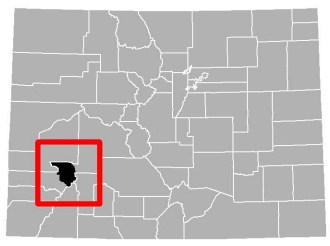
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SEE FLOOD INSURANCE STUDY FOR ADDITIONAL INFORMATION

* PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS

COUNTY LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP INDEX

OURAY COUNTY, COLORADO and Incorporated Areas

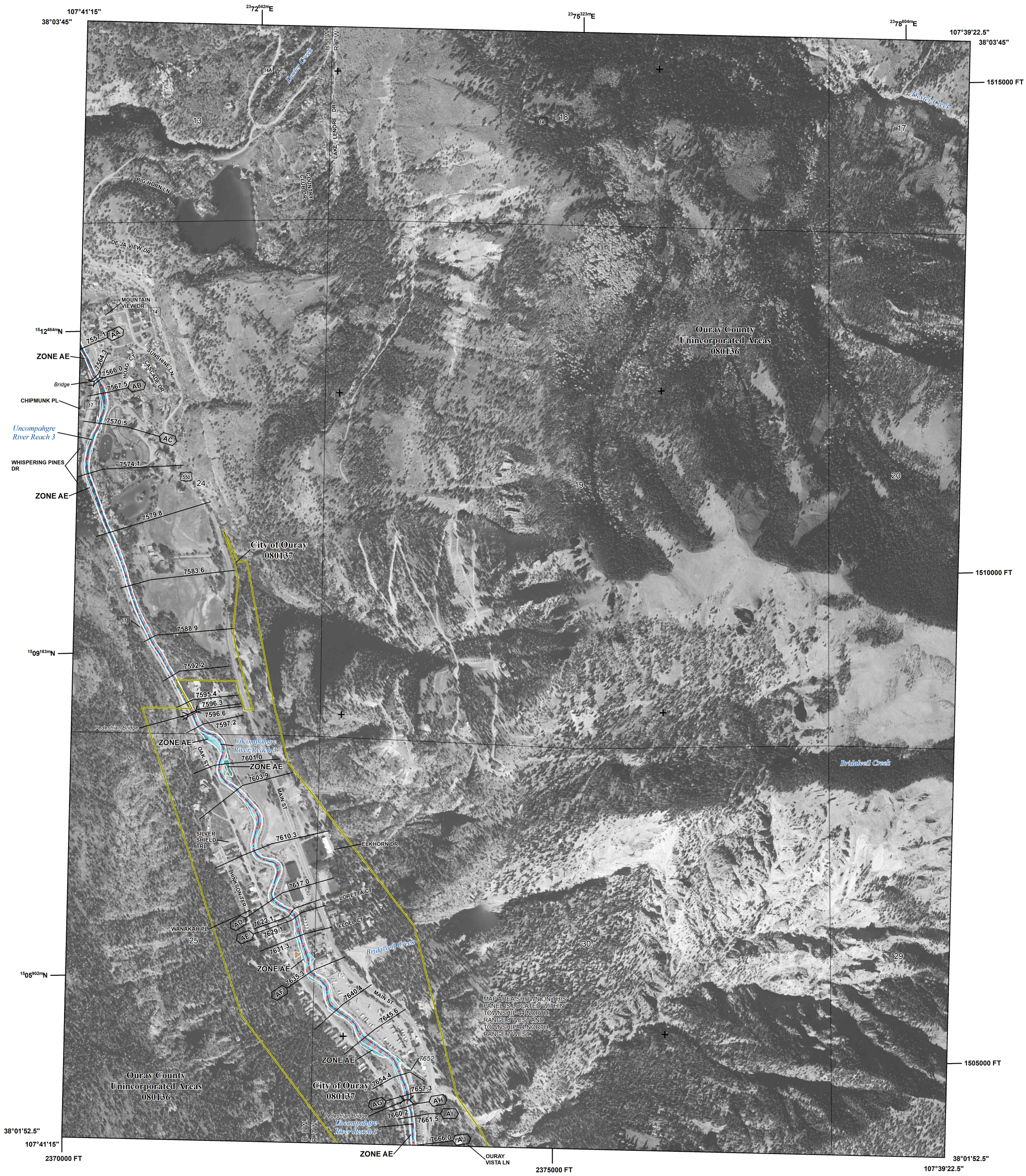
PANELS PRINTED:

0085, 0095, 0210, 0215, 0217, 0219, 0220, 0230, 0236, 0238, 0250, 0326, 0327, 0329, 0337, 0341, 0343

FEMA

MAP NUMBER
08091CIND0A

EFFECTIVE DATE
JANUARY 11, 2024



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTP://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2 % Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*

OTHER AREAS
- NO SCREEN Areas of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert or Storm Sewer
- Accredited or Provisionally Acredited Levee, Dike, or Floodwall
- Non-accredited Levee, Dike or Floodwall
- 18.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevations (BFE)
- 8 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)

OTHER FEATURES
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

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For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on the FIRM was provided by the U.S. Census Bureau, dated 2019; the U.S. Bureau of Land Management, dated 2011; the U.S. Department of Agriculture, dated 2003 and 2017; the State of Colorado Department of Local Affairs, dated 2014; and the U.S. Geological Survey, dated 2013.

SCALE

N

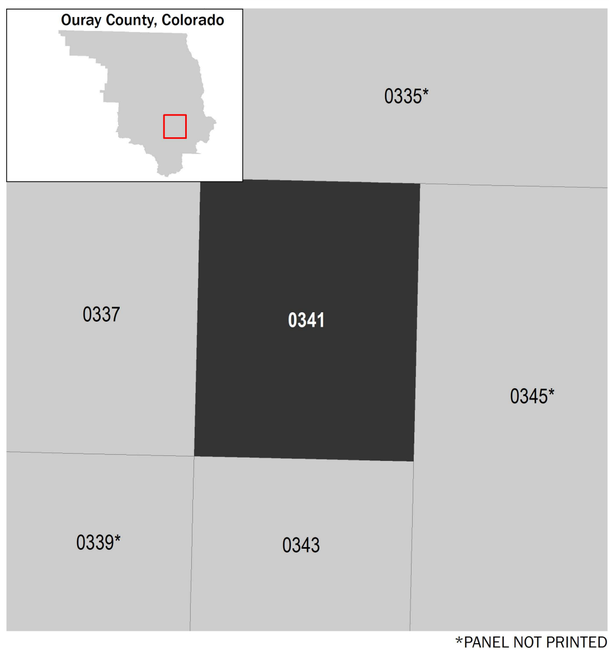
Map Projection:
NAD 1983 StatePlane Colorado South FIPS 0503 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

PANEL LOCATOR



*PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

OURAY COUNTY, COLORADO
and Incorporated Areas

PANEL 341 OF 450

FEMA

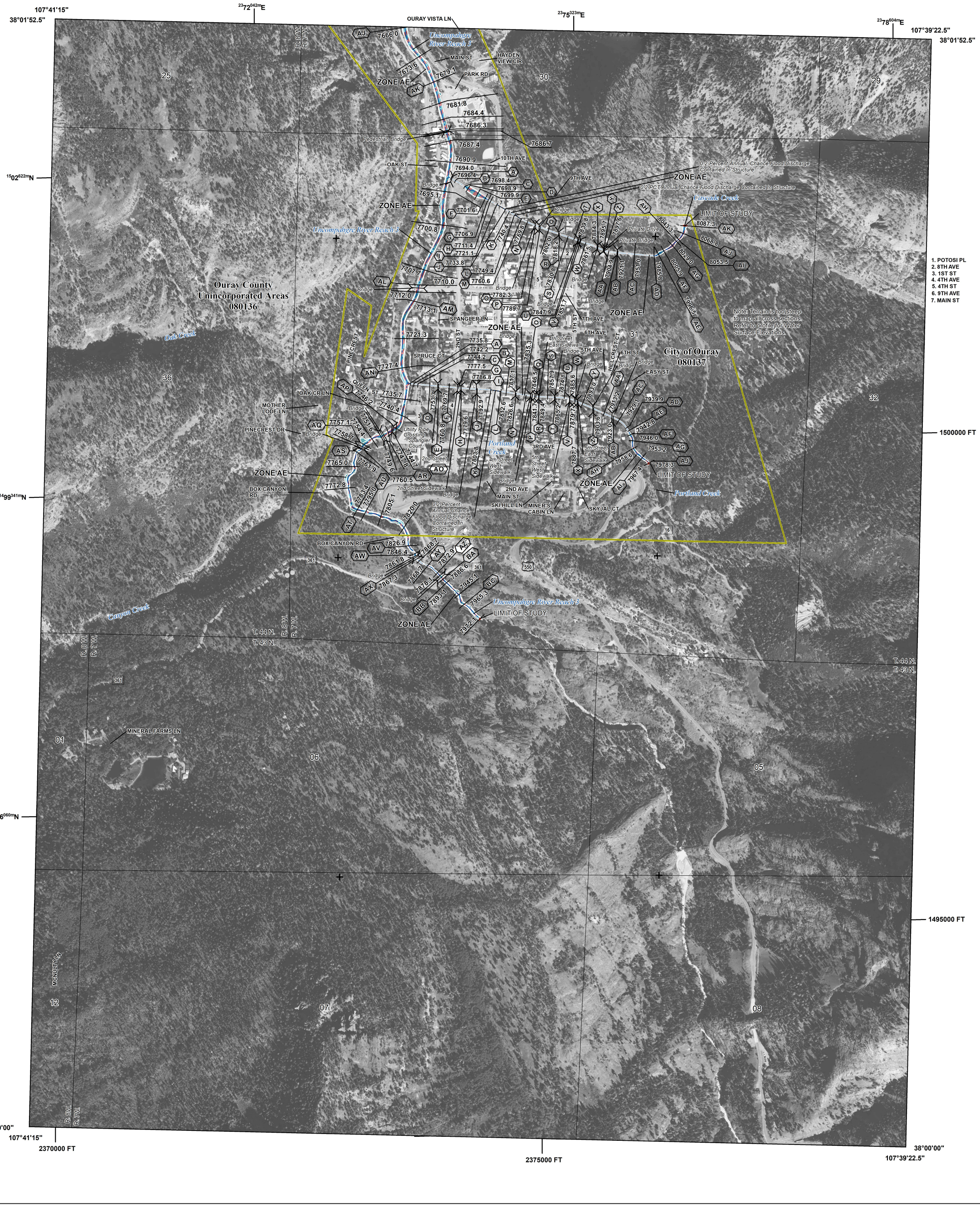
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
OURAY COUNTY	080136	0341	E
OURAY, CITY OF	080137	0341	E

VERSION NUMBER
2.6.4.6

MAP NUMBER
08091C0341E

EFFECTIVE DATE
January 11, 2024



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

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- Without Base Flood Elevation (BFE) *Zone A, V, A99*
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SCALE

Map Projection:
NAD 1983 StatePlane Colorado South FIPS 0503 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

PANEL LOCATOR

*PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

OURAY COUNTY, COLORADO
and Incorporated Areas

PANEL 343 OF 450

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
OURAY COUNTY	080136	0343	E
OURAY, CITY OF	080137	0343	E

VERSION NUMBER
2.6.4.6

MAP NUMBER
08091C0343E

EFFECTIVE DATE
January 11, 2024

THE CITY OF

OURAY

PARKS AND TRAILS

MASTER PLAN

10.16.2023

DHM DESIGN

ACKNOWLEDGMENTS

City of Ouray
Ethan Funk (Mayor)
Josh Smith (Mayor Pro Tem)
Tamara Gulde (Council Member)
Peggy Lindsey (Council Member)
K. John Wood (Council Member)
Silas Clarke (City Administrator)
Rick Noll (City Resources Director)
Evan Cockrum (Administrative Assistant)
Autumn Bailey (Communications and Community Engagement Coordinator)

Steering Committee
Ted Fellin (Ouray School District, School Counselor)
April Underwood (Woman's Club of Ouray County)
Ronnie Hineline (Ouray Parks & Recreation Committee [PARC] and Ouray Economic Development Committee [OEDC])
McKenna Sumrak (Local Resident)

Community Stakeholders
David Turner (Mountain Air Music Series)
Peter O'Neil (Ouray Ice Park, Executive Director)
Bayley Wood (Ouray Ice Park)
Steve Boyle (Ouray Trail Group, President)
Mike Boruta (Cartographer)
Nate Disser (San Juan Mountain Guides, Ouray Via Ferrata)
Adam Kunz (City of Ouray Fire Chief, Ouray Highgraders Miners Park)
Eric Demuth (Ouray School District, Track Coach)
Ouray City Council
Public Meeting Attendees

Consultants:
DHM Design
Walker Christensen
Cammie Willis
Andrew Ehat
Allyssa Williams
Mia MacDonald

Keo Studioworks (Stage Architect)
Jim Kehoe



Ouray Overflow Parking Lot by Box Cañon



Ouray's Perimeter Trail

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APPENDIX B Survey Results	
APPENDIX C Maintenance Specification	

CHAPTER ONE
INTRODUCTION



Document Purpose and Background

The purpose of this document is to provide the City of Ouray with a comprehensive Parks and Trails Master Plan. The plan refines the open space, parks, and trails vision as was outlined in the City's 2021 Community Plan and the 2009 Parks Master Plan. To develop this master plan, the design team looked at the parks and trails in and around the existing City network and evaluated the feasibility of the proposed facilities improvements that were outlined for Ouray's recreation amenities from the Community Plan. Public and individual stakeholder meetings were held with community members to further determine goals for Ouray's Parks and Trails system. These goals have been incorporated into the master plan and are shown in the Chapter Two: Guiding Principals section of this document.

The study area for Ouray's Parks and Trails Master Plan encompasses the City of Ouray. (See the Study Area Site Map on the adjacent page.) There are approximately 23 acres of parks and open space within the City of Ouray. The existing parks and trails that are located within the study area of this plan include:

- Fellin Park
- Miner's Heritage Park
- Rotary Park
- Lee's Ski Hill
- Woman's Club Mini-Park
- Dog Park
- Cascade Falls Park (Waterfall)
- Vinegar Hill (Sled Hill @ 5th St.)
- Box Cañon Falls
- Ice Park & Via Ferrata
- Uncompahgre River Walk

Parks Existing Conditions, Attractions, and Site Analysis

The following section of this master plan document shows each of the parks and trails systems that were studied as a part of this process. The parks and trails in the study area were visited by the design team to determine existing site conditions and also potential constraints and opportunities. Furthermore, as part of this master plan process, an initial information-gathering public meeting was held to discuss Ouray's Parks and Trails in which the community members were able to convey to the design team their ideas for the existing parks and trails system. Each of these park and trails areas has a featured site analysis diagram to reflect both existing conditions and determined site analysis input.

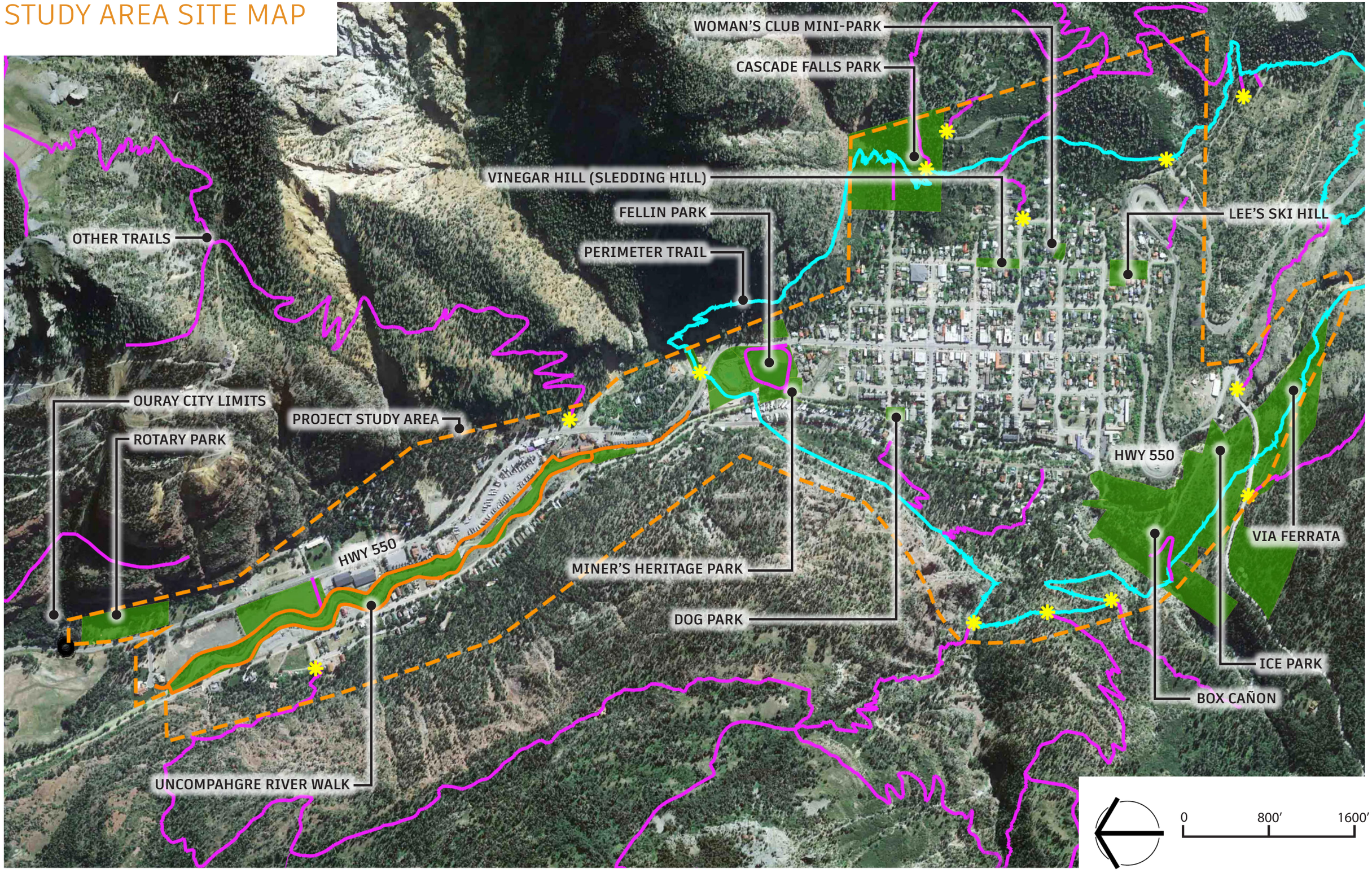
This section of the master plan focuses on studying the existing conditions, attractions, and overall site analysis of Ouray's parks and trails. As these areas were studied and public input from the community was considered, the recommendations outlined in Chapter 3 were developed.





Fellin Park Softball Field Lawn at a Mountain Air Music Series outdoor concert on June 8th, 2023

STUDY AREA SITE MAP



FELLIN PARK

Fellin Park is Ouray's most visible City Park and is located on the north end of the Historic Downtown right off Highway 550. The hot springs also is situated adjacent to the park.

Existing attractions at Fellin Park include:

- Softball field
- 400m asphalt path
- Mini-ramp skate park
- Basketball court
- Miner's Heritage Park
- Playground area & picnic shelter
- Gazebo
- Restrooms
- Long jump pit (not standard) at the basketball court
- Seating at the softball field
- Fish pond





Perimeter Trail Connection and Parking
Analysis: Need to create better wayfinding to perimeter trail connection and parking area from Fellin Park and HWY 550.



Bath House
Analysis: Weight room on upper level needs reinforcement or new building.



Basketball Court
Analysis: Surface of concrete is spalling and needs improvement.



Fish Pond
Analysis: Need to improve concrete at fish pond.



Playground and Picnic Shelter
Analysis: Equipment is older and needs to be updated.



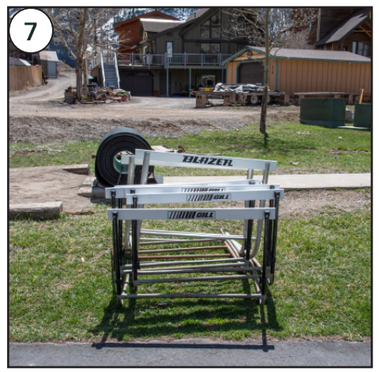
Future Stage Area
Analysis: Need new permanent stage for events. Stage setup/take-down is very time consuming for event volunteers.



Skate Park
Analysis: Deteriorating concrete needs improvement and or replacement.



Miners Heritage Park
Analysis: To make more multi-functional and accessible with surfacing improvements



Track Equipment
Analysis: Need to create a storage facility for school track programs.



Existing Gazebo
Analysis: Stringers beneath structure are deteriorating and in poor condition, creating safety concerns.

BOX CAÑON FALLS

Box Cañon Falls is located at the south end of Ouray; it is the culmination of Canyon Creek before it joins the Uncompahgre River. This park has a visitor center and small unpaved parking area. The highlight of the park is the grated walk that takes visitors into the heart of the falls. There is also a trail connection from the Perimeter Trail that drops down into the Box Cañon fee area. Improving wayfinding and trail connections from the city and parking areas to Box Cañon are the primary areas for improvement identified through site analysis and community outreach.

Existing attractions at Box Cañon Falls include:

- Grated trails with railings into Box Cañon
- Soft surface trails with railings
- Visitor Center
- Bird feeders and gathering area
- Entrance from Perimeter Trail
- Gravel one-way drive





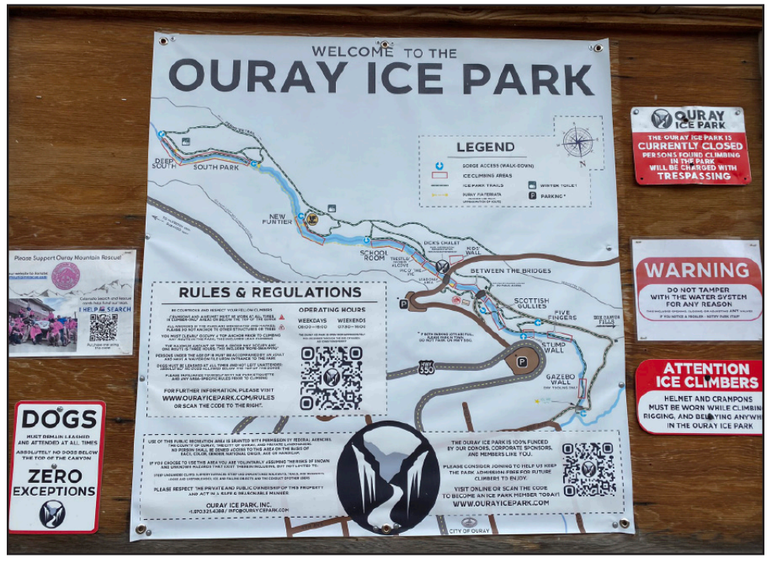






OURAY ICE PARK

The Ouray Ice Park is a human-made ice climbing park built and operated in the spectacular natural Uncompahgre Gorge at the south end of Ouray near Box Cañon. It is a free public park that is home to more than 200 named ice and mixed climbs and spans almost two miles. Potential improvements discussed were the creation of additional viewing areas. Enhancing wayfinding from parking to viewing areas is also important.




Source: 2014 Michael Clark Photography | Ouray Ice Park

Existing attractions at Ouray Ice Park & Ouray Via Ferrata include:

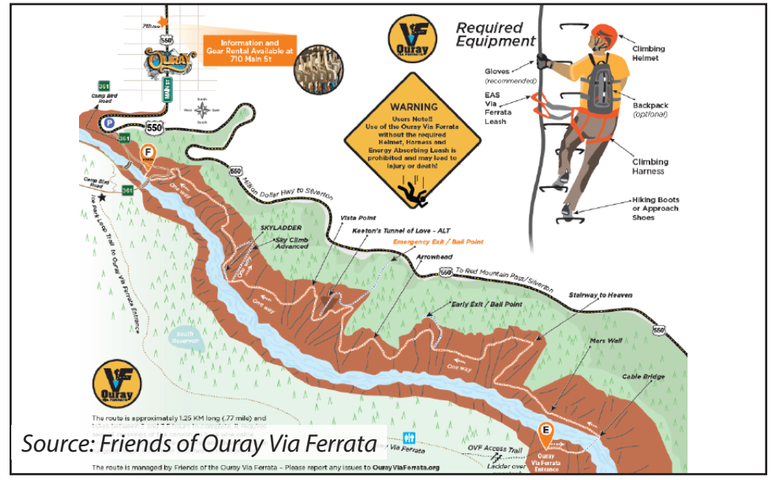
- Gravel parking areas and viewing areas (both)
- 200 named ice and mixed climbs (Ice Park)
- Permanent restrooms coming soon in 2024 and temporary port-o-potty restroom facilities (Ice Park)
- Two routes: Downstream and Upstream with 9,000+ linear feet of anchored cable protected/rung enhanced trail (Via Ferrata)





OURAY VIA FERRATA

The Ouray Via Ferrata is located near the Ouray Ice Park and Box Cañon Falls at the south end of the city. It features a Downstream Route and an Upstream Route. There are approximately 4,000+ linear feet of anchored cable protected/rung enhanced trail on the Downstream Route and 5,000+ linear feet on the Upstream Route. Other features at the Via Ferrata include wire cable bridges, vertical ladder areas, and many technical sections that include a wide variety of vertical and horizontal route sections with interesting and varied movement provided. Similar to the Ouray Ice Park, it may be beneficial to construct viewing areas and improve wayfinding from parking areas.



Source: Friends of Ouray Via Ferrata


Source: Visit Ouray

ROTARY PARK

Rotary Park is located on the north end of Ouray along Highway 550 near the north terminus of the Uncompahgre River Walk. This park has dual-use amenities currently: an outdoor ice rink for winter use and a cliff climbing area.

Existing attractions at Rotary Park include:

- Ice rink
- Warming hut
- Small playground
- Climbing area by cliffs
- Parking and drive lanes
- Restroom (2 stalls)
- Storage area for City maintenance
- Undeveloped natural areas





Trail Connectivity
Analysis: Improve the Rotary Park trail connection to the Uncompahgre River Walk.



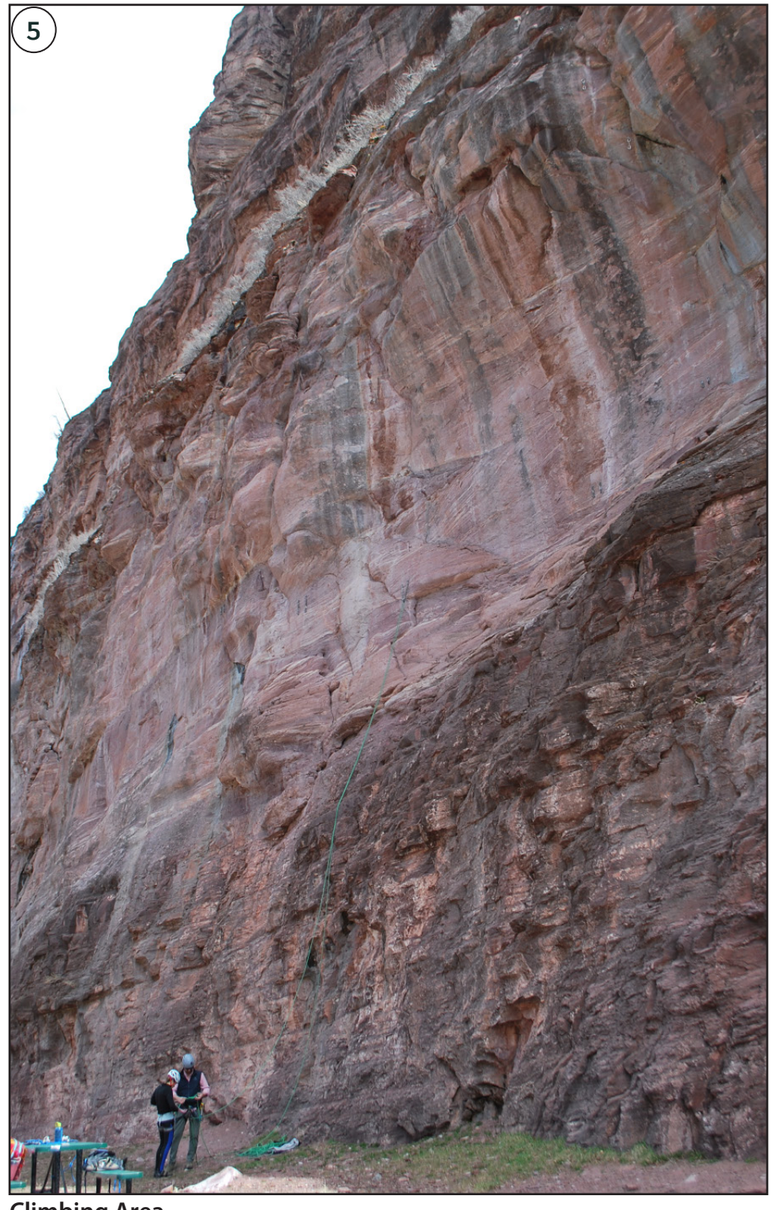
Parking
Analysis: Reduce number of roads and consolidate parking to increase square footage of usable park spaces and improve pedestrian safety.



Storage Area
Analysis: Relocate or screen storage area.



Picnic Area
Analysis: Phase in replacement benches, picnic tables and install in more permanent locations outside of rockfall zone in climbing area.



Climbing Area
Analysis: Need more informational signage and safety awareness.

CASCADE FALLS PARK (WATERFALL)

Cascade Falls Park is located at the east end of 8th Avenue in the northern part of the city. A gravel parking area is located at the end of the road adjacent to a concrete drainage flume. The waterfall itself is a short, but moderately steep quarter mile walk from the parking area. This park is a natural area with trails interspersed.

Existing attractions at Cascade Falls Park (Waterfall) include:

- Viewing kiosk with bench
- Pit toilet restroom facility at trailhead
- Gravel trailhead parking
- Soft surface trails and wayfinding/signage areas



Safety & Trails

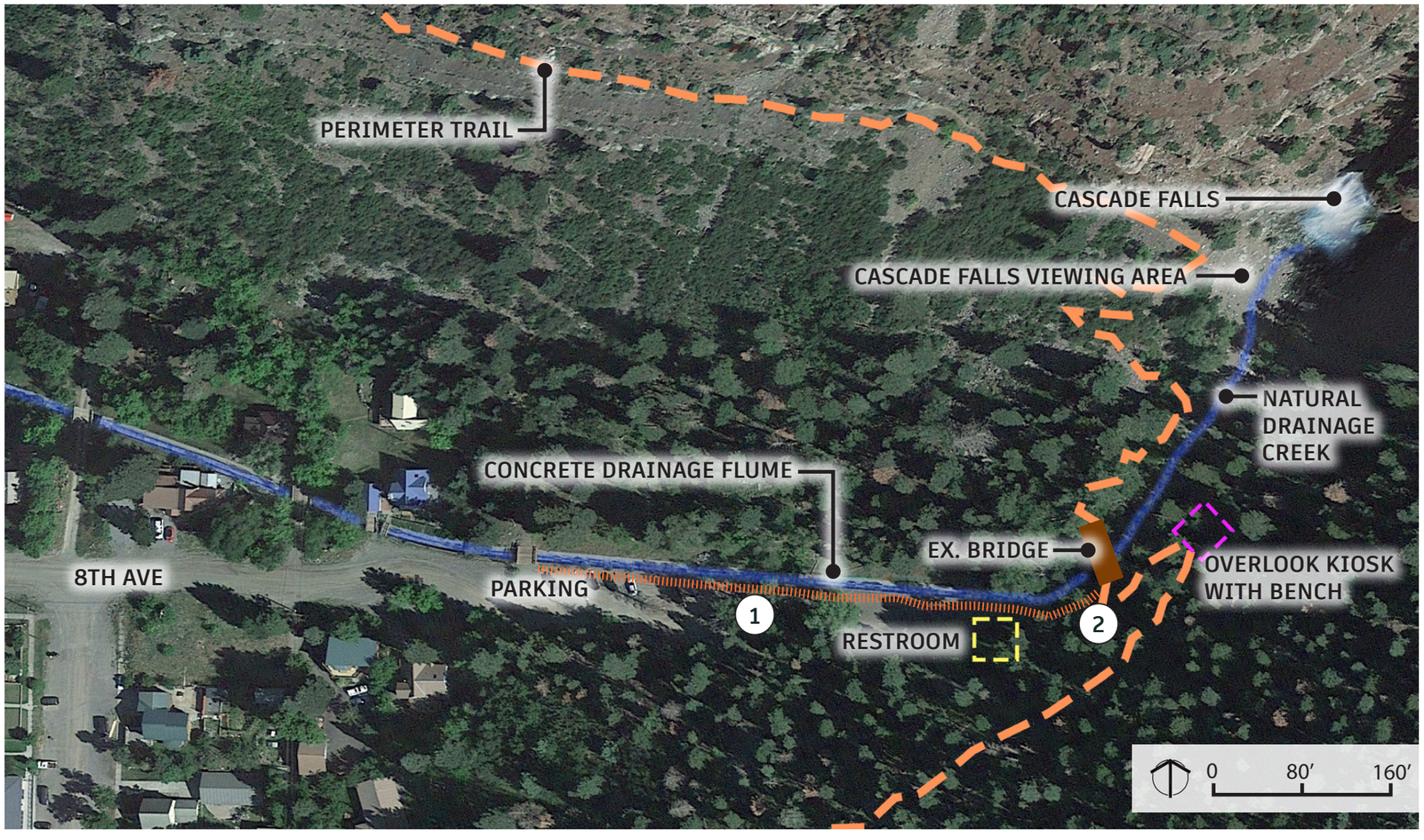
Analysis: Need to improve safety and natural area protection signage and also better define trail edges.





Wayfinding

Analysis: Need better signage at trail connections that improves wayfinding along trails at Cascade Falls Park.



