

Ouray Planning Commission Regular  
Meeting  
Tuesday, January 10, 2023 4:00 PM

Massard Auditorium | Zoom:  
<https://zoom.us/j/96355554822> Password:  
881162  
320 6th Ave  
Ouray, CO 81427

## **Agenda**

1. ADMINISTRATIVE
  - 1.a. Call to Order
  - 1.b. Roll Call
  - 1.c. Review of Minutes from the Planning Commission special meeting on December 20, 2022
2. CITIZENS' COMMUNICATION
  - 2.a. Public invited to speak on matters not on the agenda
3. PUBLIC HEARINGS
  - 3.a. PUD Sketch Plan Application for property legally described as: Subd: Ouray Waterview Subdivision Lot 2 Lot Split Lot: 2A S: 25 T: 44 R: 8; and Subd: Ouray Waterview Subdivision Lot 2 Lot Split Lot: 2B S: 25 T: 44 R: 8; commonly referred to as the "Waterview PUD" at 250 Uncompahgre Street; Parcel Numbers 451725113001 and 451725113002
4. ACTION ITEMS
  - 4.a. Consideration of the Waterview PUD Sketch Plan Application (legal description in Public Hearing above)
5. DISCUSSION
  - 5.a. Planning Commission February Meeting Date
  - 5.b. Planning Commission Terms
  - 5.c. Future Discussion Items
6. ADJOURNMENT

## **Ouray Planning Commission Special Meeting**

Tuesday, December 20, 2022 4:00 PM

Massard Auditorium | Zoom: <https://zoom.us/j/96355554822> Password: 881162, 320 6th Ave, Ouray, CO 81427

### **CALL TO ORDER**

Chairman Jeff Skoloda called the meeting to order at 4:00 pm

### **ROLL CALL**

Planning Commissioners present for roll call were Chairman Jeff Skoloda, Vice Chair J. Gary Dunn, Commissioner Mike Hakola, Commissioner Mike Fedel and Commissioner Glenn Boyd.

Present on behalf of the City of Ouray were Lily Oswald, Director of Community Development, and Beverly Martensen, Deputy Clerk/Treasurer. Nancy Dosedall, SEH, joined the meeting via Zoom.

### **MINUTES**

Vice Chair J. Garry Dunn moved and Commissioner Mike Hakola seconded the motion to approve the minutes of the November 8th Regular Planning Commission Meeting as written. The motion passed on three (3) approvals, with Commissioner Boyd and Commissioner Fedel abstaining as they were not in attendance at that meeting.

### **CITIZENS COMMUNICATIONS**

None.

### **ACTION ITEMS**

None.

### **DISCUSSION ITEMS**

#### **a) Consideration of the 2023 Planning Commission Regular Meeting Schedule.**

Commissioner Boyd moved and Commissioner Fedel seconded the motion to approve the 2023 Planning Commission Regular Meeting Schedule as presented. The motion passed on unanimous vote.

#### **b) Consideration of the Land Use and Development Code Updated Draft.**

Community Development Director Oswald explained that this is the final draft before presenting to City Council for further approval. She also noted that the Sign Code has been separated from the Land Use Code. The Sign Code is now Section 8, while the Land Use Code will remain as Section 7.

Commissioner Boyd moved and Vice Chair J. Gary Dunn seconded the motion to recommend approval to City Council of the Land Use and Development Code Updated Draft. The motion passed on unanimous roll call vote.

**c) Consideration of the Sign Code Updated Draft.**

Commissioner Boyd moved, and Commissioner Fedel seconded the motion to recommend approval to City Council of Chapter 8, the Sign Code. The motion passed unanimously on a roll call vote.

**d) January 23<sup>rd</sup> is tentatively set for a Joint Work Session with City Council.**

**ADJOURNMENT**

Commissioner Boyd moved and Commissioner Fedel seconded the motion to adjourn at 4:59 pm. The motion passed on unanimous vote.

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Jeff Skoloda, Chairman

ATTEST:

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Beverly Martensen, Deputy City Clerk

CERTIFICATION

I, Beverly Martensen, do hereby certify that I am the Deputy 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 Planning Commission held on Tuesday, December 20, 2022. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Tuesday, December 20, 2022.