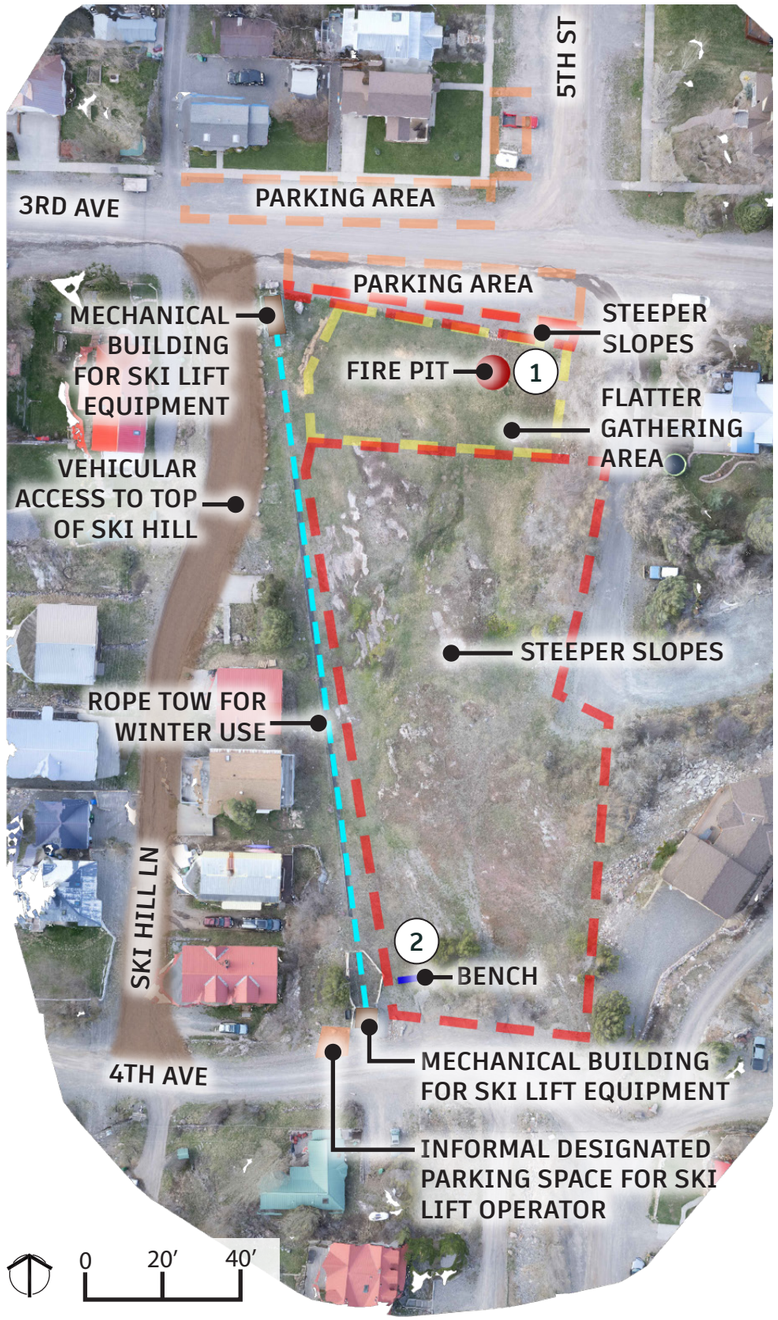
LEE'S SKI HILL

Lee's Ski Hill is a well-loved community gathering area for winter use. It is located at the intersection of 5th St. and 3rd Ave. on the south end of the City.

Existing attractions at Lee's Ski Hill include:

- Informal fire pit gathering area
- Rope tow ski lift
- Gravel parking
- Viewing areas and benches







Gathering Area
Analysis: Grade this community area at the bottom of the hill to be flatter area and expand area.



Existing Bench
Analysis: Enhance the existing viewing area at the top of the ski hill and create more viewing areas.

WOMAN'S CLUB MINI-PARK

Woman's Club Mini-Park is a small park (approximately 0.3 acres) located only one block north of Lee's Ski Hill. The park is primarily used by City residents and is a good quiet park for small children to play and community groups to gather.

Existing attractions at Woman's Club Mini-Park include:

- Small playground
- Shaded picnic area





Playground
Analysis: Ex. playground equipment - in need of update; no accessible ramp



Parking
Analysis: Ex. parking; no accessible entrance.



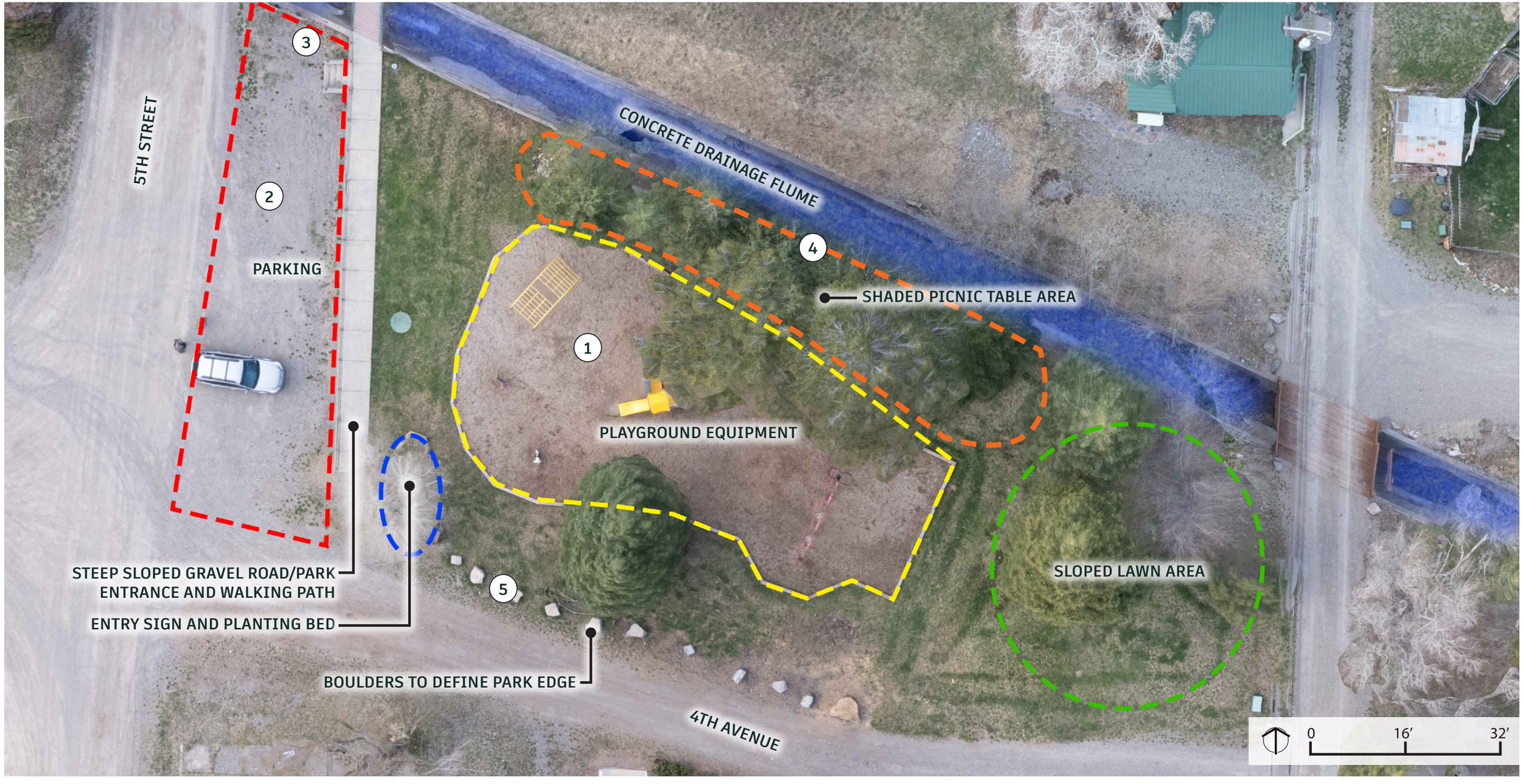
Park Access
Analysis: Ex. stairs to walk, no accessible access.



Picnic Area
Analysis: Ex. picnic table area; not accessible.



Boulders to Define Park Edge
Analysis: 4th Avenue Boulders define the edge of the park and prevent cars parking in the lawn on 4th Ave.


5TH STREET
3
2
PARKING
CONCRETE DRAINAGE FLUME
4
SHADED PICNIC TABLE AREA
1
PLAYGROUND EQUIPMENT
STEEP SLOPED GRAVEL ROAD/PARK ENTRANCE AND WALKING PATH
ENTRY SIGN AND PLANTING BED
5
BOULDERS TO DEFINE PARK EDGE
SLOPED LAWN AREA
4TH AVENUE
0
16′
32′

DOG PARK

Ouray's Dog Park is located at the intersection of 8th Ave. and 1st St. along the Uncompahgre River. It is a smaller park – approximately 0.2 acres and is Ouray's only designated dog park. The location is easily accessible by residents and is primarily used by locals.

Existing attractions at the Dog Park include:

- Water spigot and pool
- Gated entry and fencing
- Picnic tables and trash receptacle
- Dog agility features



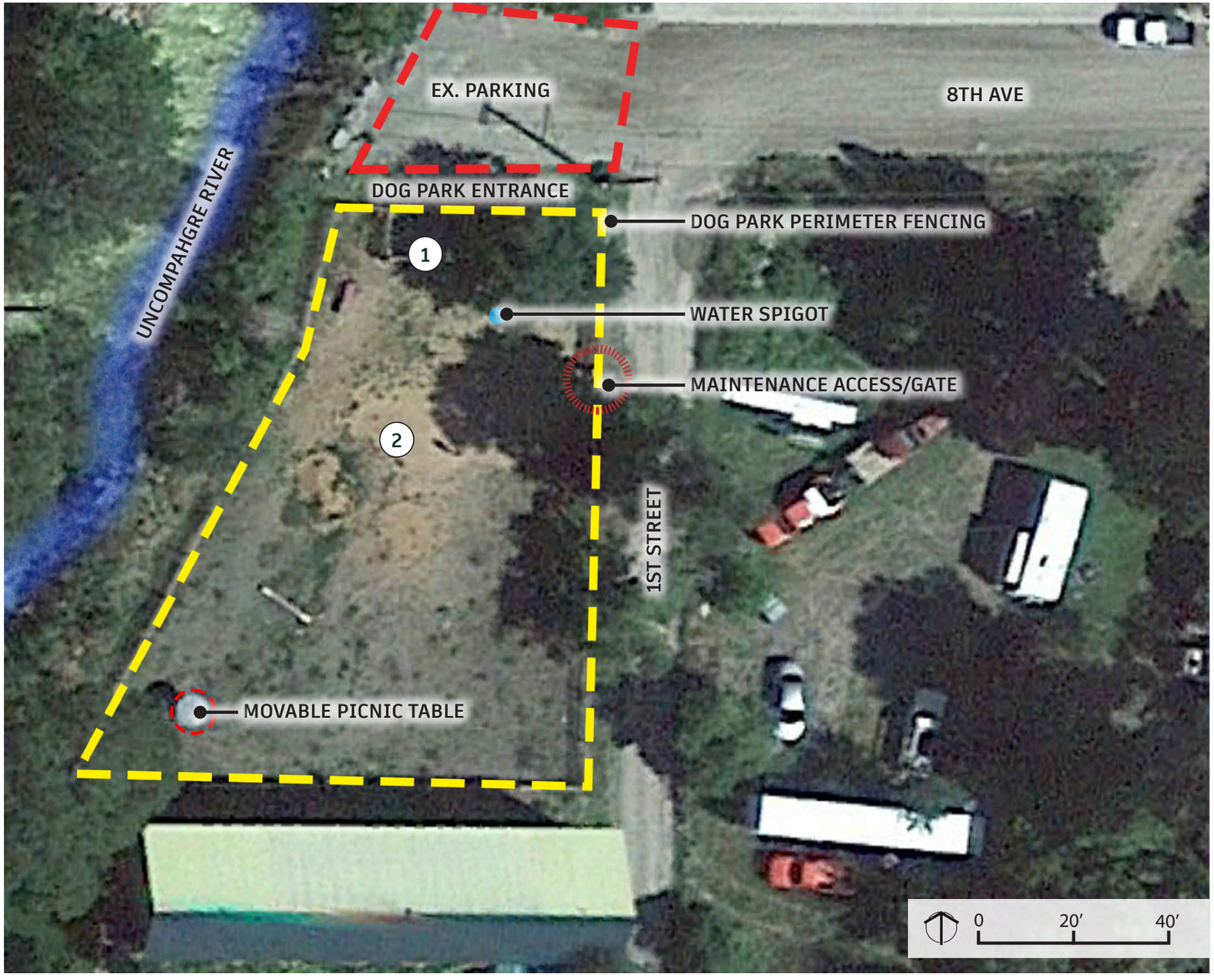
Dog Park Aesthetic

Analysis: There are not many shade options and the park has been developed by volunteers.



Surface Material & Fencing

Analysis: The surface material at the Dog Park is natural earth which can get muddy when wet and is hard to clean. The fencing at the Dog Park is difficult to upkeep and in need of an update.



VINEGAR HILL (SLEDDING HILL)

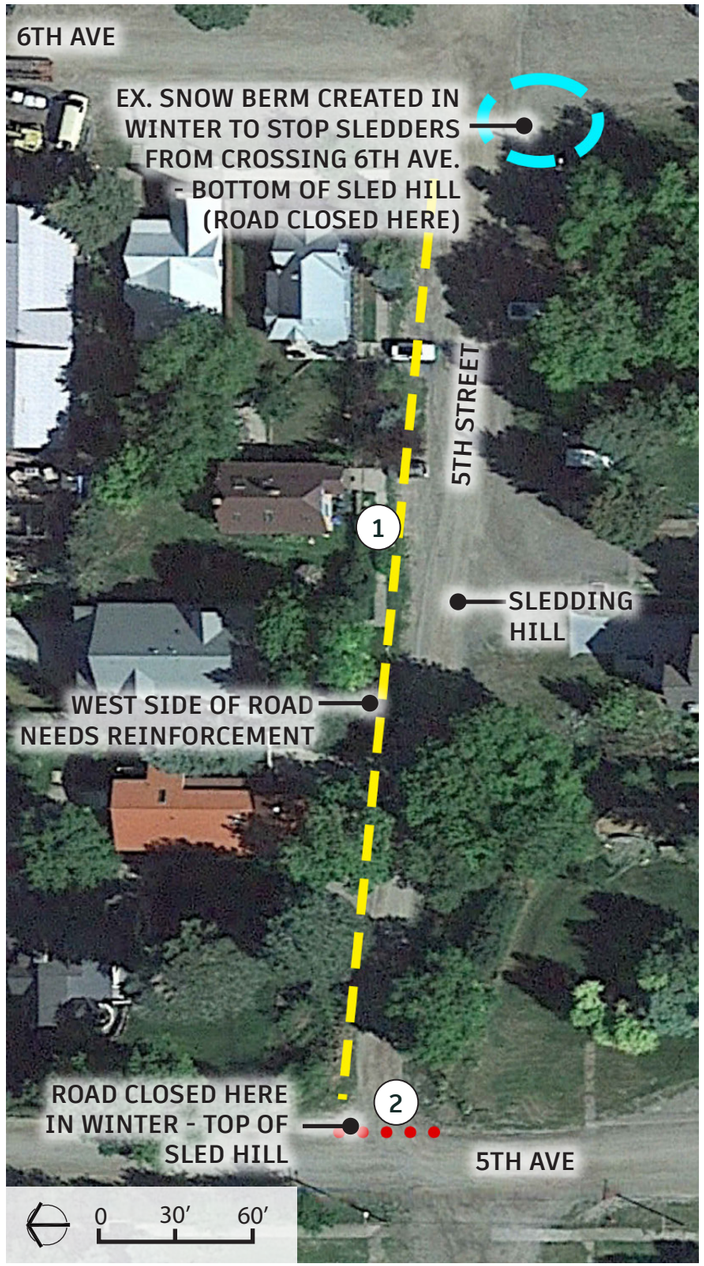
Vinegar Hill is located on 5th St. (running north-south) between 5th Ave. and 6th Ave. This is Ouray's sledding hill and this section of street closes annually for the winter season once heavier snowfall occurs. Residents flock to sled here as it is in a residential part of the city and just one block south of the school.

Existing attractions at Vinegar Hill include:

- Sled hill
- Informal hay bale berm on west side of street
- Informal snow berm on north side of street at 6th Ave. intersection for stopping sledders









Unsafe Side

Analysis: Unsafe lower side of the road with steep slopes; need to reinforce the west side of the hill side with more snow berms or straw bales to keep sledders on sledding hill.



Top of Sled Hill

Analysis: Need movable benches here for sled hill viewing.

TRAILS

Ouray's Perimeter Trail and Uncompahgre River Walk, which are the closest trails to the city limits, offer connections to the many miles and miles of regional trails in the area. The Ouray Trails Group, which was founded in 1986, has taken on the stewardship role in the preservation and maintenance of the trails system. The Perimeter Trail is a 5.6 mile hiking experience that has 6 access points from different parts within the city. The trails that were focused on as part of this master plan document were primarily limited to those closest to the city limits - the Perimeter Trail and the Uncompahgre River Walk. Site analysis and public input on these features yielded several proposed improvements that are shown in the recommendations section of this document. The proposed improvements to these trails focus on enhancing connectivity and wayfinding from the trails to downtown Ouray and to other city parks.

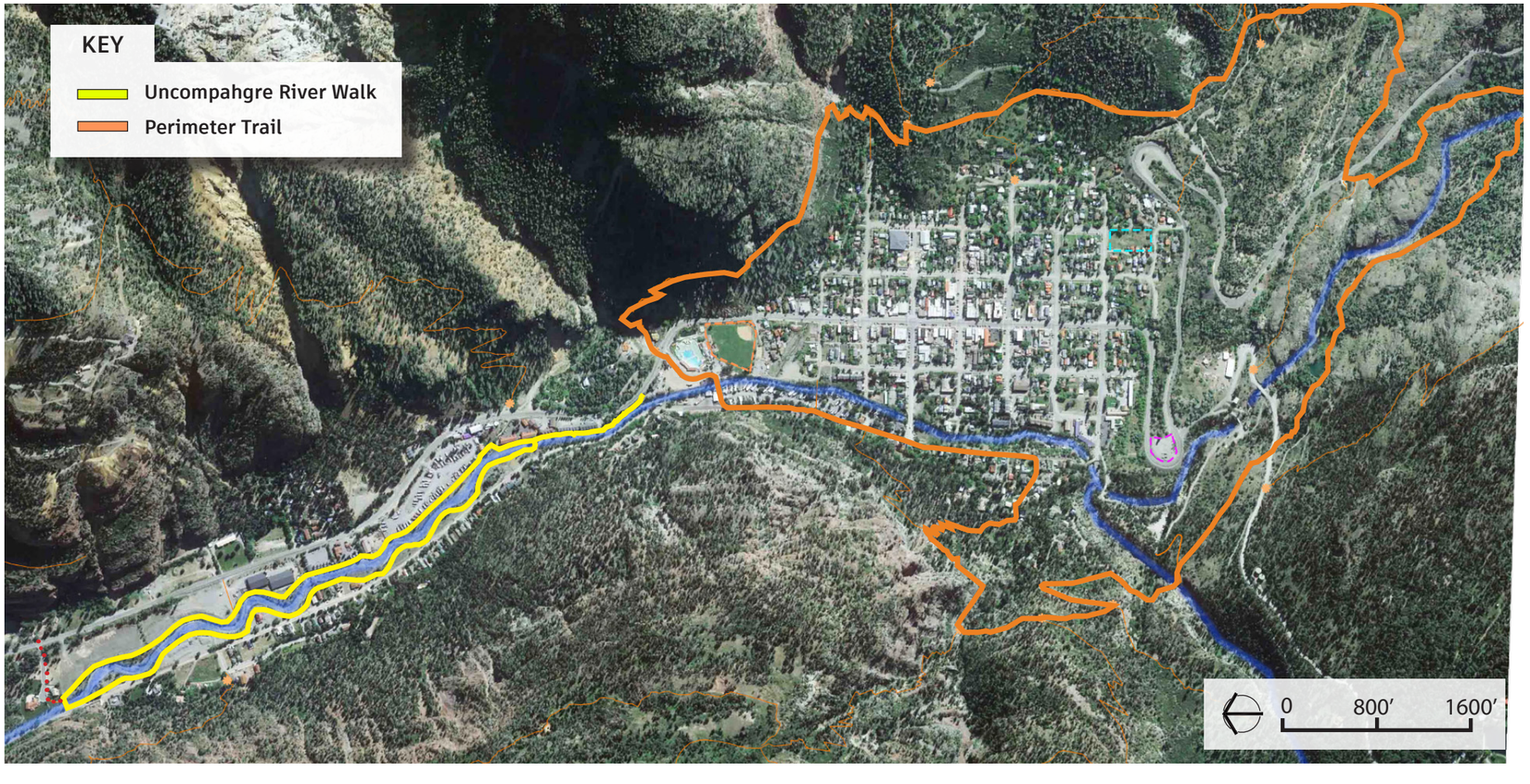





Uncompahgre River Walk

Existing attractions within this master plan study area trails include:

- Perimeter Trail (5.6 miles) with gravel parking areas and trailhead kiosks
- Uncompahgre River Walk (2.0, soft surface) with stationary workout equipment and benches




Perimeter Trail at High Bridge

THE PLANNING PROCESS AND COMMUNITY ENGAGEMENT

The Design Team had a series of community meetings to gather input on the ideas residents had for improving the City of Ouray's parks and trails. The first public meeting took place on Thursday, April 13th in City Hall. Locals gathered to see a presentation about the parks and trails and the purpose of this project, followed by an information gathering session where the different parks and trails were shown on large poster boards. People were able to look at the existing parks and trails and provide ideas to the design team for how to improve these amenities. Community members were also able to share how the parks and trails are currently used and existing amenities that they love and should remain in any future plans.

The second public meeting took place on Thursday, June 8th at a Mountain Air Music Series community concert. During the morning and early afternoon, before the concert, the design team also met with community stakeholders representing different park user groups for more detailed information on the parks and trails. These groups included the Ouray School System, the Ouray Via Ferrata, the Ouray Ice Park, the Ouray Trail Group, and the Ouray Highgraders Miners Park. The community meeting in the evening was set up in the open air next to the softball diamond at the back of the grassy lawn/concert venue. Jim Kehoe, an architect with experience in outdoor stage designs, was also present at the concert and part of the design team's booth. He was able to seek input on the Fellin Park permanent stage design and location from locals. Community members and concert attendees were able to visit the design team's tent to see the draft master plan graphics and precedent imagery for Ouray's parks and trails. (These were prepared with guidance and input from the first public meeting.) Locals provided desired revisions for the parks and trails draft plans and also expressed things that they liked and disliked. The design team was able to take this input to prepare the final preferred design master plans for Ouray's parks and trails that are shown in this document.

A public survey was also sent out to the community in August of 2023 for input on the Parks and Trails Master Plan. The feedback from that survey has been compiled and incorporated into this document. See next page of this report for survey results and needs assessment.

The final public meeting took place in October 2023 at City Hall. The design team presented the final master plan to the City Council. This Parks and Trails Master Plan document is what was presented and adopted for implementation at the meeting.



Public Meeting 1 at City Hall (April 13th, 2023)



Public Meeting 2 at Mountain Air Music Series outdoor concert in Fellin Park (June 8th, 2023)





NEEDS ASSESSMENT

The suggested phasing for the implementation of the proposed park improvements outlined in this master plan document was determined from the community input provided via an online survey that was advertised and open for input in August of 2023. Survey respondents prioritized which of Ouray's parks and trails systems needed improvement and which of these should be phased-in or funded first.

Parks Priorities and Recommended Phasing

The majority of survey respondents wrote that they use Ouray's trails and Fellin Park the most of the whole Parks and Trails system. (In fact, close to 100% of respondents wrote that they do use the existing trails close to Ouray.) Cascade Falls Park and Box Cañon were also selected as highly used amenities. The least used features include the Dog Park, Sled Hill, and the Woman's Club Mini-Park. Furthermore, the survey results have revealed that Fellin Park was listed as the highest priority for improvements, followed closely by Ouray's trails. Box Cañon, the Ice Park/Via Ferrata, and Rotary Park closely follow. Vinegar Hill and the Dog Park were selected as the lowest priorities for phasing in of park improvements. On this page is the overall ranking for prioritization for improvement of Ouray's Parks and Trails system. A more broken down summary of specific improvements to each of these features is described at the beginning of Chapter 3: Park and Trail Recommendations.

Parks - Overall Phasing Priorities

1. Fellin Park
2. Box Canon Falls
3. Ice Park/Via Ferrata
4. Rotary Park
5. Cascade Falls Park (Waterfall)
6. Lee's Ski Hill
7. Woman's Club Mini-Park
8. Dog Park
9. Vinegar Hill (Sledding Hill)

Trails

Survey results yielded that trails are of the utmost importance to consider for improvements to Ouray's Parks and Trails system. Not only were trails selected as the most highly-used of these features, they were also rated very high in terms of locals wanting to see improvements made to them.



Public Meeting 1 at City Hall (April 13th, 2023)



Box Cañon Park



Public Meeting 2 at Fellin Park Mountain Air Music Series Concert (June 8th, 2023)

CHAPTER TWO
GUIDING PRINCIPLES



GUIDING PRINCIPLES

The guiding principles that informed this Ouray Parks and Trails Master Plan Report were derived from *The City of Ouray Community Plan 2021* and have been further synthesized and refined as part of this master plan process through with public input from locals. In the community plan document, parks are a focus with the slogan, "A Sustainable City within a Park," gracing the cover. The city's parks and trails are a huge part of what make Ouray great; therefore, creating a long-term vision plan for them was the main focus of this document. The overall goals that were applicable to Ouray's parks, recreation, and trails that were featured in this master plan study area are listed below. (More detailed goals for each park can be seen on pages 62-67 of *The City of Ouray Community Plan 2021*. Many of these specific proposed improvements for each of Ouray's parks and trails are incorporated into the conceptual park plans shown in this master plan.)

1. Develop the concept of "a City Within a Park" by creating a unified visual theme among the parks and the trail system that is congruent with the city's architecture, history, and natural surroundings.
2. Create conceptual site plans and maps for each of Ouray's parks and trails systems within the study area and have detailed goals and actions for each park reflecting the community's desired improvements. Ensure all park planning is comprehensive, long-range and integrated with other plans to provide for broad recreation planning for all segments of the community.
3. Develop, maintain and enhance the city's trail system. Provide sidewalk and trail system connections to Main St. and Ouray's parks where possible.
4. Preserve and enhance the natural character of Ouray's more natural parks, including Cascade Falls Park, Box Cañon Falls, the Ouray Ice Park, the Ouray Via Ferrata, the Uncompahgre River Walk, and the Perimeter Trail.
5. Provide ADA access where possible to all city parks and provide accessible viewing platforms in the Ouray Ice Park and Ouray Via Ferrata.
6. Provide parks and recreation facilities and programs that meet a variety of needs of Ouray's multi-generational residents and visitors.
7. Improve parking delineation at designated parking areas and signage throughout Ouray's parks and trails network. Signage for wayfinding, safety, and natural areas, trails, and parks proper use etiquette should be developed and implemented at key locations—especially for the more nature-oriented parks and trails systems. This could help address some of the negative impacts caused by recreation/tourism around the town.
8. Develop a maintenance plan for the City of Ouray's Parks and Trails systems – see The Maintenance Specification Appendix C this master plan document.



Cascade Falls Park (Waterfall)



Ouray's Uncompahgre River Walk

CHAPTER THREE
PARK AND TRAIL RECOMMENDATIONS



OVERVIEW AND PRIORITIES

The local community treasures and values all that Ouray has to offer. The parks and trails are a huge part of what makes Ouray great—a mountain town with natural beauty combined with the juxtaposition of elegant Victorian architectural and a rough-and-tumble mining history. The general community input received through the public process that relate to the entire Ouray Parks and Trails system include the following list:

- Maintaining the natural beauty and aesthetic of the parks and trails in Ouray is key in keeping the integrity of Ouray's character—a rustic mountain feel
- Need to maintain views throughout the City
- Improving habitat for wildlife and plant life is important in all the parks and trails systems
- Parks and trails maintenance is key; cleanliness is of the utmost importance
- Maintaining free costs to these features—especially for locals—is important
- Need to keep the local community at the focus as these systems are improved
- Maintaining public access to these systems is important.
- Improving accessibility for people of all abilities should be a consideration as improvements are made
- A permanent shuttle system would be helpful during tourist season to reduce parking congestion in the City. Improving parking delineation and providing more parking is important
- Providing more bike racks throughout the City may also help with parking congestion
- Better signage would help with wayfinding, safety, and awareness of City ordinances

The survey results for the parks are recommended for improvements/implementation in the following order: 1) Fellin Park, 2) Box Cañon Falls, 3) Ice Park and Via Ferrata, 4) Rotary Park, 5) Cascade Falls Park, 6) Lee's Ski Hill, 7) Woman's Club Mini-Park, 8) Dog Park, and 9) Vinegar Hill or Sledding Hill. Trails are also considered highly important and were written as the most-used of Ouray's facilities. Therefore, recommended improvements to the Ouray trails within the study area are listed separate from the parks. The priorities within each park are listed for implementation based on the desires and needs of the community. However, funding for these improvements may or may not be built in the order shown. For example, every single recommended improvement for Fellin Park does not need to be completed before high priority improvements in other parks. It may be beneficial to complete some of the high priority improvements for each park—such as the stage in Fellin Park and the outdoor movie screen at Lee's Ski Hill. Available funding may also play a role in which recommended improvements get installed first. Maybe a skate park specific grant becomes available and that improvement moves higher on the list. In summary, the below list is to be used as an informed guide for Ouray's parks and trails improvement priorities and phasing based on the community survey and design team's analysis. However, this guide is open to shift as funding becomes available for different amenities or as local goals and needs shift. An overall map of these priorities is shown on page 31 of this report.

Parks

Priority 1 - Fellin Park (Miner's Heritage Park)

1. A new restroom is currently under construction -slated for completion in 2024
2. Convert the old restrooms to storage for the Ouray School Track Program, City Maintenance staff, and other approved park users
3. A permanent stage design is currently underway -Schematic Design package is slated for completion in fall of 2023; upon construction of the new stage, fix the existing gazebo and relocate it within the park, improve the picnicking plaza space by the new restrooms, and create an improved vendor staging area along the river with power hook-ups
4. Improving wayfinding from the perimeter trail connection at the accessible bridge in the maintenance yard around the track by the Bath House by the fish pond and across HWY 550 to the Perimeter Trail; install a pedestrian crosswalk
5. Track and field improvements (creating a 100m long straightaway, a regulation-sized long jump pit, and providing a discuss/shot-put through platform in the softball field)
6. Improved event delineation/fencing/staking and a new banner sign frame
7. Improvements to Miner's Park to make more multi-functional including reorganizing some of the event locations, installing planting beds with trees and fencing, a new gateway entrance, informational signage, and crusher fines accessible surfacing; in partnership with this also create a Miner's Walk with lighting, landscape beds, informational signage, and mining features along the loop trail by HWY 550
8. Paving and better delineating the hot springs/Fellin Park parking lot
9. Replace the existing playground with a larger and newer playground with separate play areas for different aged-children and install a new picnic shelter near the playground
10. A new linear sculptural skate park path with a mini-ramp; also improve the concrete by the Fish Pond
11. Resurface the existing basketball court to fix the deteriorating concrete
12. Paving and better delineating overflow RV parking lot

Priority 2 - Box Cañon

1. Improve parking lot delineation and efficiency at the Visitor Center; this could be accomplished through temporary paint striping, using old firetruck water hoses staked into the ground, or in the future paving and striping the lot
2. Improve wayfinding and trail access from the City at the intersection of Oak St., 3rd Ave., and Box Canyon Rd.
3. Improve wayfinding and trail access from the HWY 550 horseshoe-shaped overflow lot
4. Future improvements for trail access could feature the construction of a pedestrian bridge over the Uncompahgre River Gorge -see more information on this in the Future Opportunities section of this report

Priority 3 - Ice Park & Via Ferrata

1. Improve ice climbing and via ferrata route access by enhancing wayfinding and trails from parking areas to climbing and viewing areas
2. Create more viewing areas for bystanders

Priority 4 - Rotary Park

1. A new climbing information kiosk -slated for construction completion in 2024
2. A natural practice climbing boulder and bouldering area by the new climbing information kiosk; also improved picnic area with fixed tables to improve safety by climbing area
3. A new pedestrian crosswalk across HWY 550 to improve safety and the connection via the Chautauqua Lane sidewalk to the Uncompahgre River Walk
4. Paving the ice rink with concrete surfacing and striping (4) pickleball courts for summer use; this space could also function for craft fairs and farmer's market events
5. Consolidating parking and vehicular drive lanes to one area to free up park space for more activities with improved concrete walk connections to park features
6. A new playground and strider track
7. Improved park entryway including the following: a new entry sign at the north end of the park, a new competition climbing tower positioned at the south park entrance to act as a vertical terminus to the Uncompahgre River Walk connection.
8. A covered ice rink to allow the skating season to extend (could be partial or full coverage)
9. Improved lawn area and new trees
10. A new enlarged warming hut and a new picnic shelter at the ice rink
11. A new zamboni storage area and zamboni machine (could purchase used)

Priority 5 - Cascade Falls Park (Waterfall)

1. Delineate parking at trailhead on 8th Ave. (temporary striping in summer or pave and stripe parking)
2. Delineate trail edges with cobbles and boulders to help keep visitors on trails and allow for revegetation to occur in disturbed areas
3. Provide better wayfinding signage for trail connections/intersections and also informational safety and natural area etiquette/trail use signs
4. Add benches along 8th Ave. from Main St. to the Cascade Falls trailhead to provide resting areas for visitors walking uphill
5. Install bumps for traffic control to slow cars down along 8th Ave.

Priority 6 - Lee's Ski Hill

1. Improvements to the fire pit community area with crusher fines surface and grading improvements
2. A graded-in mountain bike trail and berm with boulders at bike trail edges, new benches, and viewing areas
3. A new outdoor movies screen with mining trestle frame
4. A new rope tow & mechanical building per current regulations

Priority 7 - Woman's Club Mini-Park

1. Improved playground areas with benches, accessible playground ramps, and playground surfacing
2. An accessible parking space with improved accessible concrete walk connections
3. An accessible community picnic table/gathering area with stabilized crusher fines surfacing
4. A new public two-stall restroom facility that can be used for both Lee's Ski Hill users and Woman's Club Mini-Park users
5. Additional trees

Priority 8 - Dog Park

1. Crusher fines surfacing for easy maintenance
2. Concrete walking paths
3. New fencing and separate gated/fenced entrances for big and small dogs
4. Site furnishings & amenities: agility course features for both big and small dogs, benches, picnic tables, and trash receptacles
5. Water fountains for both people and dogs; provide dog pools and water spigots for both big and small dogs
6. Deciduous trees and drip irrigation

Priority 9 - Vinegar Hill (Sledding Hill)

1. Create a snow berm or haybale barrier on the west side of 5th St. on the downhill side of the sled hill; this would offer a safety barrier to keep sledders from entering residential backyards
2. Create a larger snow berm at the bottom of Vinegar Hill (at 6th Ave.) to keep sledders from entering open vehicular drive lanes
3. Place movable benches at the top of 5th Ave. as a resting/viewing area for Sledding Hill

Trails

1. Perimeter Trail: Create better route and wayfinding through Fellin Park to cross HWY 550 (with a new pedestrian crosswalk) and access the Perimeter Trail
2. Perimeter Trail: Need to improve wayfinding from Main St. to Perimeter Trail trailheads and parking; need wayfinding along Main St. from 7th Ave. south to 3rd Ave. south
3. Uncompahgre River Walk: Need to improve the Uncompahgre River Walk access near Fellin Park by HWY 550 on the east side of the river. (Could also create an alternate accessible route to the Uncompahgre River Walk by crossing the City footbridge by public works and sending people on Oak Street to the Uncompahgre River Walk connection/entrance at the first pedestrian bridge crossing north of Fellin Park.)
4. Uncompahgre River Walk: Improve connection from Rotary Park to Uncompahgre River Walk via a Chautauqua Ln. connection and new crosswalk
5. Perimeter Trail: Improve section of trail north of 5th Ave. entrance as seen on trails map in this document
6. Perimeter Trail: Improve section of trail east of the Fellin Park new trailhead parking lot as seen on trails map in this document
7. Uncompahgre River Walk: Create an extension of the Uncompahgre River Walk Trail through the city along the Uncompahgre River all the way from Box Cañon to Chautauqua Ln.
8. Uncompahgre River Walk: Maintenance of willows and surfacing in summer and of Nordic Ski trails in the winter; also provide general trail wayfinding and use etiquette signage

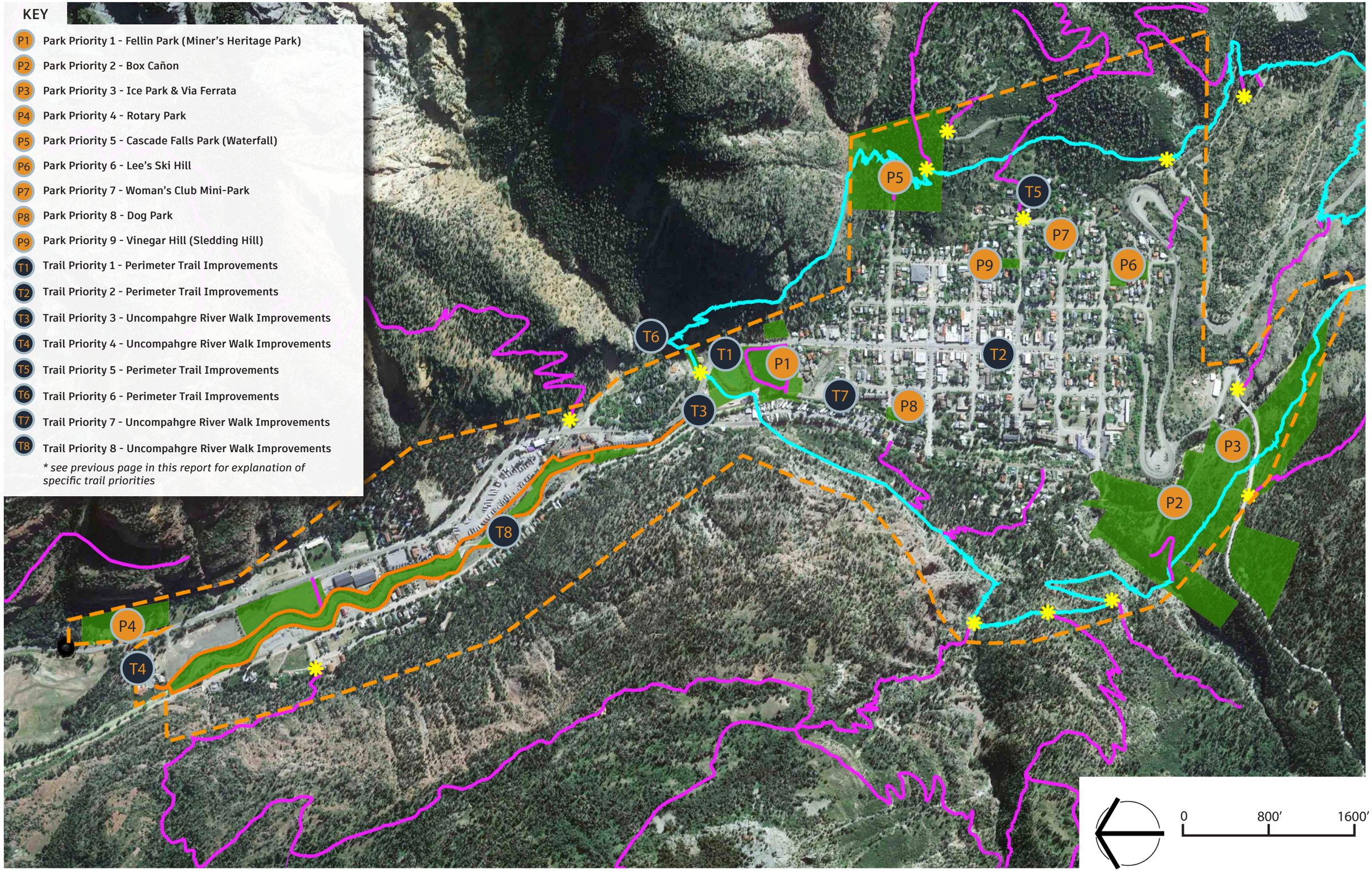


View of Ouray from the Perimeter Trail

KEY

- P1 Park Priority 1 - Fellin Park (Miner's Heritage Park)
- P2 Park Priority 2 - Box Cañon
- P3 Park Priority 3 - Ice Park & Via Ferrata
- P4 Park Priority 4 - Rotary Park
- P5 Park Priority 5 - Cascade Falls Park (Waterfall)
- P6 Park Priority 6 - Lee's Ski Hill
- P7 Park Priority 7 - Woman's Club Mini-Park
- P8 Park Priority 8 - Dog Park
- P9 Park Priority 9 - Vinegar Hill (Sledding Hill)
- T1 Trail Priority 1 - Perimeter Trail Improvements
- T2 Trail Priority 2 - Perimeter Trail Improvements
- T3 Trail Priority 3 - Uncompahgre River Walk Improvements
- T4 Trail Priority 4 - Uncompahgre River Walk Improvements
- T5 Trail Priority 5 - Perimeter Trail Improvements
- T6 Trail Priority 6 - Perimeter Trail Improvements
- T7 Trail Priority 7 - Uncompahgre River Walk Improvements
- T8 Trail Priority 8 - Uncompahgre River Walk Improvements

** see previous page in this report for explanation of specific trail priorities*



FELLIN PARK

Many different user groups frequent Fellin Park, including both residents and tourists. People of all ages also use the different park amenities such as children at the playground, high school track athletes, concert and event-goers, and many more. The proposed improvements to Fellin include the following:

- A permanent stage (2,655 SF)
- A larger playground (6,510 SF 5-12 yrs & 2,940 SF 2-5 yrs)
- A new skate park (25'x50' SF mini-ramp)
- Fixing the existing gazebo and relocating it within the park
- Improved picnicking plaza space by the new restrooms
- Paving and better delineating the parking lot and overflow RV parking lot
- Creating a Miner's Walk with lighting, landscape beds, informational signage, and mining features along the loop trail by HWY 550
- Improving the concrete by the Fish Pond
- Creating an improved vendor staging area along the river with power hook-ups
- Resurfacing the existing basketball court to fix the deteriorating concrete
- A new 20'x28' group picnic shelter (will hold 4 tables beneath)
- Improving wayfinding from the perimeter trail connection at the accessible bridge in the maintenance yard around the track by the Bath House by the fish pond and across HWY 550 to the Perimeter Trail
- Creating a Pedestrian crosswalk across HWY 550 to improve the perimeter trail connection and promote safety
- Improvements to Miner's Park to make more multi-functional (see page 35 of this report)
- Track and field improvements (creating a 100m long straightaway, a regulation-sized long jump pit, and providing a discuss/shot-put throw platform in the softball field)
- A new banner sign that features 6, 3' ht. by 8' wide signs and is approximately 12' tall by 27' wide
- Improved event delineation/fencing/staking

Notes:

1. A new 1,025 SF restroom is currently under construction. The old restrooms (405 SF) are proposed to remain in place and be converted to storage for the Ouray School Track Program, City Maintenance staff, and other approved park users.)

2. The design for a new permanent stage at Fellin Park is currently a separate process being completed by the City of Ouray with experienced stage design architect Jim Kehoe of Keo Studioworks. This process is in the schematic design phase currently.



Fellin Park Softball Field and Basketball Court


ALTERNATE OPTION:
WEIGHT ROOM BUILDING WITH OUTDOOR WORKOUT STATIONS IN FRONT + SCULPTURAL LINEAR SKATE PATH AROUND (1,750 SF WEIGHT ROOM BLDG)
BASE OPTION: NEW SKATE PARK W/ MINI RAMP & SCULPTURAL LINEAR SKATE PATH AROUND
HIGH SCHOOL REGULATION LONG JUMP
MINER'S HERITAGE WALK
100 M STRAIGHTAWAY
HWY 550
CONNECTION TO PERIMETER TRAIL
EX. MINING SCULPTURE
ACCESSIBLE RAMP TO CROSSWALK
PERIMETER TRAIL PARKING LOT
PROPOSED PERIMETER TRAIL ROUTE
FISH POND
NEW PLAYGROUND
400 METER WALKING PATH
PERMANENT DISCUSS THROW
NEW BACKED BLEACHERS WITH ACCESSIBLE WALK
BATH HOUSE
SOFTBALL FIELD
NEW CROSSWALK
HOT SPRINGS
EXISTING KIOSK
NEW PICNIC SHELTER (20'X28')
RESURFACE EXISTING BASKETBALL COURT
HWY 550
SCULPTURAL LINEAR SKATE PATH
NEW RESTROOM 1,025 SF
MINER'S HERITAGE PARK PLAZA
IMPROVE SINGLE-TRACK CONNECTION TO UNCOMPAHGRE RIVER WALK
OVERFLOW RV PARKING LOT
8 RV SPOTS
10 REGULAR SPOTS
CONVERT OLD RESTROOM TO STORAGE 30' X 13'
4 EV PARKING SPOTS
EXISTING MAINTENANCE BUILDING
NEW STAGE 2,655 SF
NEW PAVED HOT SPRINGS PARKING LOT (5 TRAILER SPACES & 87 REGULAR SPACES)
RELOCATE GAZEBO
ACCESSIBLE BRIDGE CONNECTION TO UNCOMPAHGRE RIVER WALK VIA OAK ST
VENDOR STAGING AREA IN STABILIZED CRUSHER FINES
UNCOMPAHGRE RIVER
1
2
3
5
6
7
0
50'
100'

Permanent Stage, conceptual rendering done by Keo Studioworks

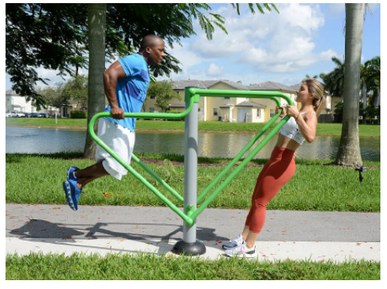


New Restroom (Coming In 2024). It will include; 1 Family stall, 4 Women's Stalls, 2 Urinals & 2 Men's Stalls, and a covered Patio



Outdoor workout equipment examples





Banner sign for information and upcoming events; example banner sign in Ridgway, Colorado showcased below



New Skate Park which features a sculptural linear skate path and a new mini ramp (see examples below)





New playground with modern equipment



Temporary event staking



MINER'S HERITAGE PARK

Miner's Heritage Park is located within Fellin Park and has high visibility as a park in Ouray. The Miner's Heritage Park features the annual mining competition called the Highgraders Holiday in August. Competitions that occur during this event include a horse shoe tournament, tug-of-war, hand mucking, spike driving, single man drilling, single jack, team drilling, machine mucking, double jack and hand games. As part of this master plan project, the Miner's Heritage Park proposed improvements seek to create a more multi-functional space at Fellin Park for year-round use, while not impeding the culturally-significant Highgraders Holiday event. Proposed improvements include the following:

- A multi-functional crusher fines surface plaza area that is both ADA accessible and soft surface for the Highgraders Holiday events. This space would be able to feature a 60'x80' event tent
- Interpretive signage by mining equipment around the plaza (an extension of the proposed Miner's Heritage Walk by HWY 550 in Fellin Park)
- Reconfiguring the location of some of the Highgraders Holiday events to provide more open space that functions as a plaza space.
- A landscape buffer with trees and fencing
- Relocating the Bar to a more central location between the proposed crusher fines plaza and basketball court (to make it more accessible if both spaces were used jointly for events)
- A new Miner's Heritage Park Plaza gateway sign
- Improvements to the existing Miner's Park Stage and storage area



A participant competes in the Spike Driving

The Highgraders Holiday Event







The team drilling event



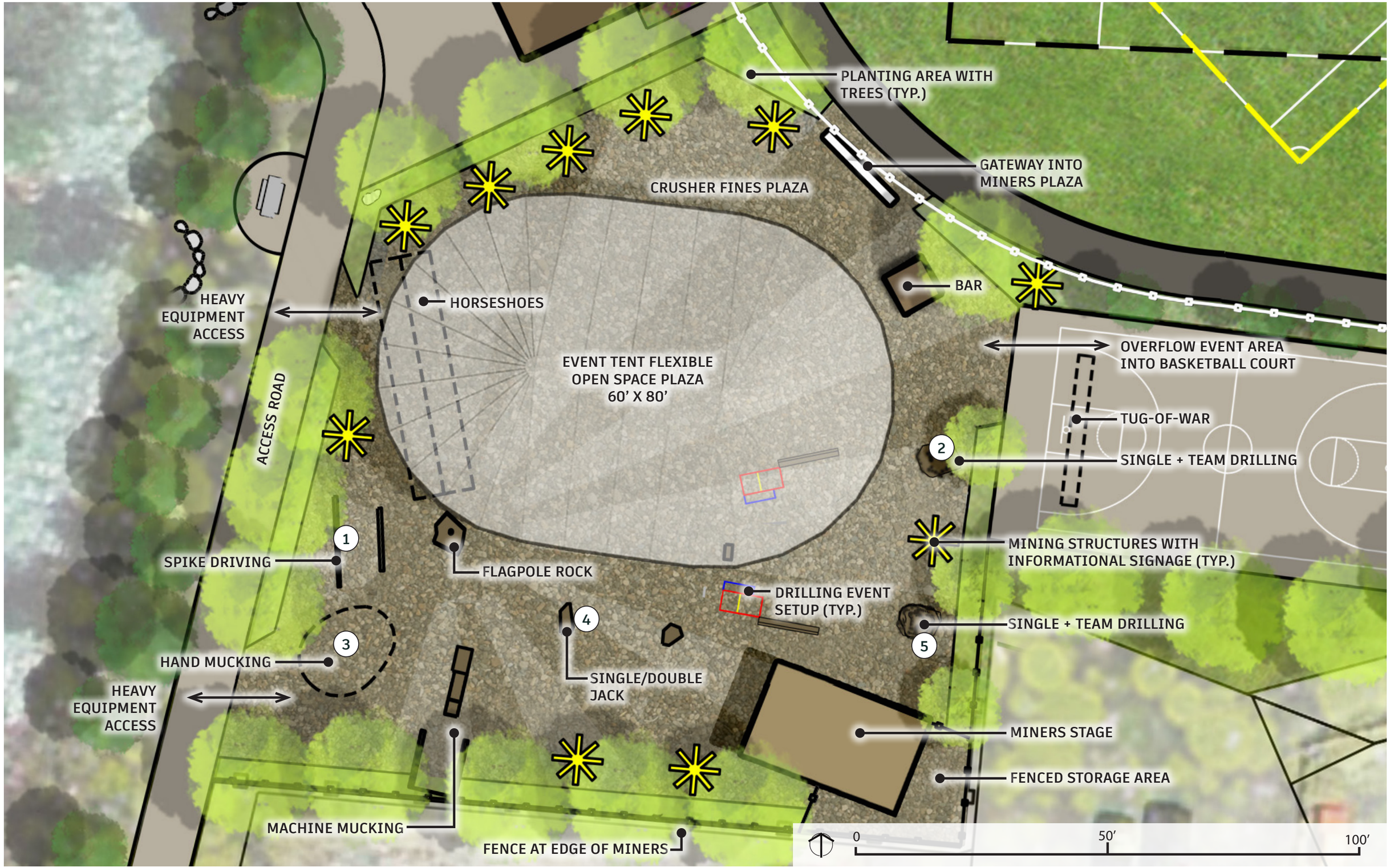
A participant takes on the hand mucking event



Participants in the single jack event



A contestant participates in the single man drilling event


PLANTING AREA WITH TREES (TYP.)
GATEWAY INTO MINERS PLAZA
CRUSHER FINES PLAZA
BAR
HEAVY EQUIPMENT ACCESS
HORSESHOES
EVENT TENT FLEXIBLE OPEN SPACE PLAZA 60’ X 80’
OVERFLOW EVENT AREA INTO BASKETBALL COURT
ACCESS ROAD
TUG-OF-WAR
2
SINGLE + TEAM DRILLING
1
SPIKE DRIVING
FLAGPOLE ROCK
MINING STRUCTURES WITH INFORMATIONAL SIGNAGE (TYP.)
DRILLING EVENT SETUP (TYP.)
4
SINGLE + TEAM DRILLING
5
3
HAND MUCKING
SINGLE/DOUBLE JACK
HEAVY EQUIPMENT ACCESS
MINERS STAGE
FENCED STORAGE AREA
MACHINE MUCKING
FENCE AT EDGE OF MINERS
0
50’
100’

MINER'S HERITAGE PARK ENTRANCE

Creating a grand entry sign into Miner's Heritage Park is a great placemaking opportunity; it would make this space it's own celebrated destination within Fellin Park. The loop path intersection at the southwest side of the Fellin Park is a good location for the vertical gateway into the multi-functional Miner's Heritage Park and acts as a terminus for the trail from both directions.

The proximity of Miner's Heritage Park from the softball field and the proposed new permanent stage location would also be beneficial from an event-hosting perspective. A large event tent could be set up in the multi-functional open space on the north side of miner's park to act as a covered gathering area for park visitors.



Designated plaza space for events



Crusher fines plaza surface

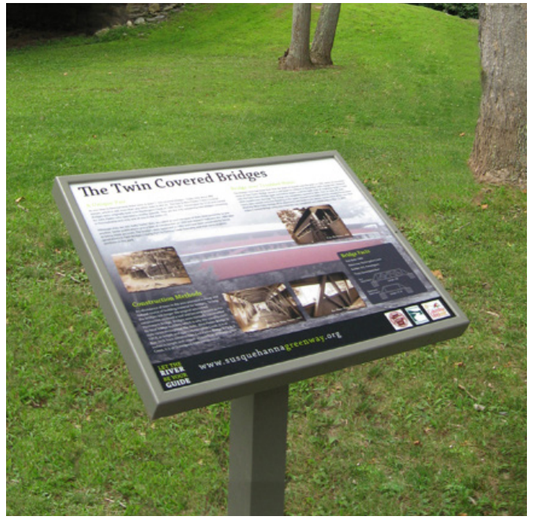






Temporary event tent on plaza







Miner's walk with informational signage; examples of layouts and types

BOX CAÑON/ICE PARK/VIA FERRATA

Box Cañon

Box Cañon is one of Ouray's most stunning parks and natural areas. This truly unique park is a feat of human engineering and allows people of all abilities to view a beautiful and awe-inspiring natural gorge at the confluence of Canyon Creek and the Uncompahgre River. The recommendations for this park that were garnered together during the design team's site visits and public process include the following:

- Improve parking lot delineation and efficiency at the Visitor Center; this could be accomplished through temporary paint striping, using old firetruck water hoses staked into the ground, or in the future paving and striping the lot
- Improve wayfinding and trail access from the City at the intersection of Oak St., 3rd Ave., and Box Canyon Rd.
- Improve wayfinding and trail access from the HWY 550 horseshoe-shaped overflow lot
- Future improvements for trail access could feature the construction of a pedestrian bridge over the Uncompahgre River Gorge

Ouray Ice Park

The Ouray Ice Park is located in a similar use area as Box Cañon in the Uncompahgre River Gorge. (See the adjacent map.) In speaking with the Ouray Ice Park group members and as part of the public process of this master plan project, improvements recommended are listed below.

- Improve ice climbing access by enhancing wayfinding and trails from parking areas to climbing and viewing areas
- Create more viewing areas for bystanders

*Also important to note is the addition of a new climb called "Two-Eyed Dog Wall" to the southwest in the gorge between "New Funtier" and "South Park" and new permanent restrooms near the "Between the Bridges" climb coming in 2024.

Via Ferrata

The Via Ferrata is also located near the Ouray Ice Park and Box Cañon in the Uncompahgre River Gorge. With over 9,000+ linear feet total length of the Downstream and Upstream routes, there are not current plans for expanding the length of the Via Ferrata. Therefore, most suggestions for the Via Ferrata are similar to the Ouray Ice Park recommendations. See list below.

- Improvements for parking and wayfinding
- Creating more viewing areas for bystanders



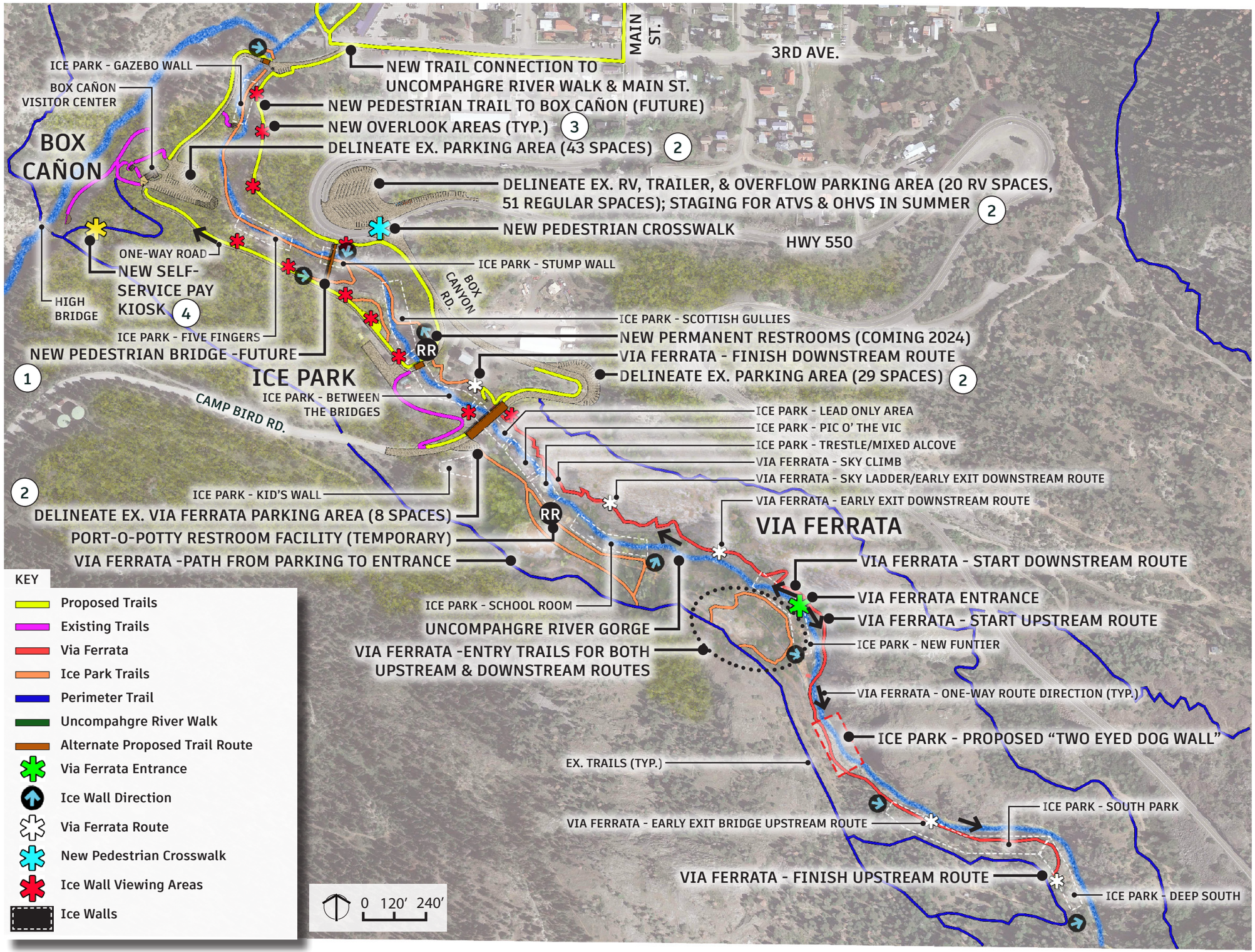


Source: Ouray Ice Park



Source: San Juan Mountain Guides

IMPROVEMENTS MAP FOR BOX CANON, OURAY ICE PARK, & OURAY VIA FERRATA



New pedestrian bridge for trail access to Box Cañon



Delineate parking areas by temporary striping



Creation of a new Box Cañon Park self-service pay station





Create more viewing areas at the Ice Park and Via Ferrata similar to this existing one



ROTARY PARK

Proposed improvements for Rotary Park attempt at making the seasonal park spaces more multi-functional throughout the year and include the following amenities::

- Consolidating parking and vehicular drive lanes to one area to free up park space for more activities
- A new entry sign at the north end of the park
- A covered ice rink to allow the skating season to extend
- Paving the ice rink with concrete surfacing and striping (4) pickleball courts for summer use; this space could also function for craft fairs and farmer's market events
- A new enlarged warming hut at the ice rink (20'x28')
- A new picnic shelter at the ice rink (20'x28' that will hold 4 tables)
- A new zamboni storage area (20'x28')
- Flexible park space for future park improvements/use options (1.3 acres)
- Improved lawn area
- New trees
- Improved picnic area with fixed tables to improve safety by climbing area
- New climbing information kiosk
- A new competition climbing tower positioned at the south park entrance to act as a vertical terminus to the Uncompahgre River Walk connection
- A new playground (2,870 SF)
- A 420 LF strider track by the playground
- Improved concrete walk connections to park features
- A natural practice climbing boulder by the climbing area entrance
- A new climbing information kiosk
- A new pedestrian crosswalk across HWY 550 to improve safety and the connection via the Chautauqua Lane sidewalk to the Uncompahgre River Walk

"The ice rink used to be such a great place for youth hockey. It would be great to see money invested in a cover so the ice would be more consistent."
- Survey Respondent #31

Full coverage shelter over an outdoor ice rink example such as the Big Mine Ice Arena in Crested Butte, Colorado

1



Example of Pickleball courts that could be installed on the ice rink to promote summer use

2



New competition climbing tower positioned at the south park entrance with interchangeable panels

4





A partial coverage over an outdoor ice rink example such as Brian's Park Ice Rink in Victor, Colorado

1



New playground with modern equipment

3



A natural practice climbing boulder

5

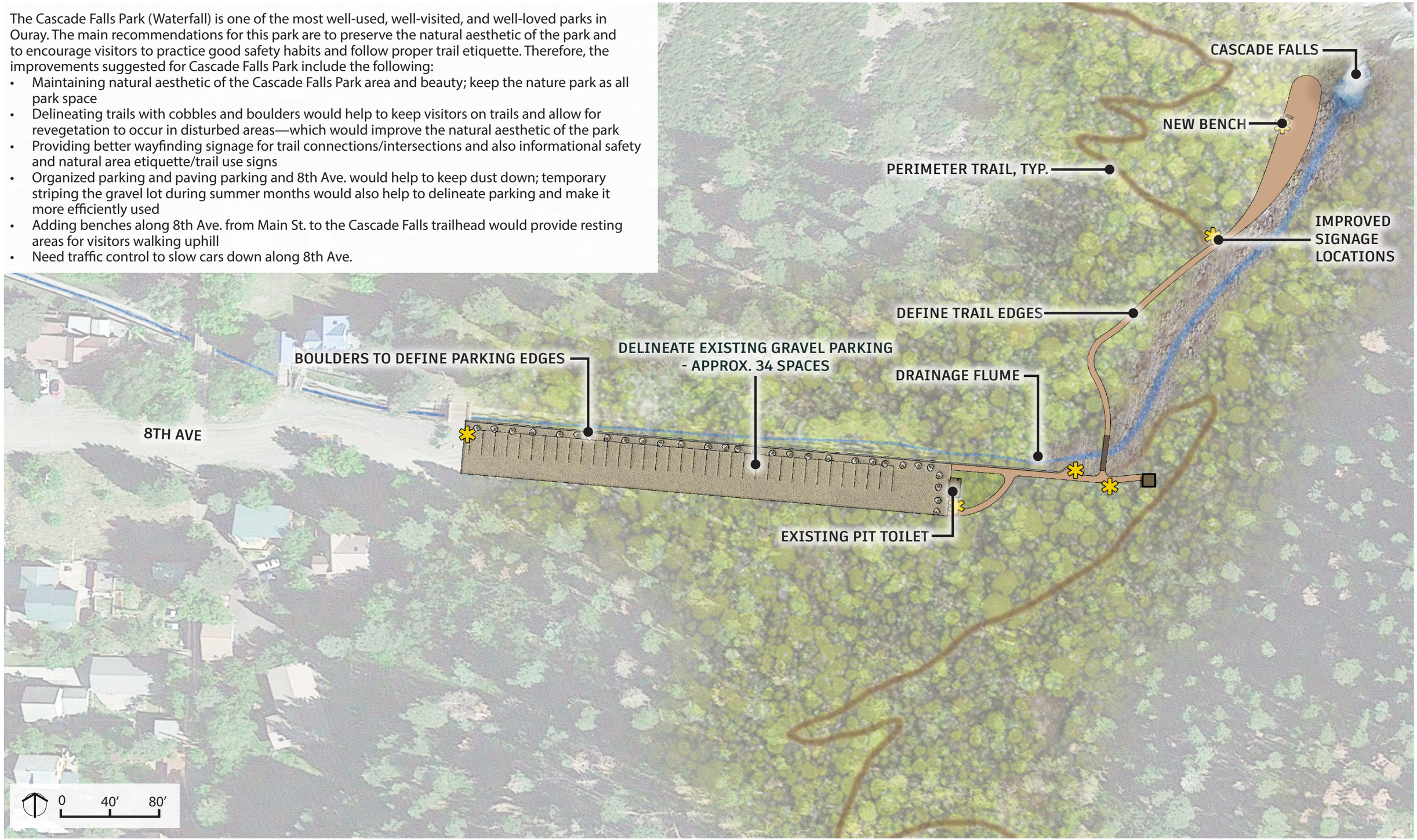



CLIFF
CLIMBING BOULDER AREA
EX. RESTROOM
PICNIC AREA
CLIMBING STAGING AREA
NEW CLIMBING INFORMATION KIOSK
STRIDER TRACK
PICKLEBALL COURTS (4)
COVERED ICE RINK/ PICKLEBALL/EVENT SPACE
BERMS, TYP.
FLEX LAWN SPACE
NEW PLAYGROUND
NEW ZAMBONI STORAGE 20' X 28'
NEW WARMING HUT
CLIMBING TOWER
PARK FLEX. SPACE
NEW PARKING (72 SPACES)
NEW PICNIC SHELTER (4) TABLES
HWY 550
NEW ENTRY SIGN
CONNECTION TO UNCOMPAHGRE RIVER WALK
1
2
3
4
5
0
30'
60'

CASCADE FALLS PARK (WATERFALL)

The Cascade Falls Park (Waterfall) is one of the most well-used, well-visited, and well-loved parks in Ouray. The main recommendations for this park are to preserve the natural aesthetic of the park and to encourage visitors to practice good safety habits and follow proper trail etiquette. Therefore, the improvements suggested for Cascade Falls Park include the following:

- Maintaining natural aesthetic of the Cascade Falls Park area and beauty; keep the nature park as all park space
- Delineating trails with cobbles and boulders would help to keep visitors on trails and allow for revegetation to occur in disturbed areas—which would improve the natural aesthetic of the park
- Providing better wayfinding signage for trail connections/intersections and also informational safety and natural area etiquette/trail use signs
- Organized parking and paving parking and 8th Ave. would help to keep dust down; temporary striping the gravel lot during summer months would also help to delineate parking and make it more efficiently used
- Adding benches along 8th Ave. from Main St. to the Cascade Falls trailhead would provide resting areas for visitors walking uphill
- Need traffic control to slow cars down along 8th Ave.