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Beverly Martensen, Deputy City Clerk

320 6<sup>th</sup> Avenue  
 PO Box 468  
 Ouray, Colorado 81427



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**TO:** Ouray Planning Commission  
**FROM:** Lily Oswald, Community Development Director  
**FOR:** January 10, 2023  
**SUBJECT:** Waterview PUD – Sketch Plan Staff Report

**PROJECT GEOGRAPHY**

**Table 1. Project Geography**

<b>Application Summary</b>	The Applicant is applying for a Sketch Plan - Planned Unit Development (PUD) for residential development on two (2) vacant lots north of the Biota Building. The general intent of the PUD is to develop 65-70 affordable, owner-occupied residential units via single-family homes, duplexes, and triplexes. This PUD proposes in-unit home childcare opportunities. This PUD is proposed in two (2) phases of development to align with the City’s Waste Water Treatment Facility upgrade – both phases are included in the Sketch Plan application. This application is proposed from Rural Homes, LLC, and refers to this project as the “Waterview PUD.”
<b>Address</b>	250 Uncompahgre Street
<b>Parcel Number(s)</b>	451725113001 and 451725113002
<b>Legal Description</b>	Subd: Ouray Waterview Subdivision Lot 2 Lot Split Lot: 2A S: 25 T: 44 R: 8; and Subd: Ouray Waterview Subdivision Lot 2 Lot Split Lot: 2B S: 25 T: 44 R: 8
<b>Applicant/Owner</b>	David Bruce (on behalf of Ouray Homes LLC)
<b>Zoning</b>	C-2 – Commercial Industrial (north of Skyrocket)
<b>Existing Use</b>	Vacant
<b>Proposed Use</b>	New construction of various dwelling unit types in two phases via PUD
<b>Site Size</b>	9.21 acres
<b>Adjacent Land Uses</b>	
North:	R-2; Single-Family Residential (Chautauqua Lane)
South:	C-2; Industrial (Biota Building)
East:	C-2; Vacant
West:	Uncompahgre River
<b>Located Within National or Local Historic District Boundary</b>	No
<b>Located Within Commercial Historic Boundary</b>	No

**Table 2. Zone District Dimensional Requirements (C-2, north of Skyrocket Creek)**

<b>Requirement</b>	<b>Zone District Standards</b>	<b>Proposed/Existing</b>
Minimum Lot Area	7,100 sq.ft.	<b>See Exhibit E of lot sizes by unit type</b> Average proposed lot: 2,547 sq.ft.
Maximum Density	3,550 sq.ft./D.U., 1,183 sq.ft./L.U.	Total lot size: 401,188 sq. ft./3,550 = 113 total dwelling units <i>allowed</i> Proposed: 65-70 dwelling units (roughly 7.27 DUs/acre)
Minimum Setbacks		
Front (North)	15 ft.	<i>TBD with Preliminary Plat phase</i>
Side (East)	5 ft.	<i>TBD with Preliminary Plat phase</i>
Side (West)	5 ft.	<i>TBD with Preliminary Plat phase</i>
Rear (South)	5 ft.	<i>TBD with Preliminary Plat phase</i>
Roof Eave Extension	No more than 1 ft. into setback	<i>TBD with Preliminary Plat phase;</i> no more than 1 ft. into setback
Minimum Floor Area	Comply w/ Building Code	Comply w/ Building Code
Maximum Floor Area	15,000 sq.ft.	<i>TBD with Preliminary Plat phase</i>
Maximum Site Coverage	40% for residential use 50% for mixed use 60% for commercial use	<i>TBD with Preliminary Plat phase</i>
Maximum Building Impervious Surface Site Coverage	80% for any use	<i>TBD with Preliminary Plat phase</i>
Maximum Height	35 ft.	35 ft.
Parking	Two (2) Spaces per Residential Unit	Two (2) Spaces per Residential Unit; Additional on-street parking spaces proposed
PUD Open Space Coverage	20%	<i>TBD with Preliminary Plat phase</i>

**BACKGROUND**

The Applicant desires to develop the vacant lots north of the Biota Building (Lots 2A and 2B of the Waterview Lot Split, see Exhibit A) to provide 65-70 affordable dwelling units via single-family detached units, duplexes, and triplexes (see Exhibit B). Each dwelling unit proposes at least two (2) off-street parking spaces. The Sketch Plan application proposes a new internal road to access the northernmost proposed lots. The Sketch Plan also includes one-way alley access to the eastern lots to provide alternative access, circulation, and neighborhood context to break up the required parking areas. The Waterview PUD is proposed via two (2) phases in Lot 2A and Lot 2B. The phased approach was proposed to work with the City’s wastewater treatment facility replacement project and to work within the confines of the available infrastructure/capacity (see Exhibit C and Exhibit D). Both phases are proposed in this Sketch Plan application. The Waterview PUD proposes three (3) landscaped connections to the existing River Trail (located in Phase 2).

Some of the subdivision requirements outlined in the OMC would not apply to this project or the sketch plan phase. The PUD would essentially “rezone” the property to a PUD to provide the proposed dwelling units which otherwise wouldn’t meet the zone dimensional requirements of C-2, north of Skyrocket. According to the OMC, permitted residences within PUDs may be clustered, which this PUD proposes, in order to effectively use the space provided in the lot and provide affordable housing options. The dimensional and performance standards and the proposed PUD variations to these standards as a result of this application will be specifically outlined in the preliminary plat phase.