Improve dated trail signage/wayfinding



Define trail edges with cobble or boulders & improve signage/wayfinding





Create boulder edge seating, revegetate around trail, and define trail edges with cobbles or boulders



Improve dated trail signage/wayfinding

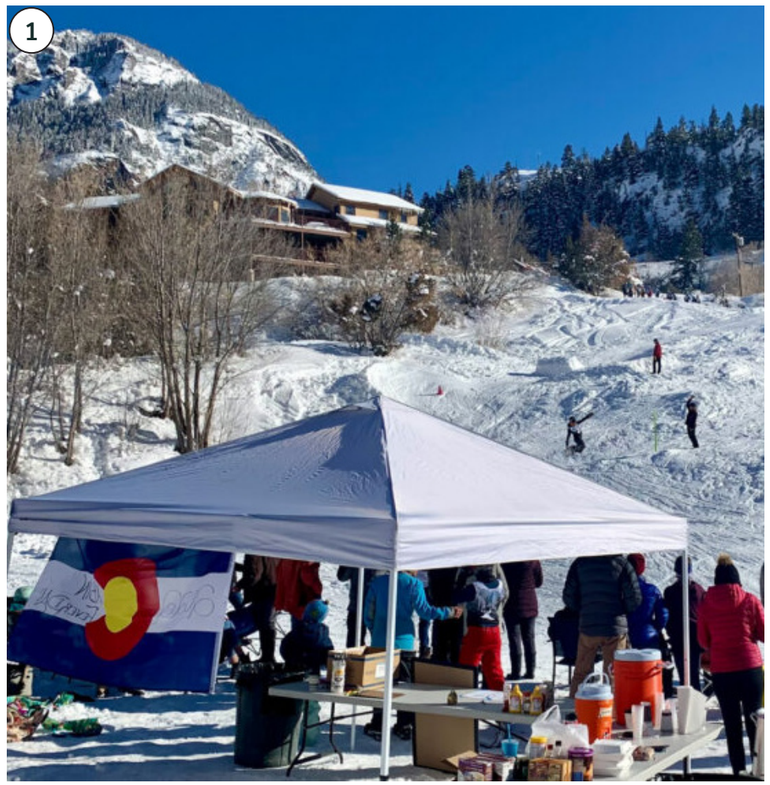
LEE'S SKI HILL

The main goals per the community input for Lee's Ski Hill were to make the park multi-functional for summer use as well as for the ski hill in the winter. Proposed improvements for Lee's Ski Hill include:

- A new rope tow & mechanical building per current regulations
- New benches and viewing areas
- A graded-in mountain bike trail and berm
- New boulders at edge of the bike trail
- Improvements to the fire pit community area
- A new outdoor movies screen with mining trestle frame
- Crusher fines plaza community area at 3rd Ave. by parking

> *"I believe Lee's Ski Hill is a big asset to the community."*
> *- Survey Respondent #66*

The winter gathering/community area



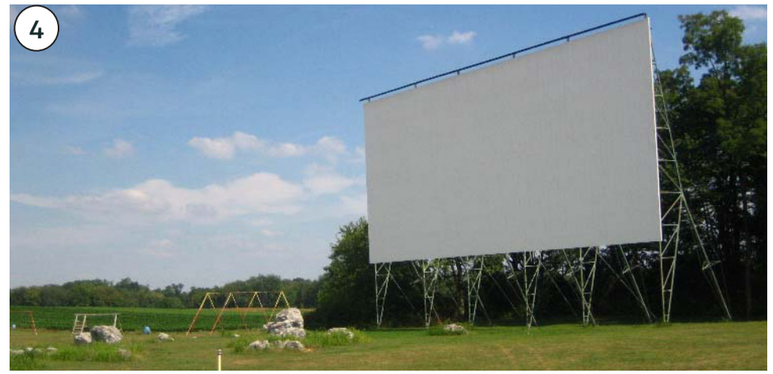
Example of creating a graded-in mountain bike trail and berm



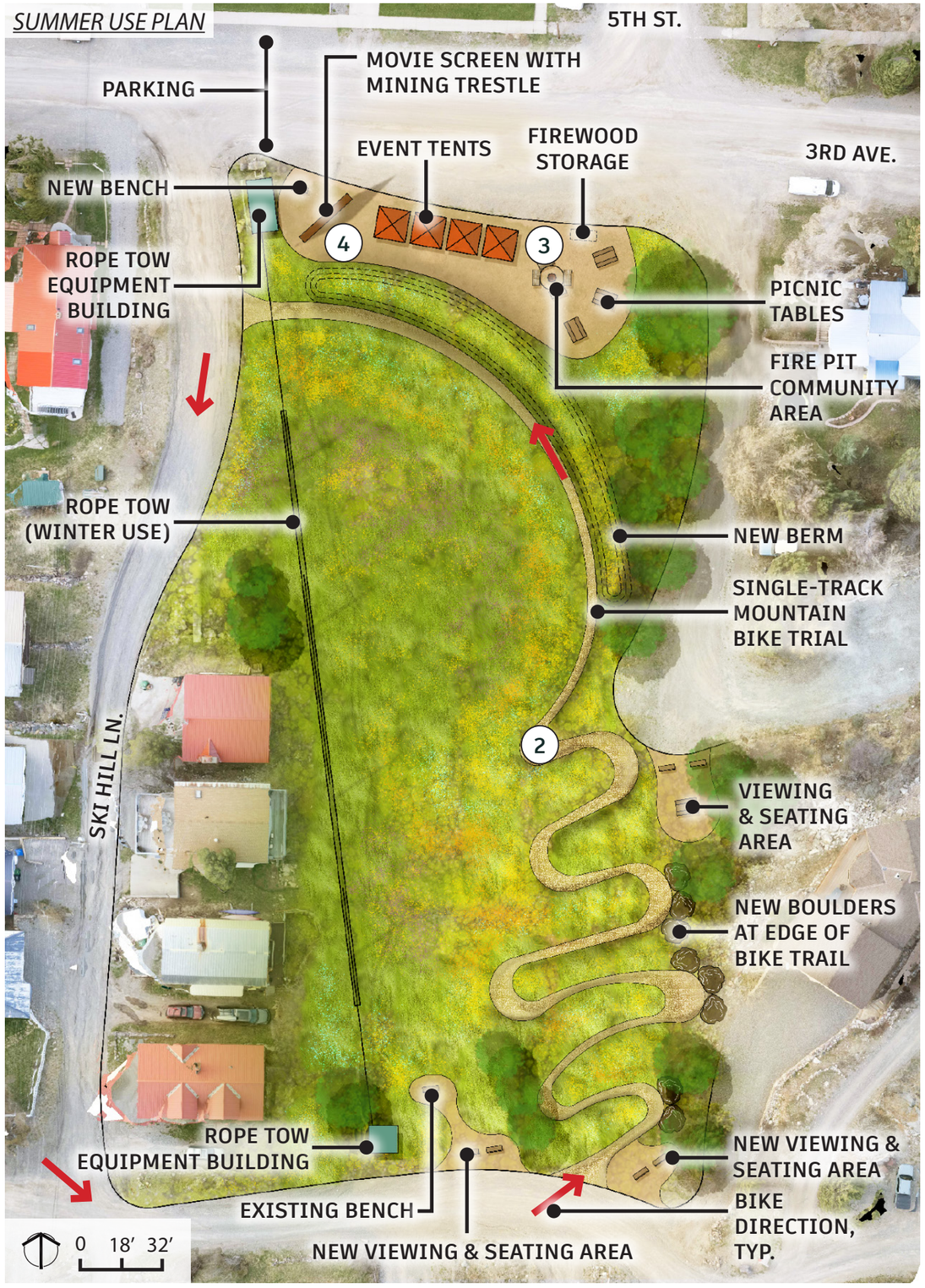
Improvements to the fire pit community area

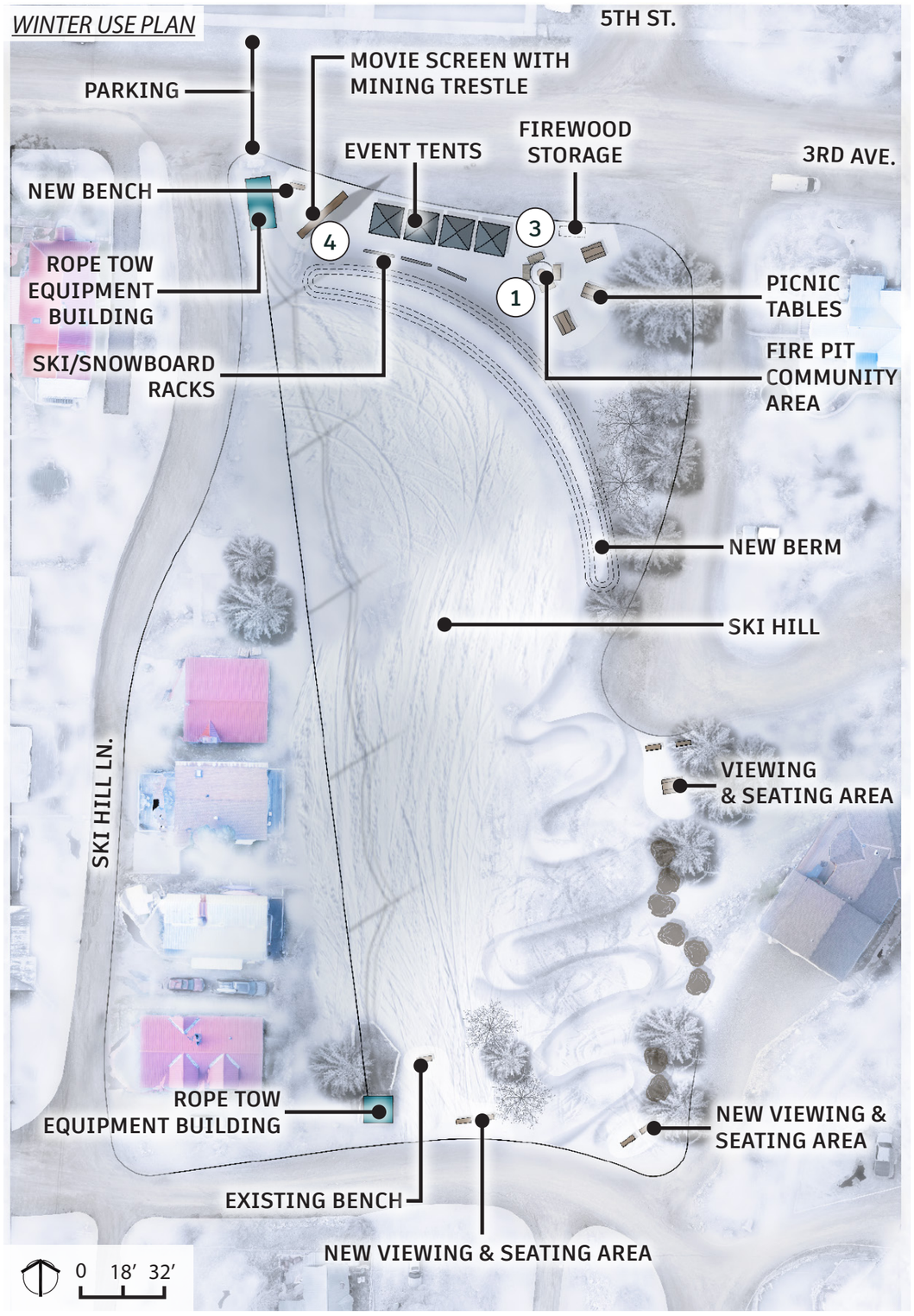


A new outdoor movies screen with mining trestle frame near the community gathering area






SUMMER USE PLAN
5TH ST.
PARKING
MOVIE SCREEN WITH MINING TRESTLE
EVENT TENTS
FIREWOOD STORAGE
3RD AVE.
NEW BENCH
4
3
ROPE TOW EQUIPMENT BUILDING
PICNIC TABLES
FIRE PIT COMMUNITY AREA
ROPE TOW (WINTER USE)
NEW BERM
SINGLE-TRACK MOUNTAIN BIKE TRIAL
2
SKI HILL LN.
VIEWING & SEATING AREA
NEW BOULDERS AT EDGE OF BIKE TRAIL
ROPE TOW EQUIPMENT BUILDING
NEW VIEWING & SEATING AREA
EXISTING BENCH
NEW VIEWING & SEATING AREA
BIKE DIRECTION, TYP.
0 18′ 32′

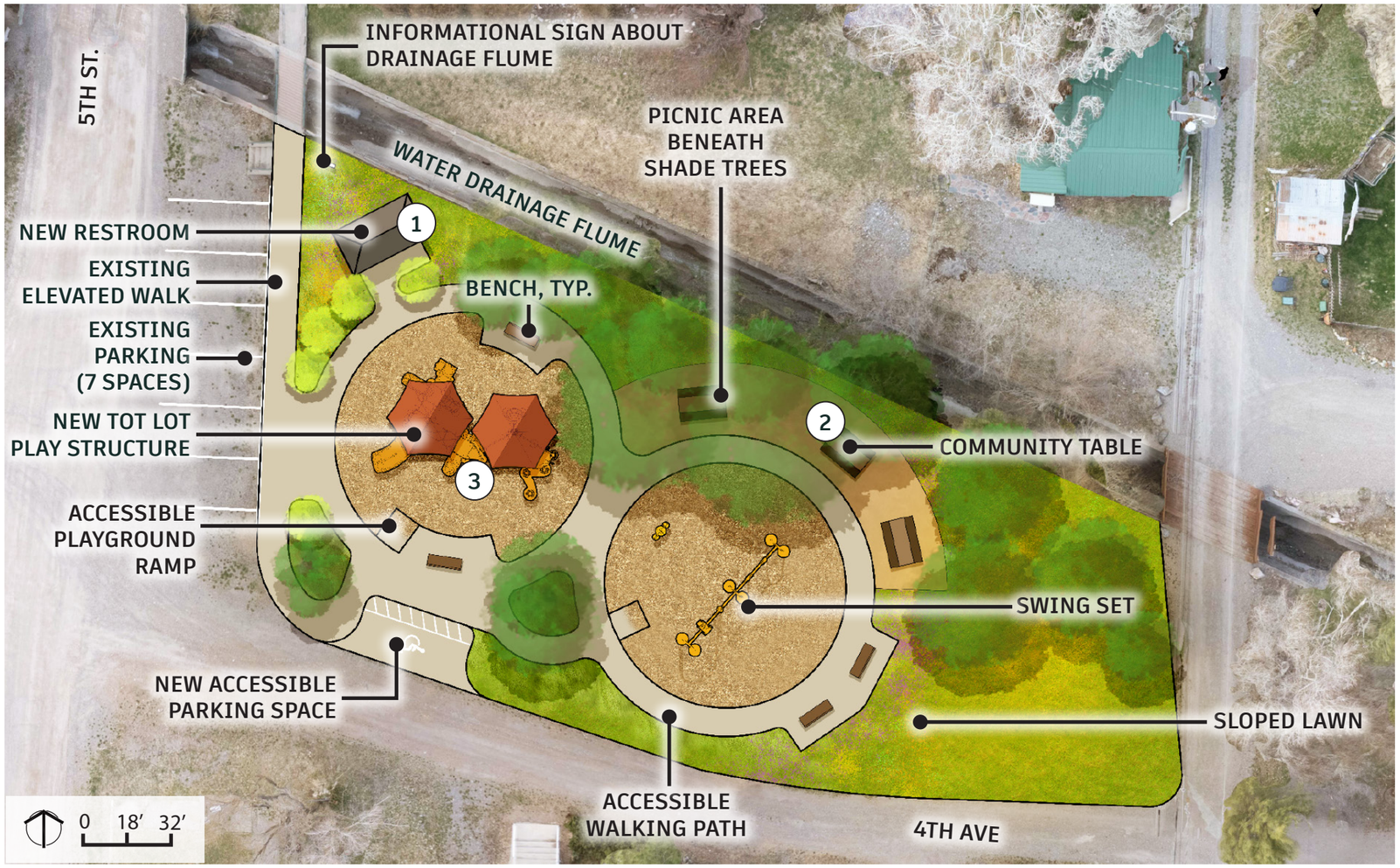

WINTER USE PLAN
5TH ST.
PARKING
MOVIE SCREEN WITH MINING TRESTLE
EVENT TENTS
FIREWOOD STORAGE
3RD AVE.
NEW BENCH
4
3
1
ROPE TOW EQUIPMENT BUILDING
PICNIC TABLES
SKI/SNOWBOARD RACKS
FIRE PIT COMMUNITY AREA
NEW BERM
SKI HILL
SKI HILL LN.
VIEWING & SEATING AREA
ROPE TOW EQUIPMENT BUILDING
NEW VIEWING & SEATING AREA
EXISTING BENCH
NEW VIEWING & SEATING AREA
0 18′ 32′

WOMAN'S CLUB MINI-PARK

Community input for Woman's Club Mini-Park recommended that the current amenities within the park remain and be enhanced. These proposed improvements for Woman's Club Mini Park include:

- A new public two-stall restroom facility that can be used for both Lee's Ski Hill users and Woman's Club Mini-Park users.
- Improved playground areas with accessible playground ramps and playground surfacing.
- An accessible parking space
- Improved accessible concrete walk connections
- New benches and picnic areas
- An accessible community picnic table/gathering area
- Stabilized crusher fines picnic area surfacing
- Additional trees

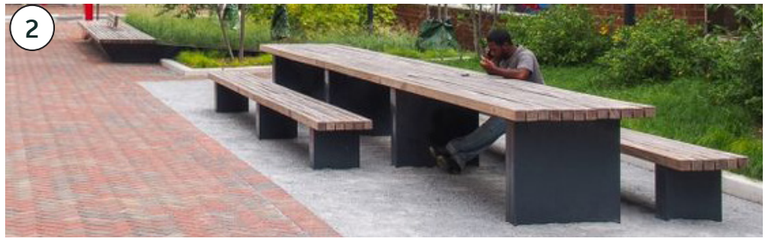
> *"The Woman's Park is a great family relaxing spot; I usually stop there for a short break while walking around the town."*
> *- Survey Respondent #10*



New restroom example will include, 1 Family stall, connection to City water, and vacinity to Lee's ski hill (1 block walk)



Example of a custom community table area



New tot lot with modern equipment







DOG PARK

Input from the community during the public process part of this master plan development varied, but a majority of residents desired to have improved surfacing at the Dog Park and to show separation for big and small dogs. The proposed improvements featured at the Dog Park include the following:

- Agility course features for both big and small dogs
- Dog pools and water spigots for both big and small dogs
- Water fountains for both people and dogs
- Benches, picnic tables, and trash receptacles
- Concrete walking paths
- Crusher fines surfacing for easy maintenance
- Deciduous trees and drip irrigation
- New fencing
- Separate gated/fenced entrances for big and small dogs

*It is important to note that separation of the existing Dog Park for different sizes of dogs may make the already-small dog park feel smaller. Please see the Future Opportunities section of this report on page 51 for additional information on dog park recommendations.

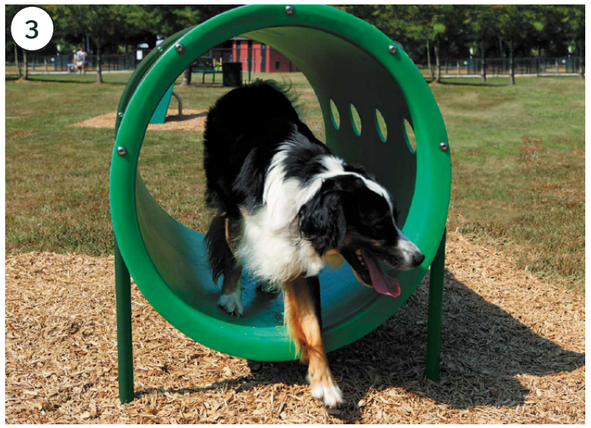
Water Spigot for potable water



Separated dog park entrance with separated small and large dog areas



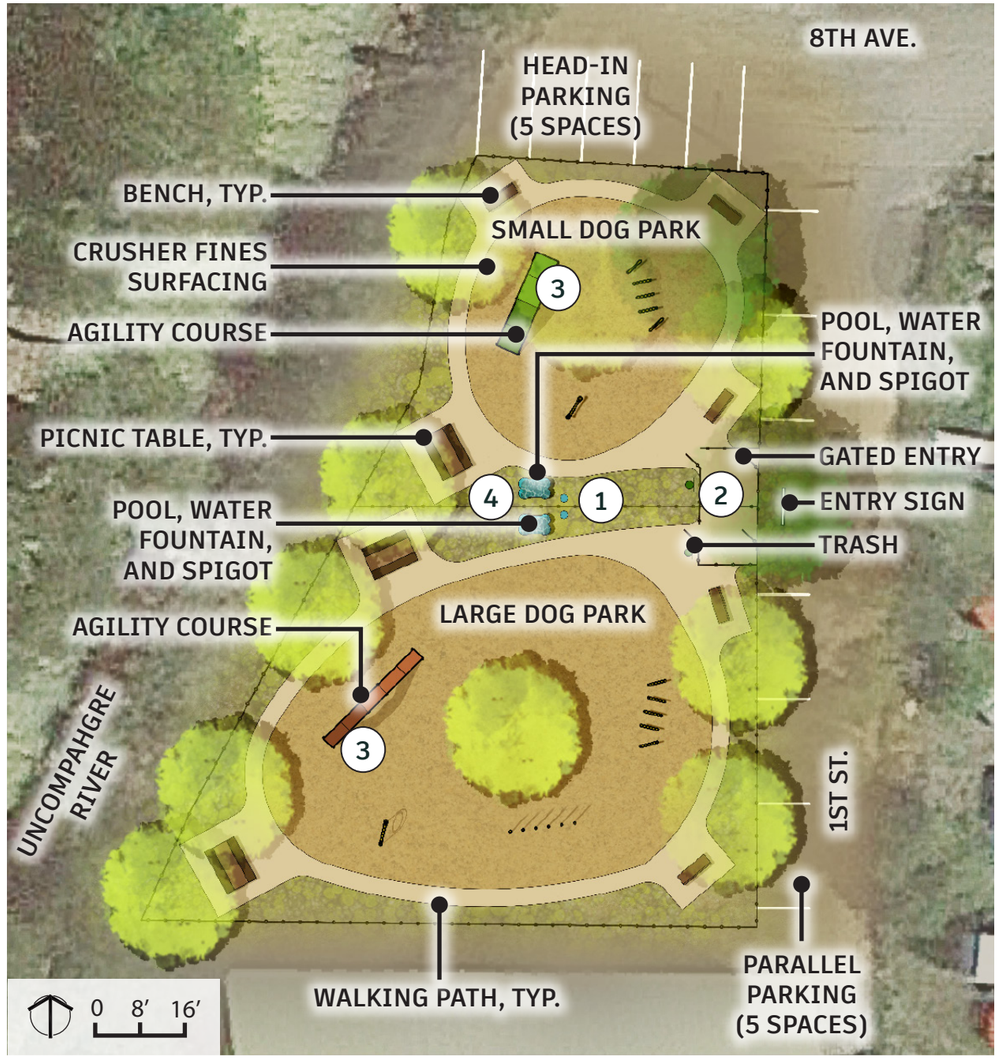
Dog agility course and play features





Dog and human combination water fountain



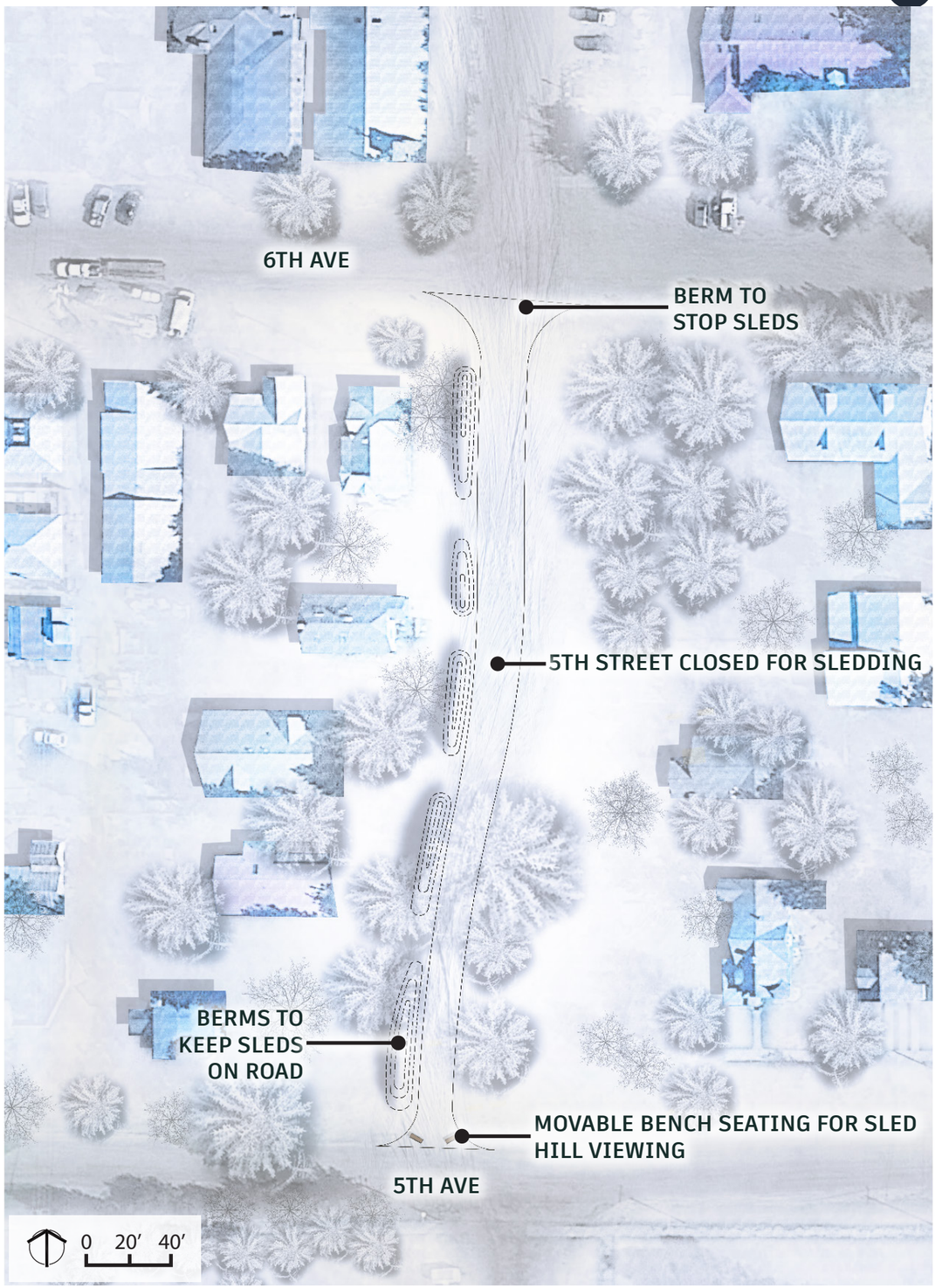


VINEGAR HILL (SLEDDING HILL)

Sledding Hill is a smaller and more temporary park that is only used as a park during the winter season. Therefore, recommendations to this park are more movable and smaller in scale to Ouray's other parks. These improvements are bulleted below.

- Create a snow berm or haybale barrier on the west side of 5th St. on the downhill side of the sled hill; this would offer a safety barrier to keep sledders from entering residential backyards
- Create a larger snow berm at the bottom of Vinegar Hill (at 6th Ave.) to keep sledders from entering open vehicular drive lanes
- Place movable benches at the top of 5th Ave. as a resting/viewing area for Sledding Hill





TRAILS

Ouray's trails are well-loved and well-used by the community. In the public process, many responses and suggestions were garnered towards the betterment and preservation of local trail systems. Below are recommendations for Ouray's trails that were within the study area of this master plan project.

Overall/General Comments – applicable to all trails

- Trail access is important; privatizing of access points as private property is bought and developed is a concern
- Offer access to people of different abilities
- Maintaining natural aesthetic of these systems and beauty
- Improving signage – especially regarding trail use, wayfinding, and level of difficulty and distances
- Keep improving and expanding parking for trailhead access

Perimeter Trail

- Need to improve wayfinding from Main St. to trailheads and parking; new kiosks and parking have already been installed at Oak St. and by Fellin Park on the other side of HWY 550
- Create better route and wayfinding through Fellin Park to cross HWY 550 (with a new pedestrian crosswalk) and access the Perimeter Trail (see Fellin Park master plan for the proposed route on page XX of this report)
- Improve several sections of trail for safety (see map on next page)

Uncompahgre River Walk

- Goal to create an extension of the Uncompahgre River Walk Trail through the city along the Uncompahgre River all the way from Box Cañon to Chautauqua Ln.
- Improve connection from Rotary Park to Uncompahgre River Walk via a Chautauqua Ln. connection and new crosswalk
  - » Could potentially route the trail across the Uncompahgre River at 7th Ave down to the city's public works are on Oak Street to handle all the foot traffic and reduce the conflict between cars and people
- Need to improve the Uncompahgre River Walk access (onto and off of trail as well as to other amenities and seating areas along the trail)
- Annual maintenance is required: cut down willows growing into trail path, improve surface accessibility, etc.
- Improvements to Nordic Ski trail maintenance in the winter use would be good; need both educational signage and regular grooming of trails



Uncompahgre River Walk



View Point on the Perimeter Trail

KEY

- Proposed Trails or Sidewalk Improvements
- Existing Trails
- Via Ferrata
- Ice Park Trails
- Perimeter Trail
- Uncompahgre River Walk
- Alternate Proposed Trail Route
- Proposed Trail Improvements
- Wayfinding Improvements
- Existing Parking
- Existing Wayfinding Kiosk
- Improved Intersection with Crosswalk
- New Pedestrian Bridge
- Improvement Priority

PORTLAND TRAIL

LOWER CASCADE TRAIL

IMPROVE SECTION OF TRAIL AT UPPER CASCADE

EX. OAK CREEK TRAILHEAD PARKING (8 SPACES) & KIOSK SIGN

CASCADE FALLS

IMPROVE SECTION OF TRAIL

PREFERRED NEW CONNECTION TO PERIMETER TRAIL W/ IMPROVED WAYFINDING

POTENTIAL TRAIL CONNECTION BY RIVER

HWY 550

QUARTZITE TRAIL

VIA FERRATA

MAKE SECTION SAFER & IMPROVE PULL-OUTS FOR ROCK CLIMBING VIEWING

EX. TRAILHEAD PARKING (16 SPACES) & KIOSK SIGN

IMPROVE TIGHT CONNECTION TO UNCOMPAHGRE RIVER WALK

7TH AVE.

4TH AVE.

ICE PARK

IMPROVE SIGNAGE/ WAYFINDING

NEW PEDESTRIAN BRIDGE

NEW TRAILHEAD

NEW TRAIL

PERIMETER TRAIL

BOX CAÑON

CONNECT TRAIL

UNCOMPAHGRE RIVER WALK

HWY 550

WAGON ROAD

PROPOSED BRIDGE

EX. BRIDGE

SAND TRAIL

POTENTIAL OVERFLOW PARKING BY CITY SHOP

NEW ROUTE

NEW CROSSWALK TO PERIMETER TRAIL

WHEELCHAIR ACCESSIBLE CONNECTION TO UNCOMPAHGRE RIVER WALK -PROVIDE SIGNAGE

TWIN PEAKS TRAIL

UNCOMPAHGRE RIVER

OLD TWIN PEAKS TRAIL

EX. BRIDGE

NEW TRAIL & CROSSWALK TO ROTARY PARK AT CHAUTAUQUA LN.

TWIN PEAKS TRAIL

SILVER SHIELD TRAIL

0 400′ 800′

FUTURE OPPORTUNITIES

Future opportunities that are more long-term goals or were not shown on the proposed parks and trails recommendations conceptual master plan renderings and diagrams are listed in this section. These include the following features for each park/trails area.

Fellin Park

- A New Bath House: A new bath house has been desired by the community and in discussion for many years in Ouray. This feature would be constructed in the same location as the existing Bath House and may feature expanded square footage. A preliminary cost estimate for this is featured in Appendix A.
- A New Weight Room Building: Move the existing weight room out of the Bath House and build a separate adjacent building by the Fish Pond. (This is due to structural concerns of the heavy machinery in the Bath House's second level.) Convert the existing weight room space in the Bath House to community event rental space.
- New Track/Walking Path Surfacing: Replace the existing asphalt walking path surfacing on the loop trail around Fellin Park with synthetic rubber athletic track surfacing. (This is desirable due to the path being utilized by the Ouray Schools Track and Field program as well as by many locals and visitors as the most-frequented walking path in the city).
- A splash park could be created close to or within the hot springs complex in Fellin Park.
- There is potential to add in some movable soccer goals onto the softball field to offer soccer in Ouray.

Rotary Park

- Full-Coverage Permanent Shelter over Ice Rink: In order to extend the ice-skating season at the Rotary Park outdoor ice rink, the construction of a shade shelter was proposed by the community at the public meetings. One of the options (shown in the base bid design) is to construct a partial shade shelter with fabric that is temporary and would be removed seasonally. (A benefit of this type of shelter would be that visibility would not be impacted as significantly as would a full-coverage permanent shelter. Skaters would still be able to see the stars and cliffs in the landscape while skating with a partial-type fabric style shelter.) A full-coverage permanent shade shelter would be more desirable and permanent and would also require less maintenance, but is also a more expensive option—which is why this is shown as a potential future phase option.
- Curling could be a future use at the Ice Rink in Rotary Park; this could use the existing ice rink infrastructure with some updated striping.
- A disk golf course could be another park use phased-in the undeveloped park flex space.

Dog Park

- Construction of a Second Larger Dog Park Area: The existing Dog Park is only 9,800 square feet (or 0.2 acres) of usable space. (Part of the existing property extends into the river—which is not usable due to contaminated water from past mining activities and exposed geological features.) This is much smaller than the ideal size for a community dog park. Most current recommendations for dog parks feature at least a half-acre minimum with one acre being the preferred minimum size for a dog park. Therefore, it would be desirable to include into this master plan document that the development of a fenced one-acre minimum size dog park should be planned for in future parks development. One potential location for this is at Rotary Park where an approximately 1.3 acre unplanned flex space is located at the north end of the park. The current dog park location is desirable based on its location within the City and at an easily walkable distance for many residents. Separated areas for small and large dogs were also stated as desirable by residents.

Cascade Falls Park

- Paved Parking: It may be desirable to pave the Cascade Falls parking lot at some point in the future. Locals who attended the public meetings mentioned that demarcating parking spaces and improving parking was their top priority for improvement at the Cascade Falls Park. This may also help with winter plowing efforts and improve parking efficiency at the trailhead/parking lot.

Box Cañon

- Paved Parking: Paved parking is a potential future improvement desired at the Box Cañon Falls Park and Nature Center Visitor Center Parking Lot. This would help with parking efficiency by demarcating parking spaces as well as with reducing mud in the parking lot area. Approximately 43 spaces would be able to fit at the Visitor Center Parking Lot if they were paved and demarcated. Paving parking may also be a future desired improvement for the overflow parking lot at the Highway 550/Million Dollar Highway's horseshoe-shaped parking area. If this area were paved and striped, it would enhance both parking usability and efficiency and would be able to host at least 51 regular-sized parking spaces and 20 over-sized RV parking spaces.
- New Pedestrian Bridge and Trails: A new pedestrian bridge and additional soft surface trail connections are proposed future improvements to the Box Cañon Falls Park as well. These include a weathering steel pedestrian bridge across the Uncompahgre River near the pipeline crossing by the Million Dollar Highway's horseshoe-shaped overflow parking lot. One proposed trail connection to the pedestrian bridge would provide access from this overflow lot to the new bridge, which would then follow the Box Canyon Road to the Visitor Center on the south side of the river. The other associated trail connection would tie in at the end of 3rd Ave. by Box Canyon Lodge & Hot Springs and would follow the southeast edge of Box Canyon Road to the proposed new pedestrian bridge. All of these desired future improvements aim towards enhancing pedestrian access to Box Cañon and to provide pedestrian connections to additional parking areas. The existing Visitor Center Parking Lot only fits approximately 30-40 spaces currently and is not striped, which reduces efficiency even more.

Ice Park & Via Ferrata

- Paved Parking: As these areas become more visited each year and parking fills up, it may be advantageous to pave existing parking lots for these features as well to improve efficiency and usability. If striped, these parking lots could fit approximately 29 and 8 spaces respectively.

Trails

- Providing better bike trails as part of the Ouray trails system would be beneficial.
- It may be beneficial in the future to pave and widen the Uncompahgre River Walk in order to dual-function as an accessible walking trail and paved bike trail.
- As the City continues to expand the Uncompahgre River Walk system, it would be a priority to develop an extension of the path along the river all the way from Rotary Park to the end of 3rd Ave. by the vehicular exit route to Box Cañon Falls.
- The City acquisition of the entire Perimeter Trail was also stated as a key future goal so that it can never be privatized.



Uncompahgre River Walk



Aerial View of Ouray Facing South

CHAPTER FOUR
IMPLEMENTATION



IMPLEMENTATION

Project Phasing

The purpose of this Master Plan document is to act as a road map for the future development and improvements to Ouray's Parks and Trails systems. With input from the community and availability of funding, prioritization on the parks and trails improvement projects can be chosen and built. It is anticipated that as parks and trails projects are selected and slated for construction, design consultants will be employed to develop construction documents and will prepare more detailed cost estimates. Based on available funding and other considerations, it is suggested the list of parks and trails projects outlined in this master plan be divided into many different phases with funds budgeted towards the goal of completing a logically usable phase (which can stand on its own) each fiscal year. The completion of all recommended projects outlined in this master plan for Ouray's extensive parks and trails system may take 20 years or more to complete. As these improvement projects take place over time, priorities may shift. It is important that the City continue to reevaluate priorities and phasing of improvements every five to 10 years to continue to align with the community goals for enhancing Ouray's parks and trails network.

Phasing of projects is best guided by several criteria including:

- An immediate opportunity where a logical, usable connection can be made with current or readily available resources
- Availability of rights-of-way and permitting
- Availability of funding and/or grants to build and maintain improvements
- Catalyst projects that demonstrate the value of the project, build public support and help promote further community support and fund-raising
- Opportunity to include a trail with a current private or public development project such as a highway improvement, access road or new subdivision
- Projects that can be completed using volunteers or in-kind labor and resources.
- Segments that offer an exceptional experience and/or are highly visible to the public
- Availability of funding and/or grants to build and maintain improvements

Next Steps

The next steps that the City should take are to: 1) identify high priority projects, 2) start fundraising and planning efforts for the construction of these projects, and 3) hire design professionals to develop more detailed construction documents and cost estimates for implementation. The recommended organizational structure for effective implementation of the proposed parks and trails recommendations outlined in this master plan document are shown in further detail on page 69 of this report.

Funding Strategy

There are several potential funding sources likely to be available over the next several years. These include:

Local Appropriations

These funds come from City and County revenues (property taxes, restaurant and lodging taxes) and other sources and appropriations. This local commitment is key to providing match money and helping leverage potential outside funding.

Create a Designated Fund

There are numerous examples of special taxes, typically a sales tax increment at the County level, dedicated to open space, trails, parks and other similar community investments. These projects have been phenomenally successful In Durango, Colorado along the Colorado Front Range, and other locations where a very small increment on sales can generate substantial funds that can be invested in infrastructure vital to the long-term health and economic well being of the community. This type of tax is especially beneficial in tourism-based places where a substantial portion of the revenue comes from outside the area such as a lodging tax.

Local Development

As new development comes on line a number of communities have been successful in funding trails and greenway improvements through the sub-division process. As an example, Commerce City, Colorado has been extremely successful working with developers to set aside open space corridors and build trails and parks in the developing area west of Denver International Airport. A key to this success was having a sound master plan in place. It should be noted that many developers want these improvements because they recognize them as essential benefits for the future marketability of their lands.

Conservation Set-Aside Tax Benefits

Under Colorado Law, landowners who agree to set aside developable lands for conservation purposes can reap substantial tax benefits directly, or cash benefits, by re-marketing the tax benefits to others in need of a state tax deduction.

Individual, Philanthropic and Corporate Giving

There are several possible sources of private sector funding for trail and recreation projects. Programs and levels of sponsorship vary. These might include: gifts, grants, bequests, fund-raising events and other forms of giving. There are many ways to recognize these individuals or groups such as signage along trails or in parks where the gifts were used in a project's development.

In-Kind and Volunteerism

There are opportunities to engage in-kind services from public agencies or private participants both in land donations and possibly use of equipment, labor or materials. This might also include the local schools, youth programs, scout projects, and volunteerism.



Miner's Heritage Park

Suggested Grants/Foundations Opportunities

There are several potential grant sources typically considered for recreation and trails projects. The following list illustrates a number of grant funding agencies and programs that may provide access to funding for planning and/or implementation of specific recreation and trails projects. This list should not be considered exhaustive; the most effective method for choosing and pursuing grant funding is to engage the expertise of a grant writing professional or an individual with direct experience in winning grant funding to evaluate funding opportunities and assemble grant applications for the City.

Fundable Project Elements

- Recreation, including climbing
- Interpretation (signage)
- Education
- Restoration
- Public Access
- Specialized Programming (climbing, biking, trails, etc.)
- Energy Efficiency
- Public Art
- Public Transportation

Eligible Local Projects

- Playgrounds
- Trails
- Connectivity to City amenities
- Environmental education facilities
- Outdoor amenities including climbing areas at Rotary and Ice Park
- Infrastructure (irrigation, sprinkler systems, drainage pipes, parking lots, lighting)
- Amenities (restrooms, drinking fountains, benches, picnic tables, pavilions, etc.)

Colorado Grant Programs

- **GOCO - Special Initiative Grants**
  www.goco.org/grants
  GOCO offers competitive grant programs for outdoor recreation, land conservation, and stewardship projects in Colorado.

- **Colorado Department of Local Affairs**
  dlg.colorado.gov/conservation-trust-fund-ctf
  Conservation Trust Fund, funding can be used for the acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site.

- **Colorado Department of Transportation - Transportation Alternatives Program**
  www.codot.gov/programs/planning/grants/tap-fiscal-years-2024-26
  Federal funds are allocated under the TAP program to transportation improvement projects that expand travel choice, strengthen the local economy, improve quality of life, and protect the environment. Many TAP projects enhance non-motorized forms of transportation like biking and walking.

- **The Gates Family Foundation**
  gatesfamilyfoundation.org/engage/how-to-apply/
  The mission of the Gates Family Foundation is to invest in projects and organizations which have meaningful impact in Colorado primarily through capital grants and Foundation initiatives that enhance the quality of life for those living in, working in and visiting the state. The Foundation seeks to promote excellence, innovation and self-sufficiency in education, healthy lifestyles, community enrichment, connection to nature and stewardship of the state's natural inheritance.

- **Colorado Parks and Wildlife Division (CPW)**
  The Recreational (non-motorized) Trails Program
  cpw.state.co.us/aboutus/Pages/Non-Motorized-Trail-Program.aspx
  The Non-motorized Grant Program is a multi-agency funding partnership that includes Great Outdoors Colorado (GOCO), Colorado Lottery, Federal Recreational Trails Program funds (RTP) and Federal Land and Water Conservation funds (LWCF). This Grant Program provides funding for trail planning projects as well as small and large trail construction and maintenance projects.

Federal Grant Programs

- **America Walks**
  americawalks.org/programs/community-change-grants/
  The Community Change Grants program supports the growing network of advocates, organizations, and agencies working to advance walkability. Grants are awarded to innovative, engaging, and inclusive programs and projects that create change and opportunity for walking and movement at the community level.

- **Advocacy Advance**
  www.advocacyadvance.org/
  Advocacy Advance Grants, a dynamic partnership of the League of American Bicyclists and the Alliance for Biking & Walking -- aims to boost local and state bicycle and pedestrian advocacy efforts. With support from SRAM Cycling Fund, the Everybody Walk Collaborative, REI and New Belgium Brewing, Advocacy Advance provides targeted trainings, reports, grants and assistance to equip advocates with the specific tools they need to increase biking and walking in their communities.

- **USDA - Community Facilities Direct Loan & Grant Program**
  www.rd.usda.gov/programs-services/community-facilities/community-facilities-direct-loan-grant-program
  This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings.

- **Access Fund - Climbing Conservation Grant**
  https://www.accessfund.org/grants/climbing-conservation-grant-program
  Access Fund's Climbing Conservation Grant Program funds projects that preserve or enhance climbing access and opportunities and conserve the climbing environment throughout the US.

- **American Alpine Club**
  https://americanalpineclub.org/grants
  The AAC has a storied legacy of funding climbing, conservation, and research projects in support of our mission. Through the years, AAC grants have been responsible for encouraging thousands of climbers to dream big and push their limits; for establishing hundreds of cutting-edge new routes of remote and major peaks around the world; for improving infrastructure at climbing areas across the country; and funding scientific research expeditions that have contributed valuable information to our understanding of the worlds mountain ecosystems.

Other Federal Grants
https://www.grants.gov/web/grants/search-grants.html

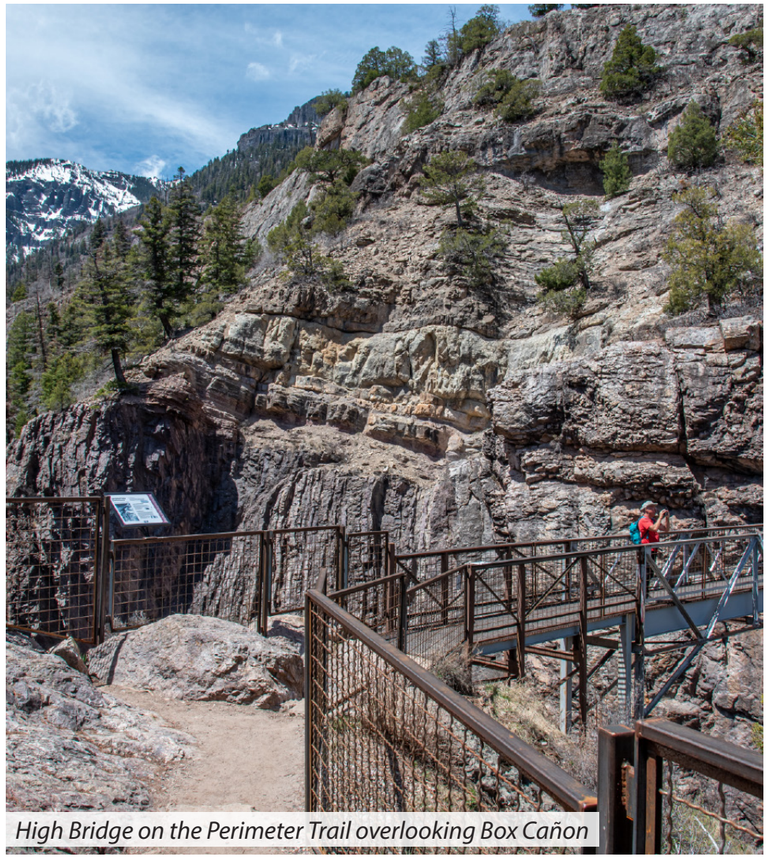
APPENDIX A
COST ESTIMATION



PRELIMINARY OPINION OF PROBABLE COSTS

The costs featured on the next few pages represent a rough opinion estimate of probable costs per current analysis of market costs as of September, 2023. As time progresses, escalation of these preliminary prices will increase at an estimated rate of 9% per year. It is important to note that construction costs from 2020 through present have been very volatile and unprecedentedly high to the extent of quadruple the cost of some material types. It is unknown if this escalation rate will continue at the current rate moving forward. These preliminary opinions of probable costs can be used to budget for funding and apply at different facilities for grants as the City selects and constructs different park improvements. The costs shown are high level numbers for the construction of specific park features as listed. A design fee of 10% of the total cost; a contractor fees, bonding, and mobilization fee of 20% of the total cost; and a contingency fee of 25% of the total cost should be added to the total of the line items that are selected as projects for development and as funding is acquired.

As each design moves forward from a master plan level, layouts and materials may change and cost estimates will need to be updated.



High Bridge on the Perimeter Trail overlooking Box Cañon



Box Cañon sign viewed from the Perimeter Trail

FELLIN PARK

Item	Quantity	Unit	Cost/Unit	Total
Structures & Amenities				
Site Demo/Mobilization	1	LS	$100,000.00	$100,000.00
New Picnic Shelter (20'x28'; 1 is existing)	1	LS	$58,000.00	$58,000.00
Gazebo (repair and relocate)	1	LS	$10,000.00	$10,000.00
New Playground (estimating $65/SF; would be poured-in-place safety surfacing)	8,820	SF	$65.00	$573,300.00
New Skate Park (Mini - Ramp & 2 sculptural skate path segments	4,115	SF	$85.00	$349,775.00
Repair Basketball Court (post tension slab; could be reduced to regular concrete with control and expansion joints)	4,200	SF	$32.00	$134,400.00
Stationary Workout Equipment	3	EA	$6,000.00	$18,000.00
New Benches (at miner's walk and playground)	7	EA	$1,500.00	$10,500.00
Other Bike Racks (does not include 5 bike racks at picnic area)	20	EA	$250.00	$5,000.00
Picnic Area & Plaza by New Restroom Improvements (includes new stabilized crusher fines and concrete plaza surfacing, 12 new tables, 5 bike racks, and 2 trash receptacles)	1	LS	$80,000.00	$80,000.00
River Walk Picnic Bumpout Improvements (includes 8 areas with tables, crusher fines, boulder edging, and grading)	1	LS	$32,000.00	$32,000.00
Vendor Staging Area (includes 6 vendor power hookups and stabilized crusher fines pavement)	1	LS	$25,000.00	$25,000.00
New Fencing (5' ht.)	140	LF	$135.00	$18,900.00
Hardscape				
Paved Parking Lot (includes base course)	59,665	SF	$6.50	$387,822.50
Paved Overflow RV Parking Lot (includes base course)	21,385	SF	$6.50	$139,002.50
Concrete Walk Connections/Improvements (includes aggregate base course)	15,430	SF	$14.00	$216,020.00
Fellin Park Asphalt Loop Trail Resurface & New Route (includes aggregate base course)	13,775	SF	$5.00	$68,875.00
Uncompaghre River Walk Connections/Improvements (includes aggregate base course)	15,000	SF	$16.00	$240,000.00
Stabilized Crusher Fines (paths at softball field bleachers and at outdoor workout equipment by skate park)	1,260	SF	$8.50	$10,710.00
Soft Surface Trail Connection from Ouray Visitor Center on HWY 550 to Uncompahgre River Walk (4' wide)	640	SF	$2.25	$1,440.00
Landscape				
Miner's Heritage Walk Signage & Pedestrian Lighting (by HWY 550 and basketball court, includes 7 sign locations, 10 bollard lights, and 30 boulders)	1	LS	$32,550.00	$32,550.00
Planting (shrubs & perennials with cedar bark mulch at parking islands, miner's walk and by buildings)	39,110	SF	$8.50	$332,435.00
Succession Planting (trees, 2" caliper, to replace older trees)	102	EA	$1,030.00	$105,060.00
Repairs to Turf Irrigation System (in softball field)	89,700	SF	$1.50	$134,550.00
Planting (turf in reconfigured softball field outfield)	3,280	SF	$5.00	$16,400.00
Topsoil (6" in lawn space)	73	CY	$60.00	$4,373.33
Soil Amendment (1 CY/1000 SF in sod areas)	3	CY	$150.00	$495.00
Drip Irrigation at Landscape Areas	42,390	SF	$3.00	$127,170.00
Fine grading as needed	3,250	CY	$38.00	$123,500.00
Track & Field				
Storage Area (10'x12', convert old restroom building into storage; estimating $250/SF	120	SF	$250.00	$30,000.00
Long Jump	1	LS	$10,000.00	$10,000.00
100 M Straightaway Asphalt Track Ext.	335	SF	$5.00	$1,675.00
Discuss/Shot Put Throw (Lump Sum)	1	LS	$1,000.00	$1,000.00
Adjust Softball Field Fencing and Bleachers (for discuss/shot put throw; replace with new fence)	1	LS	$13,000.00	$13,000.00
Event Improvements				
Removable Bollards (in pavement by new stage, new restroom, and asphalt loop path entrance)	30	EA	$1,000.00	$30,000.00
Event Staking (in grass)	1,000	LF	$3.50	$3,500.00
Banner Sign (12' ht. X 27' w., holds six 3'x8' banner signs)	1	LS	$35,000.00	$35,000.00

Note 1: The design for a New Permanent Stage at Fellin Park is currently a separate process being completed by the City of Ouray with experienced stage design architect Jim Kehoe of Keo Studioworks. This process is in the schematic design phase currently and has had its first information-gathering public meeting and meetings with project stakeholders held on June 8th of 2023. The continued process will involve additional public meetings and design development through construction documents. The involvement of other experts such as structural and sound engineers is also currently underway. A schematic design estimate for the proposed permanent stage design is slated to be completed in the fall of 2023.

Note 2: New restrooms are under construction at Fellin Park and are slated for completion in 2024.

Add Options/Future Phases				
New Weight Room Building (assume 1 level building; 1,750 SF; estimating $400/SF)	1,750	SF	$400.00	$700,000.00
Convert Upper Level of Bath House to Event Space	3,000	SF	$50.00	$150,000.00
Track Surfacing (change surfacing from asphalt to rubber athletic surface; assumes can use existing surfacing as a base for rubber surfacing)	14,105	SF	$20.00	$282,100.00
Demolition of Existing Bath House (approx. 7,120 SF)	1	LS	$100,000	$100,000
New Bath House	14,000	SF	$500.00	$7,000,000.00

MINER'S HERITAGE PARK

Item	Quantity	Unit	Cost/Unit	Total
New Shipping Container Stage/Announcement Area (20'x35'); estimating $300/SF	660	SF	$300.00	$198,000.00
New Storage Structure Screen (5' ht. corrugated weathering steel to match utilities screen by fish pond)	75	LF	$185.00	$13,875.00
Temporary Event Tent (60'x80')	1	LS	$30,000.00	$30,000.00
New Entry Sign	1	LS	$20,000.00	$20,000.00
Miner's Heritage Plaza Signage	10	EA	$2,000.00	$20,000.00
Power Hook-ups for Events (extend existing power/utility lines and add hook-ups)	1	LS	$5,000.00	$5,000.00
Removable Bollards	2	EA	$1,000.00	$2,000.00
New Fencing (5' ht.)	160	LF	$135.00	$21,600.00
New Crosswalk across HWY 550 to Perimeter Trailhead Parking Area	1	LS	$400,000.00	$400,000.00
Relocate Miners Equipment & Boulders (includes spike driving, horseshoes, drink bar, hand mucking, and some boulders and historical equipment at the edges of the plaza by the new proposed informational signs)	1	LS	$5,000.00	$5,000.00
Site Grading	362	CY	$38.00	$13,756.00
Stabilized Crusher Fines Pavement (for event area, includes base course)	16,780	SF	$8.50	$142,630.00
Concrete Pad Beneath Stage and Bar Areas (includes aggregate base course)	735	SF	$16.00	$11,760.00
Deciduous Trees, 2" caliper	16	EA	$1,030.00	$16,480.00
Drip Irrigation at Landscape Areas	2,075	SF	$3.00	$6,225.00
Planting (shrubs & perennials with cedar bark mulch)	2,075	SF	$12.00	$24,900.00

BOX CAÑON FALLS

Item	Quantity	Unit	Cost/Unit	Total
Visitor Center Parking Lot Paving Delineation -annual cost (stripe with paint 2x/summer; could also use fire hose or buried timbers if unplowed in winter)	1	LS	$1,500.00	$1,500.00
Overflow Parking Lot Paving Delineation (stripe with paint 2x/summer; could use fire hose or buried timbers if unplowed in winter)	1	LS	$2,500.00	$2,500.00
Self-Service Pay Kiosk with Online Payment Platform ($50/month for payment system if different platform than City already has; place at connection to Perimeter Trail/High Bridge entrance)	1	LS	$1,500.00	$1,500.00
Soft Surface Trail Connection from 3rd Ave. on West Side of River (4' wide)	2,264	SF	$2.25	$5,094.00
Crosswalk across HWY 550 at Box Cañon Road (CDOT coordination)	1	LS	$400,000.00	$400,000.00
Wayfinding Signage, Natural Use Area Etiquette, and Safety Sign Improvements	2	EA	$2,000.00	$4,000.00

Add Options/Future Phases				
Pave Visitor Center Parking Lot with Asphalt (includes aggregate base course)	2,453	SF	$6.50	$12,265.00
Pave Overflow Parking Lot with Asphalt (includes aggregate base course)	6,040	SF	$6.50	$39,260.00
New Pedestrian Bridge	1,360	SF	$400.00	$544,000.00
Soft Surface Trail Connection to 3rd Ave. on East Side of River to new Pedestrian Bridge (4' wide)	3,248	SF	$2.25	$7,308.00
Soft Surface Trail Connection from Overflow Parking to New Pedestrian Bridge (4' wide)	800	SF	$2.25	$1,800.00
Soft Surface Trail Connection from New Pedestrian Bridge along Box Canyon Road to Visitor Center (4' wide)	3,200	SF	$2.25	$7,200.00
Concrete Stairs at Soft Surface Trail Connection from Overflow Parking to New Pedestrian Bridge (assumes 12 five foot wide steps with railing)	60	LF	$125.00	$7,500.00
Wayfinding Signage Improvements (if New Pedestrian Bridge and Trails are developed)	5	EA	$2,000.00	$10,000.00

ICE PARK & VIA FERRATA

Item	Quantity	Unit	Cost/Unit	Total
Proposed New Viewing Areas (approx. 100 SF stabilized crusher fines pavement, grading, 2' ht wall edge, railing, & 1 bench/ viewing area)	11	EA	$6,725.00	$73,975.00
Ice Park/Via Ferrata Parking Lot Paving Delineation - annual cost (on North side of existing vehicular bridge; stripe with paint 2x/summer; could use fire hose or buried timbers if unplowed in winter)	1	LS	$1,000.00	$1,000.00
Soft Surface Trail Connection from Ice Park/Via Ferrata Parking Lot on North side of existing vehicular bridge (4' wide)	1,840	SF	$2.25	$4,140.00
Via Ferrata Parking Lot Paving Delineation (on South side of existing vehicular bridge; stripe with paint 2x/summer; could use fire hose or buried timbers if unplowed in winter)	1	LS	$800.00	$800.00
Soft Surface Trail Connection from Ice Park/Via Ferrata Parking Lot on South side of existing vehicular bridge (4' wide)	4,860	SF	$2.25	$10,935.00
Wayfinding Signage Improvements	7	EA	$2,000.00	$14,000.00

Add Options/Future Phases				
Pave Ice Park/Via Ferrata Parking Lot with Asphalt (on North side of existing vehicular bridge; includes aggregate base course)	11,770	SF	$6.50	$76,505.00
Pave Ice Park/Via Ferrata Parking Lot with Asphalt (on South side of existing vehicular bridge; includes aggregate base course)	2,505	SF	$6.50	$16,282.50

ROTARY PARK

Item	Quantity	Unit	Cost/Unit	Total
Site Demo/Mobilization	1	LS	$75,000.00	$75,000.00
Partial Coverage Shelter of Ice Rink (similar to Victor, CO)	1	LS	$855,000.00	$855,000.00
Competition Climbing Tower	1	LS	$50,000.00	$50,000.00
Climbing Boulder (natural)	1	LS	$15,000.00	$15,000.00
Smaller Climbing Boulders (natural)	17	EA	$285.00	$4,845.00
New Entry Sign	1	LS	$20,000.00	$20,000.00
New Playground (estimating $50/SF; would be a combination of engineered wood fiber surfacing and poured-in-place safety surfacing)	2,870	SF	$50.00	$143,500.00
Strider Track	420	LF	$15.00	$6,300.00
Berm Grading at Strider Track	500	CY	$38.00	$19,000.00
New Warming Hut (20'x32'); estimating $400/SF	640	SF	$400.00	$256,000.00
Picnic Shelter (20'x32')	1	LS	$65,000.00	$65,000.00
Picnic Area Improvements (includes tables, footings, and stabilized crusher fines at picnic areas)	1	LS	$20,000.00	$20,000.00
Zamboni Storage Shelter (20'x28'); estimating $350/SF	560	SF	$350.00	$196,000.00
Used Zamboni, includes transportation costs	1	LS	$50,000.00	$50,000.00
Paved Parking Lot (includes base course)	24,320	SF	$6.50	$158,080.00
Concrete Pads at New Buildings (at picnic shelter, new warming hut, and zamboni storage building includes aggregate base course)	1,800	SF	$16.00	$28,800.00
Concrete Walk Connections/Improvements (includes aggregate base course)	14,970	SF	$8.50	$127,245.00
Concrete Pad at Ice Rink (includes aggregate base course)	6,950	SF	$16.00	$111,200.00
Pickleball Courts (4) to make ice rink multi-functional (includes extra cost to make concrete at pickleball courts post-tension slab concrete over base price above and to provide pickleball surfacing and striping; includes 4 portable net systems)	1	LS	$275,000.00	$275,000.00
Waterproof Liner over Pickleball Courts (to protect from ice rink in winter)	1	LS	$2,000.00	$2,000.00
Stabilized Crusher Fines Pavement (for bouldering demo and climbing tower competition areas, includes base course)	6,005	SF	$8.50	$51,042.50
Site Grading	2,000	CY	$38.00	$76,000.00
Topsoil (6" in lawn space)	250	CY	$60.00	$15,000.00
Soil Amendment (1 CY/1000 SF in sod areas)	14	CY	$150.00	$2,025.00
Lawn (turf)	13,255	SF	$5.00	$66,275.00
Revegetation (native areas, assume native seed and topsoil preparation)	57,215	SF	$1.50	$85,822.50
Deciduous Trees, 2" caliper	68	EA	$1,030.00	$70,040.00
Irrigation at Landscape Areas	70,470	SF	$3.00	$211,410.00

Add Options/Future Phases				
Full Coverage Shelter of Ice Rink (similar to Crested Butte, CO)	1	LS	$1,800,000.00	$1,800,000.00

CASCADE FALLS PARK (WATERFALL)

Item	Quantity	Unit	Cost/Unit	Total
Informational Signage	6	EA	$2,000.00	$12,000.00
New Benches	1	EA	$1,500.00	$1,500.00
Parking Space Delineation -annual cost (stripe with paint 2x/summer; could also use fire hose or buried timbers if unplowed in winter)	1	LS	$1,000.00	$1,000.00
New Boulders (to define parking edges; approx. 3' ht.; in addition to ex. boulders)	15	LF	$285.00	$4,275.00
Trail Improvements (define edges with boulders and cobbles)	1,020	LF	$3.00	$3,060.00
Revegetation (Native Area; assume 5' on each side of trail; assume native seed and topsoil preparation)	10,200	SF	$1.50	$15,300.00

Add Options/Future Phases				
Pave Parking Lot with Asphalt (includes aggregate base course)	14,085	SF	$6.50	$91,552.50

LEE'S SKI HILL

Item	Quantity	Unit	Cost/Unit	Total
Winter Use Improvements				
Improvements/New Rope Tow & Mechanical Building (per current regulations; includes demolition of old rope tow and mechanical building)	1	LS	$735,000.00	$735,000.00
Bench at Rope Tow Entrance	1	EA	$1,500.00	$1,500.00
Community Fire Pit Area improvements (larger, more permanent fire pit)	1	LS	$5,000.00	$5,000.00
Firewood Storage Area	1	LS	$2,000.00	$2,000.00
Berm (grading)	320	CY	$38.00	$12,160.00
Grading (at event area)	180	CY	$38.00	$6,840.00
Collapsible Event Tents (10'x10')	4	EA	$250.00	$1,000.00
Picnic Tables	4	EA	$2,000.00	$8,000.00
Ski/Snowboard Racks	2	EA	$2,000.00	$4,000.00
Summer Use Improvements				
Movie Screen (11' ht. by 20' wide viewing surface for up to 450 people) with Weathering Steel Mining Trestle Frame	1	LS	$150,000.00	$150,000.00
Stabilized Crusher Fines Pavement (for event area, includes base course)	4,770	SF	$8.50	$40,545.00
Stabilized Crusher Fines Pavement (at viewing areas, includes base course)	1,840	SF	$8.50	$15,640.00
Grading (New Viewing and Seating Areas)	136	CY	$38.00	$5,168.00
New Benches at Viewing Areas	6	EA	$1,500.00	$9,000.00
Grading (Mountain Bike Area)	287	CY	$38.00	$10,906.00
Mountain Bike Track (dirt)	3,870	SF	$2.25	$8,707.50
Boulders (at edge of bike trail; 2'-3' ht.)	20	EA	$600.00	$12,000.00

WOMAN'S CLUB MINI-PARK

Item	Quantity	Unit	Cost/Unit	Total
Site Demo of old Playground/Mobilization	3,100	SF	$4.00	$12,400.00
New Restroom (includes utilities hook-ups; estimating approx. $500/SF for 170 SF 2-stall building)	1	LS	$100,000.00	$100,000.00
New Playground (estimating $50/SF; would be a combination of engineered wood fiber surfacing and poured-in-place safety surfacing)	2,835	SF	$50.00	$141,750.00
Accessible Community Picnic Table	1	EA	$8,000.00	$8,000.00
New Picnic Tables	2	EA	$2,000.00	$4,000.00
New Benches	4	EA	$1,500.00	$6,000.00
New Trash Receptacle	1	EA	$1,000.00	$1,000.00
Concrete Walk (includes aggregate base course)	2,760	SF	$14.00	$38,640.00
Concrete Playground Ramps	2	EA	$420.00	$840.00
Accessible Parking Space (concrete)	250	SF	$16.00	$4,000.00
Informational Signage	1	LS	$2,000.00	$2,000.00
Deciduous Trees, 2" caliper	5	EA	$1,030.00	$5,150.00
Stabilized Crusher Fines Pavement (at picnicking area, includes base course)	905	SF	$8.50	$7,692.50
Shift Boulders (at 4th Ave. Parking)	7	EA	$50.00	$350.00
Irrigation at Landscape Areas	5,050	SF	$3.00	$15,150.00

DOG PARK

Item	Quantity	Unit	Cost/Unit	Total
Concrete Walk (includes aggregate base course)	2,540	SF	$14.00	$35,560.00
Stabilized Crusher Fines Pavement (includes base course)	7,258	SF	$8.50	$61,693.00
New Fencing (5' ht.)	525	LF	$85.00	$44,625.00
Gates at Entry Area	2	EA	$645.00	$1,290.00
New Picnic Tables	3	EA	$2,000.00	$6,000.00
New Benches	5	EA	$1,500.00	$7,500.00
New Trash Receptacles	2	LS	$1,000.00	$2,000.00
Dog Agility Course Features (4 features for large dogs and 4 features for small dogs)	1	LS	$15,000.00	$15,000.00
Dog Pool (1 new, 1 existing)	1	EA	$850.00	$850.00
Water spigots (2)	2	EA	$1,000.00	$2,000.00
Water Fountains (includes dog dish & people fountain)	2	EA	$6,000.00	$12,000.00
Utilities Improvements (water connection)	1	LS	$3,000.00	$3,000.00
Deciduous Trees, 2" caliper	10	EA	$1,030.00	$10,300.00
Drip Irrigation at Trees	2,250	SF	$3.00	$6,750.00

VINEGAR HILL (SLEDDING HILL)

Item	Quantity	Unit	Cost/Unit	Total
Snow Berms (extra time from snowplow/City equipment to create safety berms on North and West sides of 5th St.; assumes snow plowing	1	LS	$1,500.00	$1,500.00
Movable Benches (for Sled Hill viewing)	2	EA	$1,500.00	$3,000.00

Add Options/Future Phases				
Hay Bales (as a separate option if snow berming is not an option)	115	EA	$15.00	$1,725.00

TRAILS

Item	Quantity	Unit	Cost/Unit	Total
New Crosswalk across HWY 550 to Perimeter Trailhead Parking Area at Fellin Parks and Ouray Hot Springs Entrance (Trail Priority 1)	1	LS	$400,000.00	$400,000.00
Improved Wayfinding Signage (5 for trail connections and parking locations at Fellin Park; Trail Priority 1)	5	EA	$2,000.00	$10,000.00
Improved Wayfinding Signage (3 along Main St., 1 at 5th Ave., and 1 at 3rd Ave.; Trail Priority 2)	5	EA	$2,000.00	$10,000.00
Concrete Walk Connection at 3rd Ave. (6'-0" wide, includes aggregate base course; Trail Priority 2)	6,720	SF	$14.00	$94,080.00
Improved Wayfinding Signage (1 at 7th Ave., 1 at Fellin Park maintenance bridge, and 1 at first pedestrian bridge on Uncompahgre River Walk; Trail Priority 3)	3	EA	$2,000.00	$6,000.00
New Crosswalk across HWY 550 to Perimeter Trailhead Parking Area at Fellin Parks and Ouray Hot Springs Entrance (Trail Priority 4)	1	LS	$400,000.00	$400,000.00
Concrete Walk Connection at Chautauqua Ln. to Rotary Park (6'-0" wide, includes aggregate base course; Trail Priority 4)	720	SF	$14.00	$10,080.00
Soft Surface Trail Improvement at 5th Ave. Perimeter Trail Entrance (4' wide; Trail Priority 5)	2,000	SF	$2.25	$4,500.00
Soft Surface Trail Improvement at Rock Climbing Area Section of Perimeter Trail by Fellin Park on east side of HWY 550 (4' wide; Trail Priority 6)	1,000	SF	$2.25	$2,250.00
Proposed New Viewing Area at Rock Climbing Area Section of Perimeter Trail by Fellin Park on east side of HWY 550 (approx. 100 SF stabilized crusher fines pavement, grading, 2' ht wall edge, railing, & 1 bench/viewing area; Trail Priority 6)	1	EA	$6,725.00	$6,725.00
Uncompahgre River Walk New 8' Wide Section with Stabilized Crusher Fines along River from Fellin Park to 3rd Ave./Box Cañon (includes aggregate base course; Trail Priority 7)	21,520	SF	$8.50	$182,920.00
Uncompahgre River Walk New 8' Wide Section with Stabilized Crusher Fines along River from Fellin Park to 3rd Ave./Box Cañon (includes aggregate base course; Trail Priority 7)	21,520	SF	$8.50	$182,920.00
Grading at New Section of Uncompahgre River Walk from Fellin Park to 3rd Ave./Box Cañon (Trail Priority 7)	1,600	CY	$38.00	$60,800.00
Land Easement Acquisition Estimate to Build New Section of New Section of Uncompahgre River Walk from Fellin Park to 3rd Ave./Box Cañon (Trail Priority 7)	2,690	LF	$15.00	$40,350.00
Improved Wayfinding and Trail Use Etiquette Signage at Uncompahgre River Walk (approximately every 1000 LF of trail; Trail Priority 8)	12	EA	$2,000.00	$24,000.00
Stabilized Crusher Fines Surfacing Areas for Amenities (ex. picnic tables, stationary workout equipment, etc.) along Uncompahgre River Walk (includes base course; Trail Priority 8)	20,000	SF	$8.50	$170,000.00
Annual Maintenance Fee - remove willows and maintain nordic trail at Uncompahgre River Walk (Trail Priority 8)	3	MI	$2,000.00	$5,000.00

Add Options/Future Phases				
Convert Existing Uncompahgre River Walk to 8' wide Concrete Trail (includes aggregate base course)	89,840	SF	$16.00	$1,437,440.00
Uncompahgre River Walk New Section built as 8' wide Concrete Trail along River from Fellin Park to 3rd Ave. (includes aggregate base course)	21,520	SF	$16.00	$344,320.00

APPENDIX B
SURVEY RESULTS

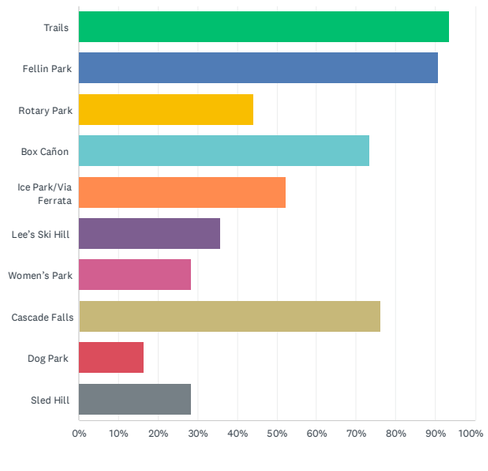


SURVEY RESULTS

A survey was open to public from June to September 2023. A total of 109 people participated.