**Foundation to PUD Variations**

The Planned Unit Development (“PUD”) regulations in the Ouray Municipal Code (“OMC”) §7-8 establish the following Statement of Objectives of Development (“PUD Objective”):

*“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 OMC. 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.”*

**OMC §7-8-D establishes the following applicable dimensional requirements and densities:**

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

A minimum of 20% of the gross area of the PUD must be preserved as parks or open space depending on the final layout of the dwelling units, or a payment-in-lieu may be proposed to satisfy this requirement.

**Process to Create a PUD**

The Planning Commission makes final decisions for the Sketch Plan phase of PUD applications. The City Council must make final PUD decision(s) during the consideration of Preliminary and Final Plat phases.

OMC §7-8-E: Procedures, states *“PUDs shall be reviewed in accordance with the same procedures for review of subdivisions as found in Subsection 7-7-C”* and, *“preliminary and final PUD plan shall comply with all requirements for a preliminary and final subdivision plat, to the extent applicable.”*

The procedures for reviewing a PUD include the following Subdivision steps:

1. **Sketch PUD** with Planning Commission review and determination pursuant to the Subdivision Sketch Plan in OMC §7-7-C(2).
2. **Preliminary PUD** with Planning Commission review and recommendation to the City Council for determination pursuant to the Subdivision Preliminary Plat in OMC §7-7-C(3).
3. **Final PUD** with Planning Commission review and recommendation to the City Council for determination pursuant to the Subdivision Final Plat in OMC §7-7-C(4).

The Applicant has submitted a Land Use Application for a *Sketch Plan* which will be processed as the first (Sketch Plan) phase of the PUD application. PUDs are processed via the *subdivision* process (in accordance with the OMC). The Applicant has paid all required fees to date to the City of Ouray for this Application.

**CRITERIA FOR DECISION**

**1. OMC §7-8-B establishes the following primary PUD criteria for decision:**

- A. A PUD shall be in general conformity with the City Community Plan
- B. A PUD shall be consistent with the PUD Objective
- C. Compliance with the Colorado Planned Unit Development Act of 1972
- D. A PUD shall have a minimum of 1 unit or lot

**2. OMC §7-7-C(2)(b) establishes the following Subdivision Sketch Plan minimum criteria:**

- A. “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:
  - i. Conformity with the Master Plan and zoning regulations.
  - ii. Relationship of development to topography, soils, drainage, flooding potential, natural hazard areas and other physical characteristics.
  - iii. Availability of water, means of sewage collection and treatment, access and other utilities and services.
  - iv. Compatibility with the environment, vegetation and unique natural features.
  - v. Compatibility with the architectural history.”

## STAFF ANALYSIS: PUD CRITERIA FOR DECISION

### 1. A. General Conformity with the Ouray Community Plan

Staff finds this PUD proposal aligns with numerous goals and strategies of the Ouray Community Plan 2021. The proposed development aims to provide homes for affordable housing AMI levels appropriate to best serve the Ouray community and to diversify the housing available in Ouray as well as provide attainable housing solutions for year-round local residents and employees. Some applicable goals and strategies from the Community Plan are outlined below.