Q1 What existing parks and recreation facilities do you use? Check all that apply.

Answered: 109 Skipped: 0



ANSWER CHOICES	RESPONSES	
Trails	93.58%	102
Fellin Park	90.83%	99
Rotary Park	44.04%	48
Box Cañon	73.39%	80
Ice Park/Via Ferrata	52.29%	57
Lee's Ski Hill	35.78%	39
Women's Park	28.44%	31
Cascade Falls	76.15%	83
Dog Park	16.51%	18
Sled Hill	28.44%	31
Total Respondents: 109		

Q2 What do you treasure and want to preserve in Ouray's existing parks and recreation facilities?

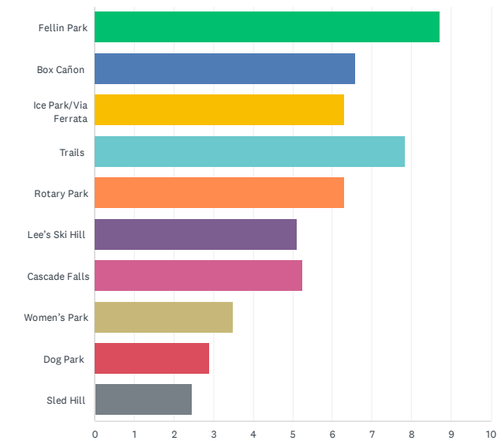
Answered: 103 Skipped: 6

#	RESPONSES	DATE
1	The summer trail systems and the winter groomed ski trails are most important to me	8/24/2023 12:44 PM
2	The Ouray (city) dog park is a jewel. No such thing exists in Ridgway, nor in Silverton or Lake City to the best of my knowledge. Please keep it.	8/23/2023 10:11 PM
3	They are all facilities that are very approachable	8/23/2023 4:02 PM
4	proximity and variety of features	8/22/2023 2:56 PM
5	Fellin Park	8/21/2023 1:40 PM
6	Fellin park being continued to be used for organized sports and social activities	8/21/2023 1:34 PM
7	Fellin Park	8/21/2023 1:12 PM
8	I treasure the baseball field at Fellin Park and the Park.	8/18/2023 2:30 PM
9	Natural setting	8/18/2023 1:36 PM
10	Things for kids to do	8/17/2023 1:19 PM
11	Box Canyon	8/15/2023 6:25 PM
12	Lee's ski hill's free rope tow and the sledding hill in winter are charming and unique	8/14/2023 8:00 PM
13	affordability of Ice Park usage; trail maintenance	8/13/2023 2:05 PM
14	The River trail is used daily by locals and tourist. It need to be maintained by the City as the other parks are.	8/12/2023 7:12 PM
15	The availability of outdoor recreation here in Ouray.	8/12/2023 6:56 PM
16	Accessible by many abilities. Provide for a wide variety of experiences for various skills levels.	8/11/2023 1:26 PM
17	Quiet, not crowded, low key and our views are amazing.	8/11/2023 11:16 AM
18	Ouray was once a low-key community where locals worked, played, and raised families. Maintain this quality.	8/11/2023 8:56 AM
19	Easy access, a variety of activities, scenic beauty	8/11/2023 6:30 AM
20	Trail access. Quit allowing people to buy property, making it private and cutting off trail and historic site access like the new Horsethief Trail area and the American Girl (?) mine building out in Ironton.	8/10/2023 7:51 AM
21	The views surrounding the parks, that the parks are maintained and don't become run down.	8/7/2023 10:18 AM
22	I treasure the natural settings of the trail system in and around Ouray. I visit Cascade Falls 2 or 3 times per day and really enjoy the woods and natural setting around it. The Via Ferrata system is incredible. I use that weekly. Fellin Park is awesome for the town gatherings such as music in the park. The Woman's Park is a great family relaxing spot; I usually stop there for a short stop while walking around the town.	8/5/2023 6:15 PM
23	The easy ice climbing access with a large number of routes and local feel.	8/5/2023 4:53 PM
24	I treasure all of them being here in this one place. I think they are all assets in their own way. The Women's park is near and dear to me because I have watched my grandchildren play and enjoy the playground. I've had the best times in the Fellin Park. What a wonderful donation from the Fellin Family. All of our parks need preserved.	8/3/2023 2:26 PM
25	Access to the parks and open space.	8/3/2023 2:15 PM
26	Small town character but wide diversity in offerings… something for everyone. I value the trees and and have concerns about the quantity of shade that has been removed (Rotary Park!). I value their locations throughout town and the access to restrooms and porta-pottys for visitors that are kept clean. The Ice Park is an institution and sets the standard for all other parks in the town. It is what makes the town tick in the winter and an amazing resource and model for other communities.	8/3/2023 2:14 PM
27	The Ice Park as an economic driver for the City and free use facility for recreation.	8/3/2023 1:41 PM
28	Trail access	8/2/2023 7:20 AM
29	Native vegetation	8/1/2023 3:41 PM
30	I treasure that they exist and are maintaINED.	8/1/2023 11:34 AM
31	I adore the Woman's Club park for little ones. It has lots of shade!	8/1/2023 10:13 AM
32	All of them.	8/1/2023 9:39 AM
33	Miners Heritage Park	8/1/2023 9:27 AM
34	Dog park. Could be larger but ok as is. Also love all the area trails.	8/1/2023 9:25 AM
35	trying to prevent overcrowding. Also I like some are free to enjoy. that causes me to spend money at other places in town.	8/1/2023 7:06 AM
36	Outdoor feeling	7/31/2023 11:34 PM
37	The excellent trails and well-maintained playground equipment for kids	7/31/2023 11:00 PM
38	They are simple and not over-developed, clean and well-maintained	7/31/2023 9:43 PM
39	Native vegetation, wildlife habitat, clean and pristine natural environment	7/31/2023 8:11 PM
40	All	7/31/2023 5:22 PM
41	I enjoy the backdrop of the parks :). Nature is amazing.	7/31/2023 5:20 PM
42	The trees, wilderness areas, well maintained. I treasure that our parks, especially Box Canon and Cascade Falls still feel immersed in nature and not commercialized or surrounded by homes/buildings.	7/31/2023 10:12 AM
43	The ice rink, it used to be such a great place for youth hockey. It would be great to see money invested in a cover so the ice would be more consistent.	7/30/2023 8:16 AM
44	Its cleanliness, accessibility, and cost (free)	7/29/2023 4:08 PM
45	Clean and natural	7/29/2023 12:32 PM
46	Cascade Falls . . . Leave it in natural state with small parking lot and viewing shelter. No more "improvements", please=). Box Canyon . . . Leave it, improvements have been made.	7/29/2023 11:32 AM
47	Well maintained trails and parks. Trash free.	7/29/2023 11:23 AM
48	Their Connection to the surrounding forest and aesthetic integration into the valley.	7/29/2023 11:06 AM
49	baseball diamond, kids, play area, track, picnic areas	7/28/2023 11:27 PM
50	Ease of access, clean presentation, natural look, they are free	7/28/2023 10:21 PM
51	open space, free access to Box Canyon & the Ice Park/Via for locals	7/28/2023 8:36 PM
52	Everything that serves our local community. Our local kids. Of we don't keep our community the number one focus, there will be no tourism. Ouray is special place, I think we need to shift our focus a little bit and work on preserving this precious community. It's families and it's school and children.	7/28/2023 4:38 PM
53	hiking trails	7/28/2023 4:38 PM
54	green space, not crowded, community oriented	7/28/2023 4:34 PM

55	Events	7/28/2023 3:50 PM
56	Is the Riverwalk considered a park? It is used frequently and year round by both locals and visitors. I would like to see the city invest in making the bordering landscape look more maintained. The appearance and usability of the parks has greatly improved in the last few years. I would like them to look cared for and maintained	7/27/2023 6:18 PM
57	Appropriate access but also the nature aspect of things. Not TOO much infrastructure balanced with the need for safe use and protecting the resources from too many people tromping everywhere.	7/27/2023 12:34 PM
58	No crowds!	7/27/2023 10:10 AM
59	wildlife and plant life	7/27/2023 9:31 AM
60	No trail braiding (social trails/shortcuts)	7/27/2023 9:14 AM
61	The tow rope of Lee Ski Hill. The green lawn of Fellin Park. Gazebos of Box Canyon Park.	7/26/2023 11:12 PM
62	I treasure all of them because they all meet a need for outdoor recreation and make Ouray very special.	7/26/2023 8:59 PM
63	The trail network around town and the miners park.	7/26/2023 6:16 PM
64	Perimeter Trail	7/26/2023 4:41 PM
65	Fewer people	7/26/2023 1:08 PM
66	The park, pool and trails. But most of all the trees around town I hope the deseased trees don't spread.	7/26/2023 11:37 AM
67	Cleanliness	7/26/2023 10:45 AM
68	Trails, Fellin Park	7/26/2023 10:09 AM
69	All of the above	7/26/2023 10:06 AM
70	Access from my doorstep	7/26/2023 9:59 AM
71	I think they are all important for different uses. I would like to add the River trail as a park. It is used by so many Sumer and winter.	7/26/2023 8:15 AM
72	Free, public access	7/26/2023 7:09 AM
73	River trail	7/26/2023 3:40 AM
74	Cascade free and not improved	7/25/2023 10:21 PM
75	The rustic mountain feel. We don't need nice landscaping and perfectly striped paved parking lots. Keep any development congruent with our identity.	7/25/2023 10:13 PM
76	Cleanliness, safety and welcoming feel	7/25/2023 9:56 PM
77	Access to all	7/25/2023 9:48 PM
78	I believe Lee's Ski hill is a big asset to the community. So are Cascade and Box Canyon falls. Perimeter trail is wonderful.	7/25/2023 9:27 PM
79	I enjoy the simplicity of Cascade Falls. It's not over-developed.	7/25/2023 9:24 PM
80	The local vibe and funkiness.	7/25/2023 9:13 PM
81	Variety of activities and small town feel.	7/25/2023 9:12 PM
82	All of it	7/25/2023 9:05 PM
83	Stay to the trail, keep it wild, safe playgrounds	7/25/2023 7:23 PM
84	Perimeter Trail River Trail Pool & health club	7/25/2023 7:21 PM
85	Actual park space. Please refrain from building a bunch of unnecessary infrastructure.	7/25/2023 7:05 PM
86	Preserve trees whenever possible. Human powered trails (where no atvs, no ohvs, no jeeps, etc can go). Also, the rustic, natural appearance of many of these places (no concrete, no chain link fences, etc). Preserve the nature around us.	7/25/2023 6:56 PM
87	Uncrowded spaces, walkable spaces year round (like the path at Fellin), and carefully cared for trails/areas that are protected from over use.	7/25/2023 6:30 PM
88	Fell in park, via ferrata, perimeter trail	7/25/2023 6:22 PM
89	Access to nature and outdoor recreation	7/25/2023 6:07 PM
90	Fellin park, the River walk trail, ice park loop trail,	7/25/2023 6:03 PM
91	Having great open spaces that allow for a variety of activities.	7/25/2023 5:50 PM
92	Well maintained.	7/25/2023 5:46 PM
93	do not gentrify	7/25/2023 5:44 PM
94	Perimeter trail. Cascade falls. Box Canon. Fellin Park.	7/25/2023 5:37 PM
95	Focus on the natural beauty of ouray	7/25/2023 5:32 PM
96	Everything. Dont get rid of anything, but improvements are welcome	7/25/2023 5:24 PM
97	That people could use them and the city won't try to exclude certain people from the town. As read in the newspaper.	7/25/2023 5:15 PM
98	The pool. Why is it not on this list??	7/25/2023 5:14 PM
99	The ability to use them for free. Keeping the ice rink available, but like the idea of having it be a multi-use recreation structure. Don't make it too built up.	7/25/2023 5:14 PM
100	Parking and walking access to trails. Dogs on leash	7/25/2023 5:01 PM
101	Ice rink	7/25/2023 5:01 PM
102	free access	7/25/2023 5:00 PM
103	Beautiful open space, easy to access trails as well as more challenging trails, home-town atmosphere	7/25/2023 4:52 PM

Q3 What are your priorities for improvements to existing parks and recreation facilities? (Rank 1 to 10, by moving park name up or down to rank or clicking on arrow)

Answered: 109 Skipped: 0



	1	2	3	4	5	6	7	8	9	10	TOTAL	SC
Fellin Park	46.79% 51	23.85% 26	10.09% 11	7.34% 8	2.75% 3	5.50% 6	2.75% 3	0.00% 0	0.92% 1	0.00% 0	109	
Box Cañon	4.59% 5	18.35% 20	18.35% 20	13.76% 15	17.43% 19	10.09% 11	6.42% 7	4.59% 5	3.67% 4	2.75% 3	109	
Ice Park/Via Ferrata	5.50% 6	11.93% 13	15.60% 17	19.27% 21	18.35% 20	9.17% 10	7.34% 8	4.59% 5	1.83% 2	6.42% 7	109	
Trails	28.44% 31	19.27% 21	14.68% 16	14.68% 16	11.01% 12	2.75% 3	3.67% 4	3.67% 4	0.00% 0	1.83% 2	109	
Rotary Park	6.42% 7	10.09% 11	19.27% 21	12.84% 14	15.60% 17	13.76% 15	12.84% 14	3.67% 4	2.75% 3	2.75% 3	109	
Lee's Ski Hill	0.00% 0	8.26% 9	7.34% 8	10.09% 11	11.01% 12	18.35% 20	25.69% 28	9.17% 10	9.17% 10	0.92% 1	109	
Cascade Falls	1.83% 2	1.83% 2	7.34% 8	15.60% 17	15.60% 17	21.10% 23	19.27% 21	12.84% 14	2.75% 3	1.83% 2	109	
Women's Park	1.83% 2	3.67% 4	2.75% 3	2.75% 3	2.75% 3	4.59% 5	12.84% 14	37.61% 41	22.02% 24	9.17% 10	109	
Dog Park	3.67% 4	1.83% 2	2.75% 3	1.83% 2	3.67% 4	4.59% 5	4.59% 5	11.01% 12	40.37% 44	25.69% 28	109	
Sled Hill	0.92% 1	0.92% 1	1.83% 2	1.83% 2	1.83% 2	10.09% 11	4.59% 5	12.84% 14	16.51% 18	48.62% 53	109	

Q4 What improvements would you like to see made to the existing parks?

Answered: 98 Skipped: 11

#	RESPONSES	DATE
1	I like the parks fine, I don't have ideas for improvements!	8/24/2023 12:44 PM
2	I think all the parks are fantastic. Please just maintain them and, if necessary, make minor incremental improvements.	8/23/2023 10:11 PM
3	Fellin Park: Add a stage to give it more of an amphitheater feel.	8/23/2023 4:02 PM
4	improved facilities including restrooms, covered areas, and seating.	8/22/2023 2:56 PM
5	Stage handicap Playground	8/21/2023 1:40 PM
6	Improvements to the ice rink	8/21/2023 1:34 PM
7	The baseball/softball field at Fellin Park needs movable bases from 60-70-80-90' to work for different age groups (perhaps do infield grass since some outfield grass would have to be cut out to accomodate the different depths?)	8/21/2023 1:12 PM
8	I would like to see improvements to Rotary Park to make it a tourist attraction in the winter for ice skating.	8/18/2023 2:30 PM
9	.	8/18/2023 1:36 PM
10	I would like to see the ice rink at RP to be in better condition through the winter months.	8/17/2023 3:25 PM
11	Baseball field for high school players (regulation to CHSAA)	8/17/2023 1:19 PM
12	There needs to be an effort to remove people's junk cars from their property and the street. Also need to monitor people building houses so they actually finish their projects.	8/15/2023 6:25 PM
13	Pave the pool parking lot and the ice rink	8/14/2023 8:00 PM
14	grass/landscape maintenance in Dog Park; clear signage on hiking trails (this seems to be hit and miss); pavilion/stage in Fellin Park	8/13/2023 2:05 PM
15	More work on River trail. New gravel.	8/12/2023 7:12 PM
16	Number one is covering ice rink. More restrooms available at others.	8/12/2023 6:56 PM
17	Update equipment as needed for safety and plans to keep them clean and in good order.	8/11/2023 1:26 PM
18	General maintenance and upkeep. Not dependent on volunteers to weed etc. Example the river walk gets very over grown. Or there's trash in the river.	8/11/2023 11:16 AM
19	Restrooms at woman's park. Picnic area at Cascade Falls. Improve trail at Cascade to improve revegetation. Fund more staff to take better care of existing parks	8/11/2023 8:56 AM
20	Gender neutral/family bathrooms, some shade structures, clear parking especially along 550	8/11/2023 6:30 AM
21	A permanent stage for the concerts in the park, like in Ridgway. Also some kind of trash receptacles around town for the visiting public to get rid of their garbage. Also the trail coming out from behind the townhomes onto the street just north of the visitor center needs to be widened to allow easier access for bicyclists and hikers.	8/10/2023 7:51 AM
22	The stage for Fellin, make the Highgraders area useful year-round, covered rink for Rotary, upgrade Rotary so it is used by more people, connect all of the parks by trails.	8/7/2023 10:18 AM
23	1. Improve the perimeter trail signage; specifically around the Baby Bathtub/Portland Mine Rd area. 2. Construct a permanent stage at Fellin Park.	8/5/2023 6:15 PM
24	Not sure.	8/5/2023 4:53 PM
25	A stage and new bathrooms in the Fellin park, a bathroom on the perimeter trail. Paved riverwalk trail. The ice rink to get some sun shades. A new skate park is really needed.	8/3/2023 2:26 PM
26	More bathrooms	8/3/2023 2:15 PM
27	Signage and kiosks that connect them all together and have some information about the history of each park, funding for each park, leave no trace and respect for the park and quality restroom facilities for all the increased visitation!	8/3/2023 2:14 PM
28	More parking, shuttles, snow plowing for access	8/3/2023 1:41 PM
29	Boot brushes to keep from spreading invasive plant seeds	8/1/2023 3:41 PM
30	TIDY THEM UP. NEW FENCING AND BENCHES WHERE NEEDED. FILL IN PUDDLES/POTHOLES. FRESHEN PAINT. PRUNE TREES. REPLACE DAMAGED INFORMATION SIGNS ON RIVER WALK	8/1/2023 11:34 AM
31	Additional equipment, better restrooms	8/1/2023 10:13 AM
32	Maintenance	8/1/2023 9:39 AM
33	Miners heritage park upgraded	8/1/2023 9:27 AM
34	Keep dog park. Do not subdivide. If we need a small dog section, we need a bigger park. This one is barely large enough as is.	8/1/2023 9:25 AM
35	making sure there is always a means for EMS/fire to get to them. At times they cannot promptly respond due to over crowded areas from parking mainly	8/1/2023 7:06 AM
36	Improved bathroom facilities at Felin Park. Newer equipment at Women's park. Perhaps some bathrooms for the ski hill and Women's park.	7/31/2023 11:00 PM
37	The trail up to Cascade falls could be improved with some steps made of railroad ties in some of the steeper, slippery areas. An extra trash can on the South East end of Fellin Park would be nice.	7/31/2023 9:43 PM
38	I would like to see the Perimeter Trail completely owned by the City to allow for more flexible and relevant management. Increase number of public restrooms at each park.	7/31/2023 8:11 PM
39	Policing for trash. I pick up stuff when I go to these places.	7/31/2023 5:22 PM
40	New playground equipment for multiple age groups - check out what the Town of Naturita has done with their park - it's amazing and most of it was accomplished through grants! Improved skate park. Rotary Park has lots of potential - tennis courts? Additional restroom facilities are needed and the ones that exist are need of serious upgrades.	7/31/2023 5:20 PM
41	Better maintenance of Cascade Falls restrooms.	7/31/2023 10:12 AM
42	Just preserve and improve the facilities we have. Ice skating rink and ski hill.	7/30/2023 8:16 AM
43	No sure really. I kind of like everything as it is. Maybe more bathrooms at the Ice Park/Via Ferrata (like what's at Rotary Park now).	7/29/2023 4:08 PM
44	Fellin Park - add multi-purpose sound stage and improve restroom facilities. Riverwalk trail is super hot in the summer months - intentional shade trees. Rotary park is run down and awkward - Cover the ice rink and add lighting to improve quality of winter ice and encourage use.	7/29/2023 11:32 AM
45	Bike trail to Ridgway (and eventually to Montrose. Hiking trail South toward Ironton and toward Yankee Boy Basin. Would be great to separate hikers from the vehicles. Also, adding an Outdoor fitness are to the Miner Competition area of Fellin Park would be great. Something similar to Rogue Equipment.	7/29/2023 11:23 AM
46	Relocation/Reallocation of the current Miner's Park facility. City ownership of all Perimeter Trail asset lands. Linking Trail Between Box Canyon/Fellin/Rotary parks.	7/29/2023 11:06 AM
47	Bathrooms in Fellin, Park, fixing gazebo, pickle ball court, basketball court.	7/28/2023 11:27 PM
48	Update the equipment at women's park, Expand play equipment at Rotary to relieve the overcrowding at Fellin park, Expand play equipment at Fellin park	7/28/2023 10:21 PM
49	better parking options & access to the via ferrata	7/28/2023 8:36 PM
50	Grounds, landscaping, updated kids toys (women's park).	7/28/2023 4:38 PM
51	none	7/28/2023 4:38 PM
52	historical information plaques, shaded adult seating area at Fellin playground and Woman's Park, benches along Riverwalk trail to sit and rest, under shade	7/28/2023 4:34 PM
53	Maintenence	7/28/2023 3:50 PM
54	Landscaping and aesthetic appeal improved. The ice park piping looks pretty cheesy. The riverwalk needs more appeal and maintenance. The sled hill can still be quite treacherous with the dropoff and other obstacles	7/27/2023 6:18 PM
55	Honestly I'm pretty happy with the existing parks. The bathrooms at Rotary, Cascade, and Fellin park take care of the big things. Perhaps a band shell/stage of some sort in Fellin Park, and maybe some better parking at Cascade? It's a tough spot!	7/27/2023 12:34 PM
56	More ice in the ice park	7/27/2023 10:10 AM
57	Rotary Park as the first thing visitors see when they enter Ouray needs a facelift ASAP. Landscaping and more cohesive design would be nice as opposed to a hodge podge of donated old stuff. The sign needs to be updated.	7/26/2023 11:12 PM
58	Would like some simple yet nice landscaping at the base and top of the ski hill to dress it up a bit during the summer months	7/26/2023 8:59 PM
59	Fix existing facilities, more/better public restrooms. Cover the ice rink and find a solution to make it more viable during the winter.	7/26/2023 6:16 PM
60	A resident pass or discount to enter Box Canon when with paying visitors	7/26/2023 4:41 PM
61	1. River access at Fellin Park 2. Better ski lift / one that doesn't break down that easy :) In sketch/ drawing, I see a road and some benches, I recommend not making the ski area more diminutive, but using the parking area for benches. It's a nice way to organize parking, people tall gate already so why not put benches up at the parking level on the edge? Or make sitting steps up to the parking?	7/26/2023 12:14 PM
62	More permanent bathroom stalls.	7/26/2023 11:37 AM
63	updates	7/26/2023 10:45 AM
64	Permanent stage at Fellin Park	7/26/2023 10:09 AM
65	Pickleball or Tennis Courts in Rotary Park Upgrade bathroom facilities in Fellin Park Better trail signage for Perimeter Trail (tourists always complain about losing the trail or confusing signage)	7/26/2023 10:06 AM
66	For the trail system Established trailheads, parking, signage. Box canyon park needs love. Picnic areas are grim and there is no vista point for photos of the amphitheater. Ice park could use a concession truck, warning hut and bathroom. Proper fencing is needed along the top of the gorge to prevent falling into the canyon	7/26/2023 9:59 AM
67	Parking, signage for info stay the trail etc , no climbing, make designated trails, restoration of damaged areas. This is for all parks.	7/26/2023 8:15 AM
68	More organized parking	7/26/2023 7:09 AM
69	Marked crosswalks across 550 at 1) Hot Springs to Perimeter Trail, 2) Loretta Court to River Trail, 3) Old Horsethief trailhead to River Trail	7/26/2023 3:40 AM
70	Fix the bathrooms and picnic tables. Fix the parking at Fellin.	7/25/2023 10:21 PM
71	Stage at Fellin!!!	7/25/2023 10:13 PM
72	Sognage	7/25/2023 9:56 PM
73	Good	7/25/2023 9:48 PM
74	Please add pickle ball to one of the parks. It is a growing sport for people of all ages. I am just learning and would definitely use it. It would be nice to check out or rent basketballs, volleyballs or frisbees at the pool to use in Fellin Park.	7/25/2023 9:27 PM

75	I'd really like to see the river trail re-vamped. It is my usual running route. Signs are old and faded. Some new landscaping would be wonderful, too. I'd love to see Ski Hill amped up a bit. Mostly though, I'm dying for an outdoor stage in Fellin Park!	7/25/2023 9:24 PM
76	I want to see OIPI manage the Ice Park forever (they are that good). We desperately need a bathroom near the entrance to the Via Feratta. Rotary park needs more sprucing up- more trees for future shade. Fellin Park needs LESS fertilizer.	7/25/2023 9:13 PM
77	Permanent Band Shell at Fellin Park Shelter and picnic tables at the bottom of Lee's Hill	7/25/2023 9:12 PM
78	People cleaning up after dogs	7/25/2023 9:05 PM
79	A permanent stage Band stand area at Fellin Park,Fence in women's club park,shaded play area at Rotary Park	7/25/2023 8:09 PM
80	Make the playgrounds blend in more with natural surroundings. More shade structures at playgrounds. Improve landscaping, more trash and recycling receptacles, better lighting at night to keep it safe	7/25/2023 7:23 PM
81	Maintenance of facilities	7/25/2023 7:21 PM
82	Better upkeep of our existing facilities. If you can't take care of what's already there, you don't need new things to take care of.	7/25/2023 7:05 PM
83	Connect trail systems better (like new section of perimeter trail). Better access to river walk from hot springs. Replace chain link fences with something more aesthetically pleasing when possible. Making our city a drone free zone (with permitted exceptions)	7/25/2023 6:56 PM
84	Fellin park needs age specific expanded playgrounds	7/25/2023 6:22 PM
85	Better equipment, more trash receptacles,	7/25/2023 6:07 PM
86	Better parking lot for Fellin Park and consistent plowing of snow off the walking track in winter	7/25/2023 6:03 PM
87	Better signage on perimeter trail, less dog poop bags.	7/25/2023 5:50 PM
88	Permanent stage pavilion at Fellin	7/25/2023 5:46 PM
89	none	7/25/2023 5:44 PM
90	Pickleball courts. Expand playground. More signage/more defined trails.	7/25/2023 5:37 PM
91	Offer more for young families with children Offer more for off-road users Welcome e-bikes Less rules and welcoming atmosphere	7/25/2023 5:32 PM
92	Better restroom facilities and walking path or sidewalk to via ferrata/icepark from town. We live on CR361 and it is difficult to drive on in summer without worrying about pedestrians. Fellin park could use a face-lift and better restroom facility. Ski hill hours and usability could be improved. We've never used dog park and didn't know one existed. We would use it if some was adequate for large dogs to run around. Trail system is great the way it is and hope that maintaining then stays a priority.	7/25/2023 5:24 PM
93	More attractions/space for groups. An Amish group staying at the Matterhorn actually wanted to go there for a lunch but didn't have any options that would actually work for them.	7/25/2023 5:15 PM
94	Increase temps at pool. Streamline entry procedures. Add pickleball courts!!!!!	7/25/2023 5:14 PM
95	For the parking lot in the Hot Springs Pool/ Visitor Center is making the round-about big enough for buses/ large motorhomes to circle through. We get many who accidentally turn in and need an easy out. Also, for future planning, it would be nice to have a parking spot for a bus tour bus to park for people to go to the pool or visitor center as part of their stops. Or even if we got a bustang or telluride express bus for a pick up/ drop off location. Have the dog park be more exciting or some more features. Many people bring their dogs to town.	7/25/2023 5:14 PM
96	Better parking. Dogs on leash	7/25/2023 5:01 PM
97	The feedback I get from most customers is restrooms.	7/25/2023 5:01 PM
98	better playground equipment (think Naturita)	7/25/2023 5:00 PM

Q5 Are there other parks and recreation facilities or programs that are not offered locally that you would like to see offered by the City?

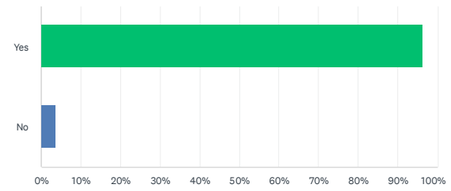
Answered: 87 Skipped: 22

#	RESPONSES	DATE
1	More groomed XC ski trails besides only the river trail (amphitheater rd and campground seem like a missed opportunity), and some kind of education/enforcement that walkers should walk on the edge of the trail. It's a real shame so many folks put time and money into grooming the river trail only for folks to ruin it immediately, especially when we only have two total miles of groomed trails in/near town.	8/24/2023 12:44 PM
2	No.	8/23/2023 10:11 PM
3	A. There's got to be something that can be done to enhance the aesthetics of the river corridor where the public has access. The Dog Park is one such location. B. Thinking big: The parking lot for the Hot Springs takes up a lot of space in a box canyon where space is at a premium. Cities with substantive parking needs and with with limited space, have placed parking underground or at grade level, with an elevated area for public amenitites above the parking area. Think the High Line in NYC or the 606 in Chicago, although other smaller cities and towns have successfully executed "elevated" parks above space used for parking. Clearance between grade level and underside of the "park support structure" could be set appropriately so emergency vehicles can still access the Hot Springs. I'm a designer of parking structures and I'm frequently tasked with providing amenity space above the space needed for parking vehicles.	8/23/2023 4:02 PM
4	n/a	8/22/2023 2:56 PM
5	No	8/21/2023 1:40 PM
6	No	8/21/2023 1:34 PM
7	No	8/18/2023 2:30 PM
8	N/A	8/18/2023 1:36 PM
9	Tennis / Pickleball courts in ouray.	8/17/2023 3:25 PM
10	Regulation baseball field, dugouts, etc.	8/17/2023 1:19 PM
11	Pickleball court.	8/15/2023 6:25 PM
12	No	8/14/2023 8:00 PM
13	no	8/13/2023 2:05 PM
14	NA	8/12/2023 7:12 PM
15	no	8/12/2023 6:56 PM
16	No.	8/11/2023 1:26 PM
17	Curling could be fun for the community during the winter.	8/11/2023 11:16 AM
18	More bike racks in town. Splash pad at the hot springs. Shuttle system to reduce parking congestion. Trail along river through town	8/11/2023 8:56 AM
19	No	8/11/2023 6:30 AM
20	Better bike trails and a disc golf course.	8/10/2023 7:51 AM
21	Not that I can think of.	8/7/2023 10:18 AM
22	N/A	8/5/2023 6:15 PM
23	Not sure.	8/5/2023 4:53 PM
24	Water aerobics, water volleyball, synchronized swimming, just kidding on the synchronized swimming.	8/3/2023 2:26 PM
25	No	8/3/2023 2:15 PM
26	Bouldering boulder at the Rotary Park	8/3/2023 2:14 PM
27	No	8/3/2023 1:41 PM
28	No	8/1/2023 3:41 PM
29	I FRANKLY LOVE AND AM PROUD OF THE NUMBER AND VARIETY OF PARKS OUR CITY HAS AND MAINTAINS.	8/1/2023 11:34 AM
30	NA	8/1/2023 10:13 AM
31	No	8/1/2023 9:39 AM
32	No	8/1/2023 9:27 AM
33	Swimming for dogs.	8/1/2023 9:25 AM
34	Not at this time	7/31/2023 9:43 PM
35	I would love to see play structures and a splash pool specifically for toddlers.	7/31/2023 8:11 PM
36	The city does pretty well to oversee what we have. I know there are limited resources. The biggest improvement could be the exercise room and, of course, HEATING THE POOL!	7/31/2023 5:22 PM
37	I think we have a great offering	7/30/2023 8:16 AM
38	Not that I can think of at this time.	7/29/2023 4:08 PM
39	Pickleball court would be nice . . . Perhaps at the Rotary Park, which is little used outside of winter.	7/29/2023 11:32 AM
40	Outdoor Fitness area for the Mining competition area of Fellin park. The workout equipment on the river trail is great. Maybe also design a future riverfront trail/park through town?	7/29/2023 11:23 AM
41	Redevelopment of the Uncompahgre River Between 7th Ave and Chataqua Crt into a wave/kayak facility	7/29/2023 11:06 AM
42	Pickle ball, soccer, tennis.	7/28/2023 11:27 PM
43	cant think of any	7/28/2023 10:21 PM
44	1. Lee's Ski Hill: more hours of operation and accurate, up-to-date online posting of open/closed status 2. Hot Springs: maybe not relevant to this survey, but earlier lap swim times for members would be much appreciated. (Not all of us are retired or on vacation, which means we usually do our exercise first thing in the morning.) Also, the clubhouse is disgusting and depressing. I would like to see that be rebuilt/remodeled before spending money on parks that are already quite nice. 3. Ice Park: a snack shack of some sort would be welcome (i.e. breakfast burritos, coffee, tea, sandwiches, etc.)	7/28/2023 8:36 PM
45	no	7/28/2023 4:38 PM
46	outdoor exercise programs on grass in parks	7/28/2023 4:34 PM
47	No	7/28/2023 3:50 PM
48	I would like to see more attention given to the parks that are used by locals year round rather than so much emphasis on parks that are mainly to serve visitors.	7/27/2023 6:18 PM
49	Thinking broadly, it might be fun to create a whitewater park in the uncompahgre if there is a suitable location.	7/27/2023 12:34 PM
50	No	7/27/2023 10:10 AM
51	Year around artificial climbing structure. Bike lanes and a good network of bike trail that cover entire City would be great (Rotary Park to the Box Canyon).	7/26/2023 11:12 PM
52	Bike park/pump track, redo the skate park, fix the ice rink!	7/26/2023 6:16 PM

53	Chess club. Pickleball. Exercise classes. Square dancing	7/26/2023 4:41 PM
54	na	7/26/2023 12:14 PM
55	Christian concerts	7/26/2023 11:37 AM
56	skate park	7/26/2023 10:45 AM
57	no	7/26/2023 10:09 AM
58	Pickleball/Tennis courts	7/26/2023 10:06 AM
59	Bike path to Ridgway and Mountain biking	7/26/2023 9:59 AM
60	I love the variety of spaces and programs we have	7/26/2023 7:09 AM
61	Seasonal activity programs	7/26/2023 3:40 AM
62	Make the ice rink a covered permanent feature that could be used for parties in the summer.	7/25/2023 10:21 PM
63	Can't think of any	7/25/2023 10:13 PM
64	Mtn biking	7/25/2023 9:56 PM
65	No	7/25/2023 9:48 PM
66	Please add Pickleball somewhere. Would love to see equipment rentals for use at Fellin Park. Volleyballs, basketballs, frisbees, etc.	7/25/2023 9:27 PM
67	A stage in Fellin Park!	7/25/2023 9:24 PM
68	A series of rock barriers in the river to create surfable waves. A take out by the sewage treatment facility (for kayaks and surfers). We have a lovely river that is ignored.	7/25/2023 9:13 PM
69	Improved access to the river walk in the winter	7/25/2023 9:05 PM
70	A splash pad for the kiddos!!!!	7/25/2023 7:23 PM
71	Pickle ball	7/25/2023 7:21 PM
72	Indoor skating rink, tennis courts, skate park.	7/25/2023 7:05 PM
73	The hot springs should be free for educators / school employees like it is for city employees.	7/25/2023 6:56 PM
74	The gym facility at the pool is horrific and outdated. That needs to be updated and made more usable for residents.	7/25/2023 6:30 PM
75	Dedicated bike path the Ridgway. More public bathrooms in town.	7/25/2023 6:22 PM
76	No	7/25/2023 6:07 PM
77	Although it is not a park, I would like the see the west end of 6th ave better organized and maintained. Lots of folks come down there and park/ picnic. Could be a good spot for a small picnic structure?	7/25/2023 5:46 PM
78	no	7/25/2023 5:44 PM
79	Pickleball	7/25/2023 5:37 PM
80	More opportunity for creative ideas from businesses	7/25/2023 5:32 PM
81	Lit or flashing crosswalks through town and sidewalk up to Via Ferrata and Box canyon would enhance saftey	7/25/2023 5:24 PM
82	Nobody would want to go to rotary park, as customers are coming here to be closer to town and the hot springs. Not once have we heard of a customer say they want to go somewhere past the hot springs.	7/25/2023 5:15 PM
83	Pickleball	7/25/2023 5:14 PM
84	It looked like it in the illustration for Lee's Ski Hill, but that could be multipurpose for the seasons. In the spring/ summer/ fall having it be a mtn bike route. Having a dump station, water fill, big garbage/ recycle spot for travelers/ campers alike in town.	7/25/2023 5:14 PM
85	no	7/25/2023 5:01 PM
86	Ice rink maintenance through the winter...especially on the weekends when it is actually busy.	7/25/2023 5:01 PM
87	Kids Fishing Pond	7/25/2023 5:00 PM

Q6 Have you or your family used the existing trails close to Ouray?

Answered: 108 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	96.30%	104
No	3.70%	4
TOTAL		108

Q7 Do you have any suggestions for better connections from Main Street, Ouray to these trails?

Answered: 95 Skipped: 14

#	RESPONSES	DATE
1	No I think the trails already manage this accessibility/connections beautifully!	8/24/2023 12:44 PM
2	Zip Line!	8/23/2023 10:11 PM
3	Improve way finding from Main Street to perimeter trail access points	8/23/2023 4:02 PM
4	There needs to be a better connection from the box canyon "down" road to the river trail to complete a more flat connection through town without having to walk on main street or oak street	8/22/2023 2:56 PM
5	No	8/21/2023 1:40 PM
6	No	8/21/2023 1:34 PM
7	I would like to see a crosswalk pit in by the visitor's center to get to the perimeter trail. It's really dangerous and no one stops.	8/18/2023 2:30 PM
8	.	8/18/2023 1:36 PM
9	No, pretty easy to find and get to, ouray isn't that big!	8/17/2023 1:19 PM
10	No	8/14/2023 8:00 PM
11	I think Main St. connections are clear and plentiful	8/13/2023 2:05 PM
12	No	8/12/2023 7:12 PM
13	signage.	8/12/2023 6:56 PM
14	Appropriate signage for directions, especially better signage directing visitors to Box Canon via Main Strreet/HWY 550 so they don't end up on Pinecrest.	8/11/2023 1:26 PM
15	Perhaps painting or making a barrier from the river walk to the visitors center. How the river walk dumps you onto the highway is a little abrupt. Also, making stairs from the north east corner of the hot springs so people don't slip down the incline. It's the most direct route from the highway down to the fish pond. There's always a pile of gravel there in the summer because it's so steep.	8/11/2023 11:16 AM
16	Develop river corridor trail that is ADA compliant with connections to other trails, eliminate sidewalk dining - this contests the sidewalks and makes it difficult for families and people w vision and physical disabilities to use sidewalks.	8/11/2023 8:56 AM
17	No	8/11/2023 6:30 AM
18	An official street crossing at the Hot Springs entrance and at the Rotary park to connect to the River walk trail. You also need a better/bigger sign showing River Walk trail access just North of the Hot Springs inn.	8/10/2023 7:51 AM
19	I'm not sure exactly what it is but there needs to be some sort of "parks promenade" feel that lets you know the avenue streets lead to a park, not sure if that is wider and better-maintained sidewalks with art/sculpture/benches/ballards. Improve the experience from the Visitors Center to the riverwalk	8/7/2023 10:18 AM
20	1. signage from Main St leading people to the various trail heads. 2. signage on the perimeter trail that overtly directs people to town so that they are better aware of where the "outs" are off of the trail.	8/5/2023 6:15 PM
21	Not sure.	8/5/2023 4:53 PM

22	Nope	8/3/2023 2:26 PM
23	Signage	8/3/2023 2:15 PM
24	Signage with maps. QR codes that connect to geo-referenced map so people know where they are.	8/3/2023 2:14 PM
25	No	8/3/2023 1:41 PM
26	SIGNAGE	8/1/2023 11:34 AM
27	A crosswalk between the pool and the primary perimeter trail entry	8/1/2023 10:13 AM
28	No	8/1/2023 9:39 AM
29	Enough with trails. Worry about existing park upgrades	8/1/2023 9:27 AM
30	Signage has been improved but larger signs with arrows for Cascade Park, dog park, and perimeter trail.	8/1/2023 9:25 AM
31	shuttles. if possible that would allow even a golf cart to help minimize the traffic congestion.	8/1/2023 7:06 AM
32	Complete the sidewalk on 8th avenue so it goes from main street to the parking lot so people don't have to walk in the street	7/31/2023 11:00 PM
33	Improved signage to access points	7/31/2023 9:43 PM
34	The section of the PT that is on Pinecrest should be rerouted to make that section as beautiful as the rest of the trail.	7/31/2023 8:11 PM
35	How could there be better connections?	7/31/2023 5:22 PM
36	No	7/31/2023 10:12 AM
37	Better signage for people to walk to them.	7/30/2023 8:16 AM
38	No	7/29/2023 4:08 PM
39	Signage	7/29/2023 12:32 PM
40	The perimeter trail crossing 550 by the pool needs a crosswalk painted and better signage.	7/29/2023 11:23 AM
41	Wayfinding should help solve this by more clearly marking the several access points. Street scape coloration (much like bike lane coloration in Denver/Boulder) could be used with Main St's Program to direct people to access points on the Perimeter Trail.	7/29/2023 11:06 AM
42	Walkways and bike path along the river. Pedestrian bridges across the river.	7/28/2023 11:27 PM
43	no	7/28/2023 10:21 PM
44	I wish there were parking spaces near the new trailhead(s) on Oak St. Can't there be a couple designated public parking spaces by the maintenance garage somewhere?	7/28/2023 8:36 PM
45	I believe those are a current work in progress.	7/28/2023 4:38 PM
46	no	7/28/2023 4:38 PM
47	Too many people on trails now so don't provide transportation. Signs at trailheads about being prepared with water, proper equipment, leave no trace rules.	7/28/2023 4:34 PM
48	No	7/28/2023 3:50 PM
49	A shuttle service	7/27/2023 6:18 PM
50	No. I think they are pretty easy to find and get to.	7/27/2023 12:34 PM
51	No	7/27/2023 10:10 AM
52	A pedestrian crosswalk from Visitor Center to Perimeter Trail is badly needed.	7/26/2023 11:12 PM
53	Better signage is necessary especially for the Perimeter Trail	7/26/2023 8:59 PM
54	Better maps; pick one of the existing maps in town)maybe discovery map of the San Juan's?) and work to get trailhead directions incorporated.	7/26/2023 6:16 PM
55	Would like to see a route back to town from the Baby Bathtubs parking lot	7/26/2023 4:41 PM
56	no	7/26/2023 1:08 PM
57	Ouray Hiking app. with walking navigation to the trails.	7/26/2023 12:14 PM
58	No	7/26/2023 11:37 AM
59	no	7/26/2023 10:45 AM
60	no	7/26/2023 10:09 AM
61	No	7/26/2023 10:06 AM
62	More communication on how to exit the trail and head into town. The perimeter trail is unique in that you can get a burger and a beer in town half way through.	7/26/2023 9:59 AM
63	Uniformed signage	7/26/2023 8:15 AM
64	Better signage. The only sign I recall is for Cascade Falls, barely observable, and not the Perimeter Trail	7/26/2023 7:09 AM
65	Build paths on top of the flumes for Potland and Cascade creeks. Mark crosswalks across 550 at existing trails especially at the Hot Springs entrance and at the River Trail access points. Insist that future development along the River, the flumes, and so on actively enhance existing and planned trail corridors. Stop using cheap, coarse gravel on the River Trail. Put a multiuse path on the existing right of way on 2nd Street between Fellin Park and Third Avenue. Insist that property owners on Third Ave provide for sidewalks. Build an official trail on city land from the junction of 3rd ave and Box Canyon road to the junction of 550 and Camp Bird Road (portions already exist and only need slight improvement and signage, the upper part needs to be coordinated with the highway department or else hung off the side of the gorge).	7/26/2023 3:40 AM
66	No	7/25/2023 10:21 PM
67	Better sinage from the end of the Perimeter directing people on Oak St past 4J. I see so many confused visitors looking at their phones trying to figure out where the trail went. Also, update the perimeter trail signage to have a "you are here" marker.	7/25/2023 10:13 PM
68	Access to Ridgeway	7/25/2023 9:56 PM
69	Signage	7/25/2023 9:48 PM
70	No. I think you have done a good job connecting trails to town.	7/25/2023 9:27 PM
71	The best would be adding another bridge to the river walk trail - to get from where it ends on the east side of the river near the condos by the pool so that you can cross over to the west side without having to go through the pool area. This would self-contain the river walk trail a bit better.	7/25/2023 9:24 PM
72	Get all that rock out of the trailhead parking by the pool. Add a pedestrian crosswalk there. Create a nicer perimeter trail parking area by the city shop.	7/25/2023 9:13 PM
73	Better signage	7/25/2023 9:12 PM
74	Crosswalk from visitor center to perimeter across HWY	7/25/2023 9:05 PM
75	Signs with maps	7/25/2023 8:30 PM
76	Nope	7/25/2023 8:09 PM
77	Better signage on 5th Ave	7/25/2023 7:23 PM
78	Better signage	7/25/2023 7:21 PM
79	I'd prefer to keep the riff raff off the trails by leaving them the way they are. Inviting more people onto the trails just reduces how enjoyable they are and potentially strains resources when people are injured or need rescue. Aside from the Perimeter Trail and Cascade Falls, hiking trails should not be Parks & Rec's concern. Focus on actual parks within the city.	7/25/2023 7:05 PM
80	No. Increased access from main street will only encourage more tourists to put themselves into situations they are not ready for. The trials are starting to get "over loved" as it is.	7/25/2023 6:56 PM
81	Need a crosswalk from visitors center to perimeter trail trailhead across 550	7/25/2023 6:22 PM
82	Maybe an in-town info kiosk	7/25/2023 6:07 PM
83	Better signage, the current perimeter trail maps are difficult to understand.	7/25/2023 5:50 PM
84	No	7/25/2023 5:46 PM
85	do not "improve"	7/25/2023 5:44 PM
86	More signs	7/25/2023 5:37 PM
87	Yes allow ohv access to trails via box canyon falls back way E-bike friendly	7/25/2023 5:32 PM
88	Better marked signs for Oak Street and Silvershield would be nice. Sometimes we are afraid that we are trespassing and not sure where to park	7/25/2023 5:24 PM
89	Paved roads with signs would be a pretty good start.	7/25/2023 5:15 PM
90	No	7/25/2023 5:14 PM
91	We are working on wayfinding and a digital app to help direct.	7/25/2023 5:14 PM
92	Better signage.	7/25/2023 5:01 PM
93	Parking for 5th avenue trail and West side Perimeter trail	7/25/2023 5:01 PM
94	sidewalk maps showing maps of town and trails	7/25/2023 5:00 PM
95	Its a good system as is, not sure other than signage how to improve connections	7/25/2023 4:52 PM

Q8 Anything else you'd like to tell us?

Answered: 78 Skipped: 31

#	RESPONSES	DATE
1	It would also be nice to see some educational signage on Main St to warn tourists to expect to see cyclists. Lots of locals ride our bikes around town and up the pass and tourists from states that don't do outdoor recreation (NM, TX) never know what to do (sometimes in a well intentioned way, sometimes not). CDOT's been promising signage on the highway for years and never following through, but it does seem like if the City of Ouray wants all these tourists driving around, they have some responsibility to educate them and protect locals' right to recreate outdoors here.	8/24/2023 12:44 PM
2	I am very pleased that the City Council has commissioned this study. Looking forward to seeing the results.	8/23/2023 4:02 PM
3	n/a	8/22/2023 2:56 PM
4	No	8/21/2023 1:34 PM
5	.	8/18/2023 1:36 PM
6	City needs to take better care of existing parks and rec facilities. And listen to those using these spaces. Local kids should be the priority not tourists.	8/17/2023 1:19 PM
7	No	8/14/2023 8:00 PM
8	no	8/13/2023 2:05 PM
9	More work on the River trail	8/12/2023 7:12 PM
10	no	8/12/2023 6:56 PM
11	Do Ouray Right! We are unique and should keep it this way. Don't love Ouray to death!	8/11/2023 1:26 PM
12	Why is the ice rink covered in the future plans? I would think skating in the winter and being able to see the landscape would be more enjoyable than a metal roof. That's my two cents.	8/11/2023 11:16 AM
13	Park City vehicles away from Hot Springs Pool park so visitors can park there. Improve trailhead signage. Embrace and promote sustainable 'green' practices. Improve access to river trail so people aren't walking along streets and highways. Promote bicycle usage. Build a playground on Oak Street - this is where you are building all the new houses. Make developers pay for neighborhood parks. Develop a human-powered recreation corridor through town that allows human recreations to avoid the motorized or industrial tourist areas of downtown and the ice park via Feratta. The ice park area and via Feratta are too commercial.	8/11/2023 8:56 AM
14	I think the parks are generally in good shape and well equipped and maintained - would love gender neutral bathrooms in more public buildings and places though.	8/11/2023 6:30 AM
15	Keep improving and expanding parking for trail head access. 3-4 spots is not enough for Old Horsethief. A soccer field area with some soccer goals would be nice as well, maybe down by where the new river condos are being built.	8/10/2023 7:51 AM
16	Figure out something between 7th Ave down to Public Works on Oak Street to handle all the foot traffic and reduce the conflict between cars and people.	8/7/2023 10:18 AM
17	Thank you for taking our input via a survey! The only thing I'd like to specifically add is I do not want "affordable housing", or any housing, to be constructed vicinity the woods area west of Cascade Falls. The area is a great natural setting for all to enjoy; the Falls are really a state treasure as there are not an unlimited number of falls that high. Plus, it is somewhat organized chaos currently with the amount of visitors to the falls. My guess is that area is the 2nd or 3rd most popular site in town; it doesn't need 20-40 permanently parked cars to add to the chaos. Traffic control on 8th Avenue is marginally dangerous with speeding vehicles on the reduced traction steeper dirt road. The dust level is higher than desired. And, once above the 5th St intersection on 8th Ave, it is ice packed from December to April-ish.	8/5/2023 6:15 PM
18	N/A	8/5/2023 4:53 PM
19	Ouray has some of the best parks in Colorado. The only thing we don't have are zip lines and slack lines. Both are incredibly dangerous. I'm good with not having them.	8/3/2023 2:26 PM
20	No	8/3/2023 2:15 PM
21	You do a wonderful job with the resources you have! I'm grateful for the City of Ouray's Parks and opportunities and think they are our greatest resource!	8/3/2023 2:14 PM
22	Good to get this plan together with Community input.	8/3/2023 1:41 PM
23	Great job!	8/1/2023 10:13 AM
24	No	8/1/2023 9:39 AM
25	No	8/1/2023 9:27 AM
26	Nope	8/1/2023 9:25 AM
27	You all are doing a great job!	7/31/2023 11:00 PM
28	No	7/31/2023 8:11 PM
29	FIX THE POOL>	7/31/2023 5:22 PM
30	Please keep Cascade Falls wild, no buildings/housing added to this area.	7/31/2023 10:12 AM
31	We would like to see more emphasis put into things locals use regularly and tourists can enjoy while here.	7/30/2023 8:16 AM
32	No	7/29/2023 4:08 PM
33	Dog poop is a constant challenge on trails. Thanks very much to our trail maintainers for picking up after others. Also thanks to the Ouray Teails Group and Parks/Rec department for the great maintenance efforts. Also, the new bathrooms at Rotary Park and upcoming ones at Fellin Park are terrific. Thanks!!	7/29/2023 11:23 AM
34	We need to incorporate a Financial and Political Strategic Planning Element into this Master Plan so that Council(s) can know when and how much it will take to take major steps over the next 20 years.	7/29/2023 11:06 AM
35	Need a bike path along side Highway 550 connecting Rotary Park to main street.	7/28/2023 11:27 PM
36	no	7/28/2023 10:21 PM
37	I would like to see a network of bike paths and city-funded efforts to maintain Nordic ski trails and keep dog-walkers from trampling the crap out of them when they are groomed. The North Corridor ski loop could be a real gem of a winter attraction, but it's a real junk show with no signage or enforcement to educate those traveling on foot/hoof regarding their destructive impact. (Dogs on the loose in the summer are also a nuisance and a hazard to runners and walkers on the River Walk trail, and I can't understand why everyone feels they're above the law and can ignore the "Keep dogs on leash"signs. It wouldn't take many days worth of citations being issued for dog owners to start paying attention to the rules.) Ironton could be better, too, if there were regularly scheduled maintenance of the Nordic trails, rather than relying 100% on volunteers to get out randomly.	7/28/2023 8:36 PM
38	no	7/28/2023 4:38 PM
39	Prioritize locals over tourists when upgrading parks....we live here and pay the taxes to support parks	7/28/2023 4:34 PM
40	No	7/28/2023 3:50 PM
41	There's a lot of emphasis on visitor/tourism recreation. I hope this survey is utilized by locals to express their concerns/desires for our parks	7/27/2023 6:18 PM
42	I'd like the Via Ferrata to be a bit less managed. Most especially I think the rules requiring a guide of you have people in your group that are outside the rated weight limit on the lanyards (which simply requires a belay on some vertical bits of the VF) are simply ridiculous. Where else does the town REQUIRE guides for an activity? There are a lot of different steep terrain recreational activities that take place in and around Ouray (Jeeping, rock and ice Climbing, Canyonning, Hiking) and yet the VF is the only one that requires a guide. This is ridiculous. Especially since if we look at the times that the rescue team or EMS gets called out in relation to these various activities I think we would find that Jeeping is the most dangerous of them and no guides are required there! Let people recreate on their own and be responsible for their own safety. This isn't a theme park.	7/27/2023 12:34 PM
43	Nope	7/27/2023 10:10 AM
44	Keep Ouray, Ouray! We are on the brink of having our resources destroyed in front of us due to overuse and disrespect from visitors. We have got to get a handle on managing usage and behavior. I am a business owner that benefits from increased visitation. However, we have hit the limit.	7/26/2023 6:16 PM
45	I wish there was a paved bike route. Oak street is gravel and Hwy 550 is too dangerous	7/26/2023 4:41 PM
46	No. Thank you	7/26/2023 1:08 PM
47	keep up the good work and don't let the bastards grind you down!	7/26/2023 12:14 PM
48	No	7/26/2023 11:37 AM
49	n/a	7/26/2023 10:45 AM
50	no	7/26/2023 10:09 AM
51	No	7/26/2023 10:06 AM
52	Outdoor recreation is an economic driver. Ouray needs to buffs out their assets and improves the experience. Parks and trails are currently in disrepair and it makes the town look drab and failing.	7/26/2023 9:59 AM
53	Don't forget the River trail. There are informational signs on the trail that are no longer readable and torn. The tables, benches and equipment are hard to get to because they are in high grass and weeds.	7/26/2023 8:15 AM
54	I ask you to prioritize locals ahead of tourists	7/26/2023 7:09 AM
55	Look for oppotunities to acquire a larger dog park (fenced off leash area).	7/26/2023 3:40 AM
56	No	7/25/2023 10:21 PM
57	Keep Ouray naturally beautiful, not landscaped and suburban.	7/25/2023 10:13 PM
58	Nope	7/25/2023 9:48 PM
59	Thanks so much for asking for input. :)	7/25/2023 9:27 PM
60	No, thanks!	7/25/2023 9:24 PM
61	Don't let the John woods or mark U. Of the town turn it into another ruined Colorado town. Stop promoting to to bring in more people. There are enough already. Too many!	7/25/2023 9:13 PM
62	The river walk access and parking signage needs improvement	7/25/2023 9:05 PM
63	Most areas have a paid parks & rec department. Expecting a rotating cast of volunteers to take on what is usually a paid job is not appropriate. The city should focus on developing and hiring competent individuals and compensating them appropriately so that our parks and facilities are properly cared for and safe to use. There's currently no accountability.	7/25/2023 7:05 PM
64	To reiterate the hope for Ouray to become a "drone free zone" (with the exception of special permits…permits should be free to locals and a fee otherwise).	7/25/2023 6:56 PM
65	Having some benches going up 8 th ave to cascade falls would be helpful.	7/25/2023 6:22 PM
66	Don't allow alcohol the Hot Springs pool	7/25/2023 6:07 PM
67	No	7/25/2023 5:46 PM
68	do not overdo things	7/25/2023 5:44 PM
69	Nah	7/25/2023 5:37 PM

70	I encourage partnerships with private companies to enrich Ouray	7/25/2023 5:32 PM
71	Na	7/25/2023 5:24 PM
72	Instead of focusing on paving the parking lots to the parks, why not look at paving the city streets	7/25/2023 5:15 PM
73	The pool is so important to ouray. Fix the problems. Add pickleball. Those who tried 5 years ago gave up. Little cooperation from the fire department. The City should be in charge. Add more trash cans on Main.	7/25/2023 5:14 PM
74	When it comes to the sport spots, something to think as a future possibility is sports tourism. "If you build it they will come." So thinking about bleachers, bathroom capacity, parking ability, etc.	7/25/2023 5:14 PM
75	no	7/25/2023 5:01 PM
76	Other customer comments…it is not clear how "tough" certain areas are on the perimeter trail…or approximately how long certain hikes will take before they are already there. This is mostly from the older folks who want to know the details before they go.	7/25/2023 5:01 PM
77	better signage informing of city ordinances (leash law, no camping, etc.)	7/25/2023 5:00 PM
78	Keep Ouray's small town, warm atmosphere, please.	7/25/2023 4:52 PM



Fellin Park and the Ouray Hot Springs

APPENDIX C
MAINTENANCE SPECIFICATION



MAINTENANCE SPECIFICATION EXAMPLE

The costs shown are high level numbers for the construction of specific park features as listed. A design fee of 10% of the total cost; a contractor fees, bonding, and mobilization fee of 20% of the total cost; and a contingency fee of 25% of the total cost should be added to the total of the line items that are selected as projects for development and as funding is acquired.

LANDSCAPING & IRRIGATION SYSTEM MAINTENANCE

1.1 Description of Work

A. Furnish all supervision, labor, materials, equipment, transportation and all other incidental expenses required to maintain the landscape and irrigation system called for under this contract, in an attractive, healthy, operable condition. This includes but is not limited to: watering, fertilization, pruning, spraying, weeding, herbicide applications, bed cultivating, mulching, mowing, trimming, edging, litter removal in landscape areas, emptying trash and recycling receptacles, inspection and maintenance of irrigation system and lighting, and irrigation system winterization and spring start-ups.

Provide general clean-up to include the removal of trash and products of maintenance activities.

B. *Maintenance Areas (see parks and recommendations plans)*

C. *Spring (Start-Up)*
-Irrigation system (start-up)
-Fertilize turf areas
-Fertilize trees and shrub areas
-Aerate/thatch removal turf areas
-Topdress turf areas with organic soil amendment @ 1 CY/1,000 SF
-Recharge mulch in shrub beds and tree wells

D. *Summer (Growing Season)*
Weekly
-Mow turf areas
-Trash removal. Pick up trash from site and empty trash cans.
-Remove debris from entry monument drain
-Sweep mud/debris from sidewalks, trails, and curb and gutter
-Wash mud/debris from stone walls, stone benches, trail markers
-Wash mud/debris off metal site furnishings/lights/playground equipment

E. *Bi-Weekly*
-Weed control upland/turf/wildflower areas – spot spray/trim/hand pull
-Weed control tree wells and shrub beds – spot spray/hand pull (no trimming near tree's base)
-Irrigation controller adjustments. Contractor needs to be especially conscious of overwatering.
-Irrigation system maintenance - test and repair zone by zone
-Visual review of upland/wildflower/turf areas for overseeding
-Review perennial beds and dead-head flowers as needed.
-Refresh and rake crusher fines
-Flush chase drains and slot drains under trail.
-Flush area drains, chase drains, and small culverts/pipes under sidewalks

F. *Monthly*
-Mow/trim all upland areas. Work around wildflowers and let desirable grasses go to seed.
-Visual review of all exterior site lighting
-Visual review of water feature vault.
-Inspect play equipment, cable railings and site furnishing hardware.

G. *As Directed and Approved by the Owner (time and materials)*
-Overseed bare patches of upland/wildflower/turf areas (check bi-weekly)
-Change light bulbs in bollards and light fixtures
-Repair/addition of erosion and sediment control measures

H. *Fall/Winterization*
-Irrigation system (winterization)
-Fertilize turf areas (early fall/winterizer)
-Aerate turf areas (early fall)
-Install deer protection fencing (late fall)

I. Winter (or Dormant Period)
-Prune trees (once during year by licensed arborist)
-Recharge wood fiber mulch at playground (once a year if needed) coordinate with the Owner's Representative.
- Winter watering. Owner shall supply and pay for winter watering on a time and materials basis, if needed.

1.2 Other work that may be required:

A. Irrigation repair other than normal system servicing as determined by the Owner's Representative and Landscape Architect.
B. Erosion and sediment control.
C. Field mowing with a flail mower outside of the contract areas.
D. Staking or guying of trees.
E. Additional pest control
F. Change light bulbs in bollards and other landscape lighting.
G. Planting of flowers, bulbs, and "seasonal color installations"
H. Over seeding – with approved seed mixes (see Part 2 - Products).
I. Recharge cedar bark mulch in City areas as directed by Owner's Representative.
J. Recharge engineered wood fiber mulch per playground safety standards at playground.
K. Minor street curb and sidewalk repair.
L. Replacement of dead plant material not currently under a warranty. The areas under warranty will be outlined at the time of initial site inspection with the Contractor.

1.3. Schedule of Maintenance Operations for the duration of the contract shall be submitted before work begins in April. The schedule (estimated dates/tasks) shall include but not be limited to the following:

A. Irrigation System Maintenance
   1. Spring start-up procedures
   2. General schedule systems checks
   3. Irrigation system at event areas should be turned off a minimum of 24 hours prior to event.
   4. Winterization procedures

B. Turf Area Maintenance
   1. Irrigation schedules (coordinate w/Owner's Representative)
   2. Fertilization (once in the spring, once in early fall, and use winterizer in November, Naturesafe organic fertilizer, or approved equal)
   3. Organic soil amendment (submit soil analysis and small sample to Owner's Representative.)
   4. Aeration and thatch removal (spring and early fall)
   5. Mowing (weekly during growing season)
   6. Weed control (apply herbicide as needed, coordinate w/ Owner's Representative)
   7. Disease and insect control (apply as needed, coordinate w/ Owner's Representative)
   8. Flush area drains, chase drains, and small culverts/pipes under sidewalks (bi-weekly).

C. Native Seeded Area Maintenance
   1. Irrigation schedules (coordinate w/Owner's Representative)
   2. Mowing (monthly, or as needed)
   3. Weed control (trimming/hand pulling /spot spraying)

D. Woody Plant Maintenance (including groundcover and perennials)
   1. Irrigation equipment and schedules (coordinate w/Owner's Representative)
   2. Re-mulching and soil cultivation (time and materials)
   3. Re-staking, guying, and wrapping trees
   4. Tree and shrub pruning
   5. Weed control (hand pulling in shrub & perennial beds/spot spraying)
   6. Disease and insect control (apply as needed, coord w/ Owner's Representative)
   7. Tree and shrub fertilization

E. Sidewalks and Trails
   1. Sweep/remove mud and debris from sidewalks and trails (weekly).
   2. Flush chase drains and slot drains to maintain open and clean drainage through pipes (bi-weekly).