- Housing Goal H-1-A: “assure attainable housing is permanently affordable utilizing deed restrictions or other available tools” (Ouray Community Plan, pg. 16).
- Housing Goal H-1-B: “consider amending the LUC and the city adopted building regulations to provide robust incentives for the development of attainable housing in the community” (pg. 16).
- Housing Goal H-1-B-vi: “allowing for homes with a high density on one or more lots, including reducing lot sizes, frontages and setbacks to facilitate small home development” (pg. 16).
- Housing Goal H-1-E: “support and encourage attainable rental and for-sale housing throughout the community in a variety of unit types and densities in all the city zoning districts, live-work units, small homes, multi-family developments, dormitory or ‘POD’ style units, and other unit types that provide for attainable housing” (pg. 17).
- Housing Goal H-1-G: “explore public/private partnerships to provide attainable housing” (pg. 17).
- Housing Goal H-1-I: “support, encourage and require new development to provide a variety of bedroom mixes, unit sizes, dwelling types, rental and ownership structures, and attainability limits that are based on an updated community housing needs assessment” (pg. 17).
- Housing Goal H-1-Q: “strive to provide attainable housing for 50% of the local workforce in the city” (pg. 18).
- Housing Goal H-1-R: “evaluate annexations and PUDs to provide attainable housing” (pg. 18).
- Housing Goal H-2: “cooperate and work with the Town of Ridgway, Ouray County, DOLA, the development community, and other entities to plan and develop attainable housing” (pg. 18).
- Housing Goal H-3-D: “promote energy efficient and ‘green building’ techniques to reduce household energy consumption, utility bills, and help maintain long-term affordability in new housing” (pg. 19).
- Housing Goal H-3-F: “strive to provide housing located in close proximity to existing or planned infrastructure, services, intermodal transit connections, sidewalks, trails and employment” (pg. 19).
- Life Long Learning Goal LL-3-A: “support incentives or programs to provide affordable daycare facilities throughout the city, such as land donations, fee and tap waivers, streamlined review processes, zoning allowances, or the formation or expansion of non-profits that provide childcare” (pg. 21).
- Community Health Goal CH-1-C: “promote, develop, improve and maintain city recreational assets for active living, such as hiking at Box Canyon Park, walking the Uncompahgre River Walk Trail, hiking on the Perimeter Trail or swimming, water aerobics and the gym at the Hot Springs Pool” (pg. 26).
- Land Use Goal LU-1-A-iv-b: “consider allowing for the reduced lot size only if a primary dwelling unit or an ADU is provided that is deed restricted to provide housing to employees working within the geographic boundary of Ouray County” (pg. 32).
- Land Use Goal LU-1-A-xv: “encourage attainable housing to be provided in existing RV parks, light industrial, commercial and other properties through LUC and other incentives” (pg. 34).
- Economic Development Goal ED-2-L: “encourage and incentivize the provision of attainable housing; childcare; desired community amenities; connectivity and a high quality of life to drive economic resiliency” (pg. 51).
- Energy Goal RE-6: “encourage and support other alternative energy uses in the city, including solar, wind, ground source heat pumps and biomass energy production” (pg. 74).
- The Future Land Use Map illustrates this site as **Mixed Land Use** (pg. 40). Mixed Land Use is oriented for “multi-family dwellings with limited commercial uses, to be determined” (pg. 42). Description/Character include:
  - Provide incentives to maximize housing units, such as height increases via PUD, increases in density, scale and mass, and site coverage, and reduced parking.
  - Consider requiring a certain percentage of deed restricted housing units in exchange for incentives to ensure long-term affordability.
  - Allow limited and service commercial uses provided significant housing is provided.
  - Enhance and embrace River Park corridor and overall trail connectivity (pg. 42).

### **1. B. Consistency with the PUD Objective**

Key elements of the PUD objective include:

- Encourage innovative developments with unique and valued community attributes.
- Allow for consideration of development proposals that differ from required development improvements identified in the OMC.
- Offer different options to the applicant when planning and obtaining City approval for their development.
- 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-round residents”* (OMC §7-8-A). Staff finds the Applicant is seeking to create an innovative use of space as a PUD on the currently vacant lot. The PUD process provides an opportunity for the Applicant to seek flexibility with the dimensional standards in order to provide long-term attainable housing solutions and effective use of space, both of which are primary goals of the community under the adopted Plan.

### **1. C. Compliance with the Colorado PUD Act**

The key requirements of the Colorado PUD Act have been incorporated into the PUD section of the OMC. A PUD agreement will be developed for any preliminary/final PUD hearings to outline key planning elements such as density, height, setbacks, parking, infrastructure development, phasing and the key requirements of the Colorado PUD Act concerning vested rights, the rights of the City, the rights of the Applicants and PUD amendments.

### **1. D. Minimum Density**

The minimum density of one unit or lot has been met.

## **STAFF ANALYSIS: SUBDIVISION SKETCH PLAN CRITERIA FOR DECISION**

### **2. A.i. Conformity with the Master Plan and Zoning Regulations**

Please refer to discussion outlined in 1.A. and 1.D., above. This PUD meets zoning density standards for the C-2 district.

### **2. A.ii. Relationship of Development to Topography, Soils, Drainage, Flooding Potential, Natural Hazard Areas and Other Physical Characteristics**

The following phases of the PUD application/site development and building permits will include a more detailed drainage plan for the Property to ensure runoff will be mitigated. The Property does not have a slope great enough to trigger the need for an Engineered Geology Report (EGR); however, a Geotechnical Study has been completed for this project and will be analyzed during the Preliminary Plat phase to ensure recommendations are met. This Property is adjacent to the Uncompahgre River and is adjacent to (but not within) the 100-year flood area. The property itself is outside of the flood area; drainage and mitigation efforts will be coordinated during future PUD phases and development. There are two (2) proposed storm water detention areas proposed in the Sketch Plan which will need to be considered by the Planning Commission and City Council during future phases of this PUD to ensure maintenance, responsibility, and design meet City standards.