1.4 The Contractor shall submit product data for all maintenance materials such as fertilizers, herbicides, etc. This information shall relate directly to time of use and rate of application. Material Safety Data Sheets (MSDS) will also be required for any fertilizers, herbicides, etc. used on-site. Sample reports are shown in the Appendix for informational purposes.

A. Submit copy of Colorado Department of Agriculture Commercial Certified Pesticide Applicator's license.
B. Submit copy of Certified Arborist's license.
C. Submit copy of certification for Rain Bird Irrigation Technician's Course (or approved equal).
D. Insurance, Taxes, and Bonds
   -Commercial General Liability
   -Workers Compensation
   -Automobile Liability
   -Property Insurance
   -Certificate of Insurance - filed with the Owner prior to commencement of work and noting the Owner as an Additional Insured.
   -Insurance Review Clause
   -Licenses
   -Taxes –Owner can provide tax ID#.
   -Bonds - Performance Bond, Labor and Material Payment Bond.

PART 2 – PRODUCTS

2.1 Irrigation System

A. All material used in the repair of the irrigation system shall be equal to materials in the original installation, new and in perfect condition.

B. All replacement irrigation heads will be the same model from the same manufacturer as those being replaced. Replacement heads will be installed as shown on the record drawings.

2.2 Landscape Materials

Materials listed under this section are expressly specified for use but this does not prohibit or restrict the contractor from providing other approved materials not listed in order to complete the work herein. Substitutions requests shall be submitted in writing to the Owner's Representative prior to any materials being delivered to the site. All materials shall be new and in perfect condition. Preference will be given to locally manufactured materials as well as sustainable, eco-friendly materials.

A. General : All materials and equipment, unless otherwise indicated, shall be provided by the Contractor. The Contractor shall supply and secure fencing for storage area if needed.

B. Water: Clean, fresh, furnished and paid for by the Owner.

C. Lawn Fertilizer: Naturesafe organic fertilizer, or approved equal.

D. Pesticides, Herbicides, Insecticides, and Fungicides: Submit proposed product for review by Landscape Architect.

E. Grass Seed for Over-seeding:

F. Lawn Areas - Centennial Turf Seed Mix supplied by Southwest Seed, or approved equal.

G. Wildflower Areas – Western Wildflower Mix supplied by Applewood Seed Co., or approved equal.

H. Upland Seed Mix

Upland Seed Mix		**PLS**
Common Name	***Botanical Name***	***lbs/acre***
'Rimrock' Indian Ricegrass	Achnatherum hymenoides 'Rimrock'	3
'Hycrest' Crested Wheatgrass	Agropyron desertorum 'Hycrest'	4
Sideoats Grama	Bouteloua curtipendula	2.5
'Lovington' Blue Grama	Bouteloua gracilis 'Lovington'	2
'Garnet' Mountain Brome	Bromus marginatus 'Garnet'	3
Yellow Beeplant	Cleome lutea VNS	2.1
Rocky Mountain Beeplant	Cleome serrulata VNS	3.2
Tall Blue Rabbitbrush	Chrysothamus nauseosus albicaulis	0.7
California poppy	Eschscholzia californica VNS	0.4
Sulphur-flower buckwheat	Eriogonum umbellatum VNS	0.5
Indian blanketflower	Gaillardia pulchella VNS	0.5
Desert Verbena	Glandularia gooddingii VNS	0.4
Bigelow's tansyaster	Machaeranthera bigelovii var. bigelovii VNS	0.5
Blue Flax	Linum lewisii	0.1
Chokecherry Lupine	Lupinus prunophilus	0.3
'Arriba' Western Wheatgrass	Pascopyrum smithii 'Arriba'	2.5
Firecracker Penstemon	Penstemon eatonii	0.2
Palmer Penstemon	Penstemon palmeri VNS	0.3
Rocky Mountain Penstemon	Penstemon strictus VNS	0.7
	TOTAL	**26.9 lbs/acre**

I. Wetland Seed Mix

Drainage Seed Mix		**PLS**
Common Name	***Botanic Name***	***lbs/acre***
Redtop	Agrostis alba	1
Tufted hairgrass	Deschampsia cespitosa	1
Switchgrass	Panicum virgatum	3
Fowl Bluegrass	Poa palustris	2
Common Spikerush	Eleocharis palustris	0.5
Sodar' Streambank Wheatgrass	"Sodar" Elymus lanceolatus	2
	TOTAL	**9.5 lbs/acre**
*Seeding rate based on 100 pure live seeds (PLS) per square foot, broadcast or drill-seeded. The seeding application rate shall be doubled for hand broadcast application.		

J. Sod – Thermal Blue or Kentucky Blue mix supplied by Superior Sod of Montrose, CO, or approved equal. The intent is to have a more drought tolerant mix with lower water requirements.

K. Shrub and Tree Liquid Fertilizer (Organic): Submit proposed product for review by Landscape Architect.

L. Organic Soil Amendment – shall meet the following requirements: Organic matter: 25% minimum, Salt content: 6.0 mmhos/cm maximum, pH: 8.5 maximum, Carbon to nitrogen ratio of 10:1 to 25:1. No live noxious weed seeds or plants shall be present. Mountain peat, aspen humus, gypsum and sand will not be accepted. Analysis shall be from tests within the previous 90 days.

M. Engineered Wood Fiber Mulch for Playground: Sof' Fall, or approved equal. 1-800-523-8690.

N. Willow stake Collection: Live young stem willow stakes of the proper species shall be collected from designated or approved growing sources in the immediate area. Harvest areas for collection of willow stakes and herbaceous transplants will be designated by the Owner's Representative. Use extreme care to avoid damage to all remaining plants in harvest areas. Willow stakes shall be in a dormant state. A maximum of 50% of the parent plants branches may be pruned for willow stakes. Collect willow stakes shall be taken from the parent plant with pruning shears. The base cut shall be angle cut, and any top cuts shall be blunt to ensure upright planting. All plant materials shall be handled with care to avoid bark stripping and trunk wood splitting. Willow stake lengths vary; the length is based on the willow stake reaching the water table. Shrub willow stakes shall be ½ inch in diameter, maximum. Tree willow stakes shall be 1 inch in diameter, maximum. Trim all side branches and leaves. Live branch willow stakes shall be bound together securely with twine at the collection site for ease of handling and protection during transport. Live cut materials shall be protected from drying at all

times. Willow stakes not installed immediately shall be kept butt end in water and stored in protected locations where they are shaded and sheltered from the wind. These shall be planted within two days of collection. Willow stakes shall be continually protected from freezing.

O. Mulch: Owner to supply; hauling/delivery shall be the responsibility of the Contractor.

City parks – shredded cedar bark mulch, to be provided by Contractor. Sample to be submitted to Landscape Architect for approval.

L. Crusher fines: Clean, hard, durable particles or fragments of 1/4" minus select brown/gray crushed granite, river rock, or basalt. Match color and texture of existing crusher fines installations. Fines shall be evenly mixed throughout the aggregate.

When produced from gravel, 50 percent by weight of the material retained on a No. 4 sieve shall have one fractured face. The portion retained on the No. 4 sieve shall have a maximum percentage of wear of 50 at 500 revolutions as determined by AASHTO T96. The portion passing a No. 4 sieve shall also have a maximum liquid limit of 25 and a maximum plasticity index of 7, as determined by AASHTO T89 and AASHTO T90 respectively. The crushed aggregate screenings shall be free from clay lumps, vegetable matter, and deleterious material.

The grading requirements for screened crushed aggregate (crusher fines) per AASHTO T11 and T27 are as follows:

Percentage by Weight Passing a Square Mesh Sieve	
Sieve Designation	***Percent Passing***
3/8 inch	100
No. 4	95-100
No. 8	75-80
No. 16	55-65
No. 30	40-50
No. 50	25-35
No. 100	20-25
No. 200	5-15

Stabilizer Material. A non-toxic, colorless, odorless, non-staining concentrated organic powder that binds soil and screened crushed aggregate together creating a natural-appearing firm trail surface. 'Stabilizer' as manufactured by Stabilizer Solutions, Inc, Phoenix AZ, ph. (800) 336-2468, or approved equal.

2.3 Machinery

Machinery requirements listed under this section are not intended to be restrictions of specific manufacturers or models unless so stated. Specific mention of manufacturers is intended as a guide to illustrate the final product of maintenance operations desired.

A. Mowers shall be commercial grade rotary type in good working order, finely tuned to protect the lawn from excessive exhaust fumes. Blades shall be sharp to reduce shredding of the cut grass blades. Grass catchers not required, however, mulching of grass cuttings is strongly encouraged. Excess grass clippings shall be raked up and removed.

B. Lawn edger shall be a rigid blade type trimmer that will produce a fine clean edge where lawn meets walkways, pavements, or curbs. Curbs and walks shall not be trimmed with a monofilament line type trimmer.

C. Pruning tools shall be maintained in good working order, cutting edges shall be sharp. Disinfect all tools when used for the removal of diseased limbs with a twenty (20%) percent solution of bleach and water.

D. Flail type mower shall be used in areas where trails or sidewalks are in close proximity.

E. Line trimmers are allowed for use for weed control in native areas.

F. Blowers are allowed to remove grass clippings from sidewalks and trails. It is recommended that use of leaf blowers be limited to short periods and be respectful of residents.

PART 3 – EXECUTION

3.1 Lawn and Turf Grass Maintenance

Maintenance shall be according to the following standards:

A. All areas shall be kept free of debris and all planted areas shall be weeded and cultivated bi-weekly. Watering, mowing, edging, trimming, fertilization, spraying, and pest control shall be included in the maintenance, see Part 1 for the frequency of these operations. Street gutters where adjacent to work areas shall be kept clean of debris.

B. The Contractor shall re-seed all spots within the lawn where normal turf growth is not evident as determined by the Owner's Representative. All areas not acceptable to the Owner's Representative shall be seeded to match adjacent turf type.

C. Sod or seed which becomes damaged or injured as a result of Contractor's operations or negligence shall be replaced, as directed by the Owner, at no additional cost to the Owner.

D. Frequency of mowing shall be once every two weeks in April and October. During the growing season (May through September) mowing shall occur weekly. The height of cut shall be 3" unless otherwise directed by Owner or Landscape Architect. Mowing direction shall be changed every other mowing. Mower blades shall be sharpened after each mowing. All grass clippings shall be removed from all sidewalks, streets, gutters, crusher fine areas, etc. at the time of mowing. When excessive clippings are produced such as after a rainy period or in early spring, rake or vacuum the clippings.

E. String or Line Trimming – use only in those turf areas inaccessible by mower – as determined by the Owner, use line trimmer to maintain turf at approximately the same height as the mowed turf. Scalping of turf is not acceptable. Line trimmers shall not be used around the base of trees or shrubs.

F. Fertilization shall occur 3 times during the year. One time in the Spring, in early Fall, and winterizer in November. Application rates per manufacturer's recommendations.

G. Aeration shall occur in the Spring and early Fall. The type of aeration shall be core aeration unless otherwise approved by Landscape Architect. Holes should be two to three inches deep and no more than four inches apart. Lawns should be thoroughly watered the day before aerating so plugs can be pulled more deeply and easily. Mark all sprinkler heads, shallow irrigation lines and other shallow utility lines before aerating so those lines will not be damaged.

H. Thatch removal shall occur in the late Spring only when the turf has a chance to recover. A vertical mower or other machinery may be used. Contractor to submit proposed method of dethatching for approval by Landscape Architect.

I. Topdressing – organic soil amendment shall be added to turf areas during the Spring after aeration has been completed. The soil amendment shall be applied at the rate of 1CY/1,000 SF and be spread evenly across the surface of the existing turf. See Landscape Materials section 2.2 for soil analysis requirements.

J. Finishing - all turf areas shall be "finished" each week by cleaning up and removing all paper, trash, twigs, and other undesirable materials from turf areas.

K. Renovation of turf areas – in areas where the turf is severely degraded a program of aeration and organic soil amendment top dressing may be required. If this is required a time and materials proposal would be requested from the Contractor.

L. Weed control in turf areas shall consist of spot spraying with 2,4-D or other approved method. The targeted weeds will most likely be crabgrass, foxtail, and clover. If there becomes a problem in turf areas with disease or insects, the CSU Extension County office should be contacted for an evaluation/recommendation.

M. Drainage Structures – flush with water, or pipe cleaning tools so that pipes are not damaged and drainage flows are opened. If these means are not appropriate report problem to Owner for further consideration.

3.2 Open Space/Trails/Native Grasses

A. All areas shall be kept clear of trash and debris. Pick up trash throughout open space areas weekly. Remove mud and debris from trails, site furnishings, lights, and trail markers (weekly) by sweeping or power washing.

B. Weed control in native areas shall consist of hand-pulling, trimming, mowing, and spot spray with 2,4-D or other approved method. The targeted weeds will most likely be thistle, yellow clover, foxtail, chickory, bindweed, and prickly lettuce. See Weed Management Plan in Appendix. Special care needs to be taken in wetland and upland buffer areas. If weeds need to be treated in or near a wetland, consult with Landscape Architect.

C. Mowing: Native grasses will be mowed/trimmed monthly. The intent of mowing is mostly for weed control. Desirable grasses and wildflowers should be left to go to seed wherever possible. The 2' shoulder on both sides of the trail should be mowed monthly and kept clear for trail users. Use a flail mower when mowing in close proximity to the trail or other open space areas where people are present. Do not mow any wetland areas unless directed by Landscape Architect for weed control.

D. The Contractor shall over seed all spots within the native grass areas where normal growth is not evident as determined by the Owner's Representative. These areas shall be seeded to match adjacent grass mix type.

E. Willow Staking: Live stakes shall be tamped into the ground to the depth of the water table and shall protrude from the ground surface a maximum of 6". Prepare a pilot hole by hammering #5 rebar in the entire depth of cutting or other approved method. The cutting shall be tapped into the hole with rubber mallets or dead blow hammers so as not to split the wood. Carpenter or sledge hammers are not acceptable staking tools. Holes shall be backfilled as necessary so that no voids remain around the cutting. Coordinate with Landscape Architect for spacing. Planting operations shall be conducted under favorable weather conditions. No planting shall be undertaken when freezing temperatures are forecasted 24 hours in advance.

F. Drainage Structures – flush with water, or pipe cleaning tools so that pipes are not damaged and drainage flows are opened. If these means are not appropriate report problem to Owner for further consideration.

3.3 Tree and Shrub Care

A. Watering: Maintain a large enough water basin around plants so that enough water can be applied to establish moisture through the major root zone. When hand-watering, use a water wand to break the water force. Keep mulch replenished to reduce evaporation and frequency of watering. Rebuild tree wells to maintain watering efficiency.

B. Pruning: (to be completed by licensed arborist)

1. Trees:

a. Prune trees to select and develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached which have vertical spacing of from 18" to 49" and radial orientation so as not to overlay one another; to eliminate diseased or damaged growth; to eliminate narrow V-shaped branch forks that lack strength; to reduce toppling and wind damage by thinning out crowns; to maintain growth within space limitations; to maintain a natural appearance; to balance crown with roots.

b. Under no circumstances will stripping of lower branches ("raising-up") of young trees be permitted. Lower branches shall be retained in a "tipped-back" or pinched condition with as much foliage as possible to promote caliper trunk growth (tapered trunk). Lower branches can be cut flush with the trunk only after the tree is able to stand erect without staking or other support. All sucker growth shall be continually removed from trees.

c. Evergreen trees shall be thinned out and shaped when necessary to prevent wind and storm damage. The primary pruning of deciduous trees shall be done during the dormant season. Damaged trees or those that constitute health or safety hazards shall be pruned at any time of the year as required to eliminate these conditions.

d. The Contractor shall always prune out dead wood. Contact Owner's Representative prior to commencing any pruning or shaping work. Immediately dispose of all pruning and trimming debris from trees and shrubs. If materials can be taken to the Phoenix Construction Recycling center on-site that is preferred, if they can not be accepted by Phoenix they should be disposed of off-site. If Contractor wants an on-site dumpster, it should be supplied at Contractor's expense; Owner to determine location.

2. Shrubs:

a. The objective of shrub pruning are the same as for trees. Shrubs shall not be clipped into balled or boxed forms unless such is required by the design and directed by the Owner's Representative.

b. All pruning cuts shall be made to lateral branches or buds or flush with the trunk. "Stubbing" will not be permitted.

C. Staking and Guying: Remove stakes and guys as soon as they are no longer needed. Stakes and guys are to be inspected to prevent girdling of trunks or branches and to prevent rubbing that causes bark wounds. Replace all broken stakes and ties with the same material in new condition.

D. Weed Control: Keep basins and areas between plants free of weeds. Remove weeds and foreign grasses from shrub bed areas bi-weekly. Use recommended legally approved herbicides. Avoid frequent soil cultivation that destroys shallow roots. Use mulches to help prevent weed seed germination.

E. Insect and Disease Control: Maintain a reasonable control with approved materials.

F. Mulching: Add 2" of recycled wood mulch to all tree wells and shrub beds. Cedar bark mulch to be added to tree wells and shrub beds in City parks as directed by Owner's Representative. Keep all mulch rings and tree wells intact.

G. Fertilization:

1. Fertilize all planting areas with designated materials in section 2.2. Apply at manufacturer's specified rates. Fertilize trees and shrubs in the Spring at a minimum. If trees/shrubs are stressed by drought conditions, additional fertilization may be needed.

2. Avoid applying fertilizer to the root ball and base of main stem; rather, spread evenly under plant to drip line.

H. Replacements: Contractor to replace dead and missing plants at Owner's expense unless damaged by Contractor's actions or lack of maintenance.

3.4 Groundcover Care

A. Weed Control: Control weeds, with chemical systemic spray or by mechanical means so as to cause minimal damage to planted materials.

B. Watering: Water enough that moisture penetrates throughout root zone and only as frequently as necessary to maintain healthy growth.

C. Fertilizing: Fertilize with designated materials in section 2.2. Apply at manufacturer's specified rates.

D. Remove trash weekly.

E. Edge groundcover to keep in bounds and trim top growth as necessary to achieve an overall even appearance.

F. Replacements: Contractor to replace dead and missing plants at Owner's expense unless damaged by Contractor's actions or lack of maintenance.

G. Dead-heading: Pinch or dead-head all blooms after expiration and prune all dead or damages foliage. Exceptions - achillea or yarrow species should not be cut back after they are done blooming. Ornamental grasses should be cut back before growth starts in the Spring. Contractor to coordinate with Landscape Architect for any clarifications.

3.5 Irrigation System

A. Spring Start-up routine

1. Standard spray – while in operation, inspect each type of head for nozzle clogging and proper pattern. Adjust valve as required to obtain optimum operating pressure for head-to- head coverage. Repair or replace sprinkler heads and nozzles as necessary.

2. Drip irrigation lines and emitters – while in operation, inspect valve for proper operating pressure and clean strainer of all dirt, etc. Flush lines at end cap. Inspect each drip line to insure proper water distribution. Inspect moisture level on both sides of root ball with soil probe.

3. Controller – Set the time clock for a test time interval (3 to 5 minutes) per station and observe the operation of each zone to insure proper water distribution. Return timing of each zone to appropriate watering cycle.

4. Inspect all valve boxes throughout the project. Adjust, if necessary, to align with surrounding grades. Remove debris and add gravel to bottom if necessary. Replace damaged lids. Owner to approve and pay for repair parts only.

B. Coordinate irrigation controller programming with Owner's Representative. Do not switch controller to "off" at anytime except as required for testing and for maintenance operations and as may be required to make repairs.

C. Repair or replace irrigation equipment damaged during normal use of irrigation equipment. Any damage to system by contractor's maintenance crews, i.e., broken heads by mowers, etc., will be repaired by Contractor at Contractor's expense.

D. Operate and visually check all zones of the irrigation system bi-weekly to assure all control valves and heads are operating properly, and that no leaks are visible which may require repair. Open all controller enclosures and visually check condition. Clean as necessary.

E. Trim grass around heads and valve boxes as necessary to ensure proper operation of heads and accessibility to control valves.

F. Work with Owner's Representative and Landscape Architect to establish proper application rates and scheduling of irrigation system to operation to ensure maximum watering efficiency. Adjust scheduling of system throughout watering season as required to adjust for fluctuations in evapotranspiration rate, (every 30 days - minimum).

Water lawns at such a frequency as weather conditions require to replenish soil moisture to 4" inches below root zone, following the schedule listed: during peak growing season – June, July and August (1.25) inches of water per week, during April and October apply approximately (0.35) inches of water per week, during May and September apply approximately (0.75) inches per week.

Water restored native areas at such a frequency as weather conditions require to establish grasses, following the schedule listed: during peak growing season – June, July and August (0.5) inches of water per week, during April and October apply approximately (0.1) inches of water per week, during May and September apply approximately (0.25) inches per week. Once native grasses have become established, it is the intention for the irrigation system to be turned off and only used in drought situations for tree and shrub survival, or for establishment of areas that are reseeded.

Schedule irrigation to be applied in shorter, multiple irrigation cycles. Do not apply all irrigation water in one long cycle. Use cycle and soak program if available on controller. Schedule all normal irrigation between 7 pm and 7 am.

G. Walk through all planting beds with drip irrigation (bi-weekly) and check for any visible signs of stress in any plant material. If stressed plant material is located, check for proper operation of drip system and repair as necessary. Contractor shall also look for visible signs of disturbance in planting beds and verify proper operation of system if any disturbance is located.

H. Check all filters on drip valve assemblies as necessary (every 30 days - minimum) and clean out or backflush filter as required to clean of debris.

I. Contractor shall be responsible for complete winterization of the irrigation system in late October. Contractor shall be responsible for placing insulated bags on backflow preventers in the early spring or late fall if freezing temperatures are predicted. Contractor shall be responsible for insuring that the irrigation system is properly protected from freeze conditions during the early spring, late fall, and winter. Contractor shall make all repairs, including parts and labor, at no cost to the Owner resulting from freeze damage caused during the length of the Landscape Maintenance Contract. Winterization of system shall include voiding all lines of water using compressed air or similar method approved by the Landscape Architect. Contractor to submit winter shut-down routine with monthly schedule for October. Contractor shall reopen and start up system in the Spring and make any adjustments to system as necessary for proper operation (see Section 3.4A above).

J. Winter Watering
Should it become necessary to irrigate during the winter months as a result of a lack of natural precipitation and moderate temperatures, the Contractor shall take whatever measures are required to provide required water to all plantings and turf. If it is decided by Contractor to activate irrigation system at any time during the winter months, he shall also be required to, again, properly winterize system. If winter watering is needed, the Contractor shall submit a proposal for approval to the Owner. The Owner shall supply and pay for winter watering on a time and materials basis.

3.6 General Site and Facilities

A. Litter removal - leaves, flowers, fruit, etc. from around the drip line of a tree. Empty the trash and recycling receptacles weekly. Plastic liners to be replaced and supplied by Contractor. Contractor must dispose of litter in a legal manner off-site unless otherwise coordinated with Owner's Representative.

B. Mulch Surfaces – to be kept clean of litter, mud, and other debris. Inspect areas weekly with normal litter removal operations.

C. Plazas, stage area, sidewalks, curb and gutter – to be kept clean of litter, mud, and other debris. Inspect areas weekly and clean, sweep, and remove litter and debris as needed. This will require mostly hand sweeping. Dispose of materials as discussed above.

D. Crusher Fines - Refresh and rake crusher fines areas bi-weekly. The Contractor should have (1) CY of crusher fines, that match the existing material, stored at an approved location on-site, so that areas can be refreshed.

E. Lighting and site electrical – Review all lights , monthly, to insure proper operation. Report any damage or non-functioning bulbs. Replacements to be approved/coordinated with Owner's Representative and will be paid for on a time and materials basis.

F. Play Equipment, Cable Railings, Site Furnishings, Trail Markers, etc. – weekly cleaning to include washing mud and debris from item. Inspection, tightening, and repair of fasteners and other hardware to be done as necessary.

G. A staging area will be identified on-site after a contractor has been selected.

END OF SECTION



CITY OF OURAY
Professional Service Agreement

THIS AGREEMENT is entered into effective this 16th day of October 2023 by and between: The City of Ouray, a Colorado home rule municipal corporation (the City); and Blue Marble VR, LLC, a Colorado limited liability company with its principal place of business located at 433 Hillcrest Court Ouray, Colorado, 81427, (the Professional).

NOW THEREFORE, in consideration of the mutual representations, promises and conditions contained herein, the parties agree as follows.

1. SCOPE OF PROFESSIONAL SERVICES. The Professional agrees to provide services in accordance with the Scope of Professional Services attached and incorporated as Exhibit A.

2. TERM OF AGREEMENT. The term of this agreement shall begin on the effective date above and continue to the completion of the services described in Exhibit A, upon termination of this agreement by either party, or if the services are not completed, this agreement will expire on January 31, 2024 at which time the City and the Professional will either negotiate a new agreement to complete the services, extend this agreement or their relationship under this agreement will terminate.

3. FEES FOR SERVICES. In consideration of the services to be performed pursuant to this agreement the City will pay the Professional a sum not to exceed eight thousand five hundred dollars and zero cents ($8,500.00).

4. PAYMENT FOR SERVICES. The Professional shall submit a detailed invoice to the City describing the professional services rendered. The invoice shall document the hours spent on the project identifying by work category and subcategory the work performed for the period, the hours worked by employee, and the hourly rate charged for that work. The City shall have access to backup payroll documentation identifying individual employee, date, and hours worked. The City shall pay the invoice within thirty (30) days of receipt unless the work or the documentation therefore is unsatisfactory. Payments made after thirty (30) days may be assessed with an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation, therefore.

5. CITY REPRESENTATIVE. The City designates the City Administrator as its representative and authorizes him to make all necessary and proper decisions with reference to this agreement. All requests for contract interpretations, changes, clarifications, or instructions shall be directed to the City representative.

6. INDEPENDENT PROFESSIONAL. The services to be performed by the Professional are those of an independent contractor and not as an employee of the City. Nothing in this agreement shall constitute or be construed as a creation of a partnership or joint venture between the City and the Professional, or their successors or assigns. No agent or employee of the Professional shall be or shall be deemed to be the employee or agent of the City. The City is

interested only in the results obtained under this agreement; the manner and means of conducting the work are under the sole control of the Professional. None of the benefits provided by the City to its employees, including, but not limited to, worker compensation insurance and unemployment compensation insurance, are available from the City to the employees of the Professional. The Professional will be solely and entirely responsible for its acts and for the acts of its agents, employees, and subcontractors during the performance of this agreement. The Professional will pay all federal and state income tax on any money paid pursuant to this agreement.

7. INSURANCE. The Professional agrees to procure and maintain, at its own cost, a policy or policies of insurance as called for in this agreement. Insurance shall be procured and maintained with forms and insurers acceptable to the City. All coverage shall be continuously maintained during the term of this agreement. Each shall be primary insurance and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Professional. The Professional shall provide the City with certificates of insurance, or other acceptable evidence, showing the required coverage. The City reserves the right to request and receive a certified copy of any policy.

   a. The Professional shall procure and maintain the minimum insurance coverage listed below.

      i. Workers' compensation insurance to cover obligations imposed by the Workers' Compensation Act of Colorado and any other applicable laws for any employee of the Professional engaged in the performance of work under this agreement.

   b. The Professional shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, duration, or types.

   c. Failure on the part of the Professional to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this contract, or at its discretion the City may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by the Professional upon demand, or the City may offset the cost of the premiums against any monies due to the Professional.

   d. The Professional shall be responsible for any deductible under any policy required above.

8. GOVERNMENTAL IMMUNITY. The Professional understands and acknowledges that the City relies on and does not waive or intend to waive by any portion of this agreement any provision of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq*.

9. INDEMNIFICATION. To the fullest extent permitted by law, the Professional agrees to indemnify and hold harmless the City, its officers, employees, insurers, and self-insurance pool, from and against liability for damage, including attorney fees and costs, arising out of death or bodily injury to persons or damage to property, caused by the negligence or fault of the Professional or any third party under the control or supervision of the Professional, but not for any amounts that are greater than that represented by the degree or percentage of negligence or fault attributable to the Professional or the Professional's agents, representatives, subcontractors, or suppliers.

10. ASSIGNMENT. The Professional shall neither assign any responsibilities nor delegate any duties arising under this agreement without the prior written consent of the City.

11. PAYMENTS BY CITY. All payments of money by the City pursuant to this agreement shall be subject to the annual appropriations of money.

12. LEGAL COMPLIANCE. The Professional shall comply with all laws, ordinances, rules, and regulations relating to the performance of this agreement, use of public places and safety of persons and property.

13. FURTHER ASSURANCES. Each party agrees to take such actions and sign such documents, certificates and instruments reasonably requested by the other party to complete the transactions contemplated by this agreement and to enable the requesting party to enjoy the full benefits conferred upon such party by this agreement.

14. ENTIRE AGREEMENT. This instrument contains the entire agreement between the parties, and no statements, promises, or inducements made by either party or agent of either party that are not contained in this written contract shall be valid or binding. This contract may not be enlarged, modified, or altered except in writing signed by the parties and endorsed in this agreement. Each person signing the contract guarantees that they have authority to bind the City or Professional.

15. BINDING EFFECT. This agreement shall inure to the benefit of and be binding on the parties, their heirs, executors, administrators, assignees, and successors.

16. SEVERABILITY. If any part, term, or provision of this contract is held by the courts to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the contract did not contain the part, term or provision held to be invalid.

17. GOVERNING LAW. This agreement shall be governed by the laws of the State of Colorado, both to interpretation and performance. The courts of the State of Colorado shall have exclusive jurisdiction to resolve any disputes arising out of this agreement and the venue shall be in Ouray County, Colorado.

18. WAIVER. No waiver of any breach of this agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this contract shall be taken and construed as cumulative, that is, in addition to every other remedy provided therein or by law.

19. COUNTERPARTS. This agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one and the same instrument.

20. FACSIMILE SIGNATURES. For the convenience of the parties, signatures to this agreement may be provided through facsimile transmission. The signature of a party to this agreement supplied by facsimile transmission shall be as binding as the original.

21. PRONOUNS. Wherever in this agreement, words, including pronouns, are used in the masculine, they shall be read and construed in the feminine or neuter whenever they would so apply, and wherever in this agreement, words, including pronouns, are used in the singular or plural, they shall be read and construed in the plural or singular, respectively, wherever they would so apply.

IN WITNESS WHEREOF, the City and the Professional have signed this agreement effective the day and year first written above.

CITY OF OURAY:

_____
Ethan Funk, Mayor

Attest:

_____
Melissa M. Drake, Clerk

PROFESSIONAL:

_____
Mark Knight, Manager of the LLC

_____
Printed Name of Manager of LLC



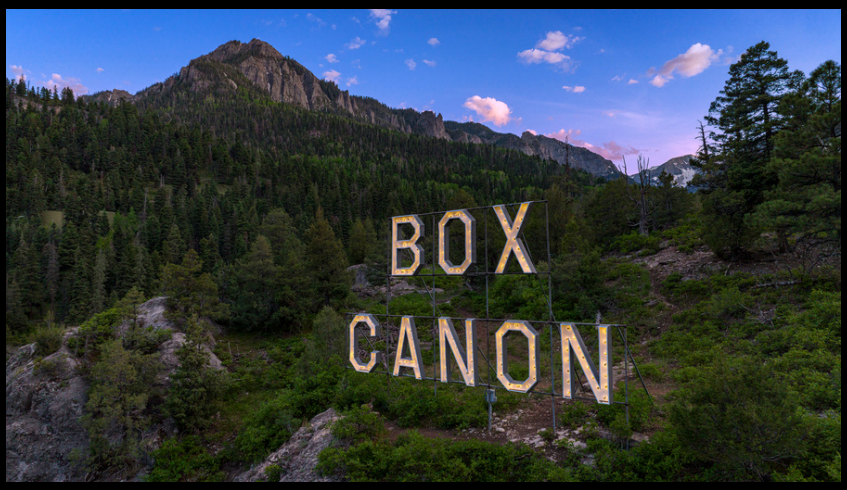
Exhibit A to PSA, dated October 16, 2023

September 14, 2023

VR PROJECT PROPOSAL

Ouray Visitors Center Virtual Reality Tour

PROPOSAL



Blue Marble VR to create an immersive, virtual reality experience featuring local destinations that can be viewed on a wearable headset and/or handheld device. Local destinations to include:

- Box Cañon Falls Park
- Cascade Falls
- Ouray Perimeter Trail
- Yankee Boy Basin/Camp Bird Road

Each of these locations will have a running time of approximately 3 minutes and feature a mix of 360° VR photography/video and traditional photography and video.

Blue Marble VR to supply one, pre-loaded VR headset that will contain the program. Blue Marble VR will also provide appropriate signage for display inside the visitors center advertising the VR experience.



ESTIMATE

PHOTOGRAPHY / VIDEO

4 Days Location @ $2,500.00 per day
$10,000.00

VR PROGRAM DESIGN

Creation and uploading of VR
Experience to Headset
$5,000.00

HEADSET HARDWARE

Oculus Quest 2 Headset*
$299.00
Oculus Quest 2 charging station
$70.00
Oculus Quest 2 headstrap & accessories
$35.00

*Currently available

DISPLAY SIGNAGE

Design and printing of vinyl banner
$150.00

TOTAL	$15,554.00
TOTAL(with 50% discount)	$ 7,777.00
TOTAL (with tax)	$ 8,500.00

25% deposit is due upon agreement of estimate. Proposal is valid for 30 days from date of submission.

Future Agenda Items/Work Sessions

- Affordable Housing EQR Utility Offset Program
- Housing Committee Formation for Rural Homes, LLC (Deed Restriction Exceptions) – On Agenda with Future Development Agreement
- Adopt Updated Zoning Map (Overlay District) (November 6th Meeting)
- Alcohol at the pool (Delayed Until Alternative Heat Source Report Decision)
- (Non-Land Use) Code Revisions
- Additional Fee & Fine Schedules
- Workforce & Attainable Housing
- Alcohol – Entertainment/Consumption District on Main Street (In discussions)
- Water Conservation Incentive
- Dark Sky Ordinance
- Huckstering Permit Re-examine Permit and Fees
- Parking Study by Engineer - Add to 2024 Budget
- Short-Term Parking Signs Resolution (Staff Creating List)