### **2. A.iii. Availability of Infrastructure**

The Waterview PUD is accessed from Highway 550 via an existing deceleration lane and CDOT access permit. Uncompahgre Street has been platted just south of the site and will remain a future area of discussion for the City. Internal infrastructure will continue to be proposed, coordinated with Public Works/EMS/Fire Departments, and analyzed. The City has water and sewer lines running through the property; the Sketch Plan illustrates relocating some of this infrastructure to align with proposed infrastructure and mitigation efforts along the Uncompahgre River. These relocated lines will be coordinated with the City, any applicable easement holder, and if approved, may require an amended easement agreement for these utilities and infrastructure.

The City will be analyzing current water system and sewer system capacity as the PUD moves through the planning process, with the goal to have such analyses completed prior to Final PUD approval. The phases of the Waterview PUD are aimed to meet the capacity restrictions of the waste water treatment facility; Phase 1 can be supported with the existing sewer taps available and Phase 2 would be developed once the waste water treatment facility project is complete. Site plans will be referred out to utility companies/applicable City Departments for review during the preliminary/final

plat phases. All comments from agencies and the community will be included as exhibits to upcoming reports, once received.

## **2. A.iv. Compatibility with the Environment, Vegetation and Unique Natural Features**

This topic has been discussed in the staff report above. This proposed PUD is found to be compatible with the surrounding environment, vegetation, and limited unique natural features in the lot and neighboring lots. Substantial drainage challenges will be mitigated and maintained to ensure protection of any and all infrastructure and dwelling units. The Sketch Plan application proposes connected landscaped areas to the River Trail for public use.

## **2. A.v. Compatibility with the Architectural History**

The Property is not located within the National & Local Historic District and does not have significant architectural history.

### **PUBLIC NOTICE**

Public noticing requirements per the OMC have been exceeded for this sketch plan application. Public notice was posted at City Hall on December 21, 2022, published in the Plaindealer on December 22, 2022, and posted on the property on January 5, 2023. One public comment has been received by staff from the Chautauqua Subdivision HOA (see Exhibit G).

### **STAFF RECOMMENDATION**

The purpose of a sketch plan is to understand and consider how a proposed development may impact the community in areas such as utilities, access, infrastructure, existing easements, zoning and land use, master plan conformity and goals, adjacent land uses and form, etc. The Waterview PUD Sketch Plan was reviewed with the City's adopted municipal code, the Master Plan, Public Works Department, Ouray County EMS, Fire Department and applicable community adopted plans and ordinances.

Staff recommends the Planning Commission carefully consider the attached Exhibits, this staff report, and overarching goals of the Waterview PUD. After hearing the staff report and any testimony at the hearing, the Commission should discuss the Sketch PUD from a very high level, focusing on the PUD and Sketch Plan Criteria for Decision, and general conformance with the Community Plan. Staff finds this project meets many goals and actions outlined in the Ouray Community Plan, meets the goals set forth in the OMC, and is a reasonable use of the currently vacant site.

Staff recommends the Planning Commission approve the Waterview PUD Sketch Plan after carefully discussing and considering the following for potential conditions of approval/areas to refine for the Preliminary Plat phase:

- Proposed streets, circulation, and access points
- Placement of duplexes, triplexes, and single-family dwellings and phasing of these unit types
- Context of proposed dwelling units (neighborhood characteristics, setbacks, parking areas, adjacent properties)
- Potential bedrooms/bathrooms proposed with unit types and different AMI levels to meet community needs
- Parking, placement, and number of in-unit home childcare facilities

### **Attachments:**

- Exhibit A: Waterview Lot 2 Lot Split Plat (Reception No. 211406)
- Exhibit B: Waterview PUD Sketch Plan Application
- Exhibit C: Applicant Narrative
- Exhibit D: Waterview PUD Sketch Site Plan – Both Phases
- Exhibit E: Waterview PUD Sketch Plan – Lot Summary Table
- Exhibit F: Waterview Subdivision Lot 2 – Existing Conditions Map
- Exhibit G: Chautauqua Subdivision HOA Public Correspondence (letter dated 1/4/2023)



# Community Development Department

320 6th Avenue | P.O. Box 468 Ouray, CO 81427  
 buildinginspector@cityofouray.com | 970-325-7063



## MASTER LAND USE APPLICATION FORM

Please submit the completed Master Land Use Application, any required submittals, and required fee to the Community Development Department for review.

APPLICATION SELECTION		
<i>Please select (✓) which type of application you are applying for and reference the corresponding application fee.</i>		
LAND USE APPLICATION TYPE	OURAY MUNICIPAL CODE REFERENCE	REQUIRED FEE
( ) Site Development Permit (SDP)	<a href="#">§7-4</a>	\$200
( ) Conditional Use Permit	<a href="#">§7-5-F</a>	\$200
( ) Variance Request	<a href="#">§7-5-G</a>	\$500
( ) Rezone	<a href="#">§7-5-I</a>	\$200
( ) Planned Unit Development (PUD) <i>via subdivision</i>	<a href="#">§7-8</a>	\$500
(X) Subdivision – Sketch Plan	<a href="#">§7-7-C-2</a>	\$200
( ) Subdivision – Preliminary Plat	<a href="#">§7-7-C-3</a>	\$400
( ) Subdivision – Final Plat	<a href="#">§7-7-C-4</a>	\$300
( ) Lot Split	<a href="#">§7-7-C-5</a>	\$300
( ) Replat	<a href="#">§7-7-C-6</a>	\$300
( ) Plat Amendment	<a href="#">§7-7-C-7</a>	\$300
( ) Minor Subdivision	<a href="#">§7-7-C-8</a>	\$250
( ) Mobile Home/RV Park	<a href="#">§7-5-J-3</a>	\$300
( ) Condominiumization <i>via subdivision</i>	<a href="#">§7-10</a>	
( ) Other:		

CONTACT INFORMATION	
Applicant Name: <u>David Bruce</u>	
Address: <u>[REDACTED]</u>	City/State/ZIP: <u>[REDACTED]</u>
Phone: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>
Property Owner(s): <u>Ouray Homes, LLC</u>	
Address: <u>[REDACTED]</u>	City/State/ZIP: <u>Telluride/Colorado/81435</u>
Phone: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>
Contact (if different than Applicant): _____	
Address: _____	City/State/ZIP: _____
Phone: _____	Email: _____

PROJECT INFORMATION	
Project Title: <u>Ouray Waterview Subdivision</u>	
Site Address: <u>250 &amp; 251 Uncompahgre Street, Ouray, CO 81435</u>	
Parcel Number(s): <u>2A &amp; 2B</u>	
Zoning District: <input checked="" type="checkbox"/> One   <input type="checkbox"/> R-1   <input type="checkbox"/> R-2   <input type="checkbox"/> C-1   <input checked="" type="checkbox"/> C-2	
Proposed Use: <u>Affordable Housing PUD</u>	Existing Use: <u>Vacant Land/Storage</u>
Proposed Site Area (combined sq. ft.): <u>401187.6</u>	

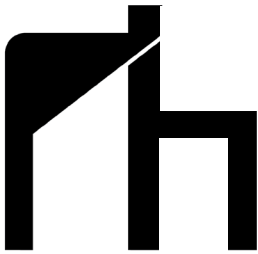
(Continued on back)

Existing Building sq. ft.: 0	Proposed Building sq.ft.: approximately 1200
# of Existing Lots: 2	# of Proposed Lots: 67
Project Description (brief): Please see the attached PDF	
Is the property subject to natural/geologic hazards? (e.g. flooding, landslides, rockfall, debris flow) ( ) Yes (x) No (✓) One	
If yes, briefly describe:	

<b>SUBMITTAL REQUIREMENTS*</b>	
<i>Required for ALL Land Use Application types.</i>	
<input checked="" type="checkbox"/>	<b>Completed Land Use Application</b> (herein)
	<b>Appropriate fees</b> (outlined above; checks paid to the City of Ouray)
<input checked="" type="checkbox"/>	<b>Detailed Site Plan(s):</b> 1) Electronic copy/PDF(s) submitted via email/flash drive to Community Development Department 2) 24"x 36" hard copies submitted to Community Development Department ( <i>only if requested/required</i> )
<input checked="" type="checkbox"/>	<b>Project Narrative</b> including purpose, goals, end-result, current conditions, etc. of proposed land use application (via electronic or hard copy submitted to Community Development Department)
<input checked="" type="checkbox"/>	<b>Any required information, material(s), and/or report(s).</b> <i>See referenced Ouray Municipal Code section(s), above, for additional/supplemental required information and processes.</i> (via electronic or hard copy submitted to Community Development Department)
<input checked="" type="checkbox"/>	<b>Evidence of ownership</b> or written notarized consent of legal owner(s). <i>Corporations or similar entities must provide written documentation on who is authorized to represent and act on behalf of the organization.</i> (via electronic or hard copy submitted to Community Development Department)
<b>* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED</b>	

**Per Ouray Municipal Code Section 7-3-B: Fees.** The applicant is responsible for all costs incurred by the City which may include legal fees, postage, notice and publication costs, other professional services or charges by outside agencies for the review and processing of the applicant's request. The Applicant will be invoiced of such charges for payment within 30 days of mailing. Invoices not paid prior to the final decision meeting or action as requested, may cause the matter to be delayed to a subsequent date/time or the application could be denied. Please review the full statement in the Code regarding payment of fees.

<b>CERTIFICATION</b>	
By affixing my signature hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge and that I am the owner of the premises where the work is to be performed or am acting as the owner's authorized agent. I further agree to hold harmless the City of Ouray as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including the undersigned, and filed against the City of Ouray, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as a part of this application.	
Applicant's Signature: (Required) <i>David Bruce</i>	Date: October 21, 2022
Property Owner's Signature: (Required) <i>Paul Major</i>	Date: October 21, 2022
Agent's Signature:  (If you are acting as an owner's agent, you must provide Authorization of Agent form)	Date:



**Rural Homes**      Sketch Plan  
Ouray Waterview      Application

to: Lily Oswald, Ouray Community Development Director  
Silas Clark, Ouray City Administrator  
from: David Bruce, Project Manager Rural Homes LLC

# Table of Contents

p3	Mission Statement
p4-5	What is the Rural Homes Model?
p6-9	Rural Homes Project Portfolio
p10	Fading West
p11	All-electric & solar photo-voltaic program
p12	Sketch Plan Application

## Supporting Documentation:

Deed of Ownership -

*"1\_31734\_Ouray Waterview\_CHIFO Deed of Trust signed"*

*"85007577\_Ouray Land Closing documents"*

Existing Conditions Survey -

*"220829\_Existing Conditions Map"*

Sketch Plan - Schematic Design Document -

*"Waterview SD 10-20-2022"*

## Mission Statement

There is a lack of affordable housing in mountain communities across Colorado. According to the Mountain Migration Report conducted across six counties with tourism-driven economies, the pandemic led to record-high home purchase and rent prices, accompanied by a sharp decrease in unit availability.

Ouray is not immune to these trends. Small business owners, the school district, and local government (all of whom have representatives on the *Rural Homes Ouray Committee*) all struggle to find employees. They cite a lack of housing options as the primary reason. Without the development of new housing options priced for the local workforce, the community of Ouray will struggle to keep businesses open and provide key services. Multiple *Rural Homes Ouray Committee* members have noted that they currently spend an unsustainable amount of time trying to locate housing for prospective and current employees, and this is one of the main reasons they wanted to become part of the Committee. The problem is apparent throughout Colorado, but magnified in land-constrained and desirable locations such as Ouray, which is why it is a perfect location for a project spearheaded by Rural Homes.

# What is the Rural Homes Model?

There is a gap between what a teacher earns, what a teacher can afford, and the prices of homes that are available in the market (see graph below). Teachers are not alone, countless essential workers across Colorado face this dilemma. **Rural Homes aims to reduce the cost to build rural housing.**

By integrating donated land, factory-manufactured construction, and low-cost construction finance into a toolkit, we are restructuring the way affordable housing can be built for our region's essential workforce: teachers, medical professionals, immigrants, federal employees that earn between 60-120% of Area Median Income (AMI). Our ambition is to inform and refine a model that minimizes the cost of building single-family homes so that it can be replicated and scaled across rural Colorado. By adding new building stock to a housing market that is saturated with old, dilapidated homes or inflated by vacation markets, we are addressing key determinants of public health and long-term economic sustainability in the region.



Our approach tries to whittle down the cost of construction by combining pre-fabricated off-site home building, low-interest construction finance, offsetting the cost of land, and connecting qualified home buyers with low-interest lenders and down payment assistance.

# What is the Rural Homes Model? *Continued*

## Cost of Capital

Partners across Colorado's community organizations and philanthropic entities are interested in new approaches to building affordable housing. We've raised construction finance loans with 0.5% interest and below by working with philanthropic funders such as: The Colorado Health Foundation, El Pomar Foundation, Donnell Kay Foundation, Kenneth King Foundation, Caring for Colorado, Dakota Foundation and Boettcher Foundation.

Furthermore, the Department of Local Affairs and The Division of Housing have matched the philanthropic dollars donated to the projects. We are also pursuing additional "gap financing" funding to subsidize additional costs such as infrastructural improvements related to the project with the goal of reducing the final price of each unit built.

## Cost of Land

We can reduce the overall property values of our homes by securing land donations from municipal entities like towns or counties, or by securing funding to purchase land from private donors and state organizations. San Miguel County has donated land for development in Norwood, and philanthropic funding has been offered for land in Ridgway. Here in Ouray, we have taken advantage of the opportunity to buy one of the last major parcels in the City and are searching for avenues to off-set the cost of purchase. The ideal site has strict criteria in order to control the per-unit costs of building the homes. They are flat, infill, and adjacent to existing civic infrastructure in order to minimize grading, new street construction, or the extension of water and sewer lines.

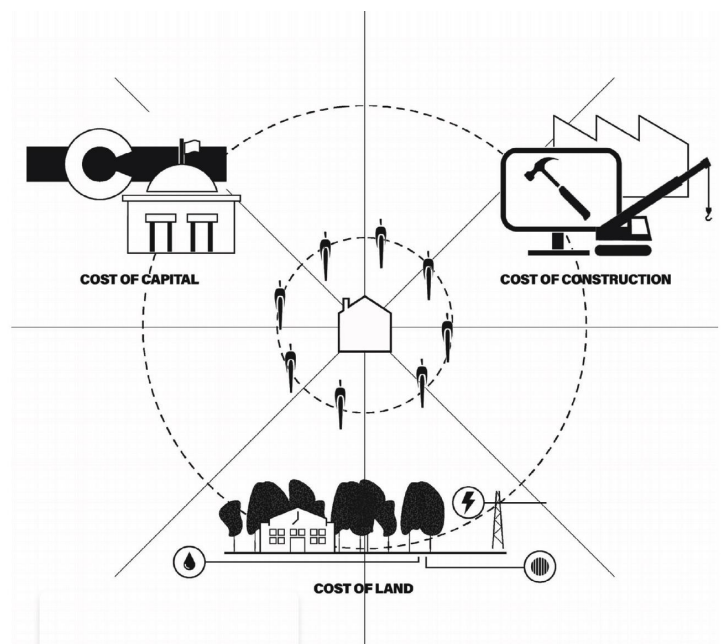
## Cost of Construction

Standard stick-built construction is expensive and wasteful: on average, 30% of the material purchased for home construction ends up in a dumpster. In addition to this, the local labor force is (mostly) involved in high-end home construction, so even if subcontractors are compelled to work on affordable housing, the market sets a price of labor too expensive to build affordably.

By partnering with innovative Colorado companies such as Fading West (modular construction) and Simple Homes (panelized construction), we can significantly lower these on-site construction costs. For instance, Fading West builds 85% of the homes in their factory and ships them to the site in parts, allowing us to not only lock in prices on 85% of the house 8 months before construction, but also to save money on subcontractors by reducing the time it takes to assemble the house.

## Community Led Process

Each project is guided by a community design process that integrates the strength of each community to build new neighborhoods that improve economic, social, cultural, health, and environmental outcomes. Networks of residents, local governments, affordable housing advocates, business owners and government officials are all required to build places that reflect the desires of the community.



# RH Portfolio:

# Wetterhorn Homes Ridgway

Under Construction - 14 Townhomes  
Expected move-in April 2023



# RH Portfolio:

# Wetterhorn Homes Ridgway

Under Construction - 14 Townhomes  
Expected move-in April 2023



# RH Portfolio:

# Pinion Park Norwood

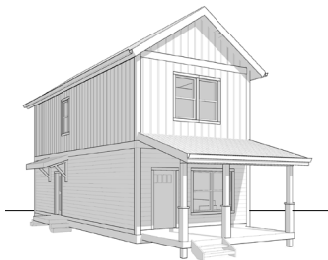
Under Construction - 10 Townhomes, 14 Single-Family Detached Homes  
Expected move-in January 2022



# RH Portfolio:

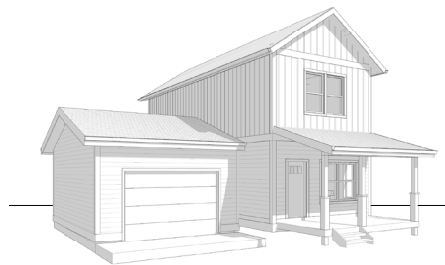
# Pinion Park Norwood

Under Construction - 10 Townhomes, 14 Single-Family Detached Homes  
 Expected move-in January 2022



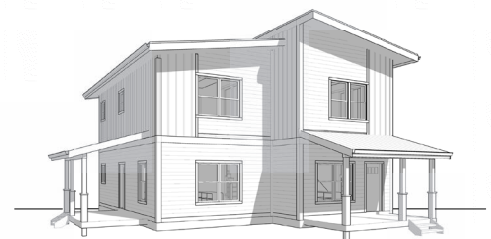
### The Wilson

Farmhouse Gable  
 3 Bedrooms  
 3 Bathrooms  
 Detached  
 1216 square feet  
 8' x 12' shed  
 Rooftop Solar  
 Air Conditioning  
 Electric Vehicle-ready  
 Raw water tap  
 GE appliances  
 Fiber internet



### The Hastings

Farmhouse Gable  
 3 Bedrooms  
 3 Bathrooms  
 Detached  
 1648 square feet  
 18' x 24' garage  
 Rooftop Solar  
 Air Conditioning  
 Electric Vehicle-ready  
 Raw water tap  
 GE appliances  
 Fiber internet

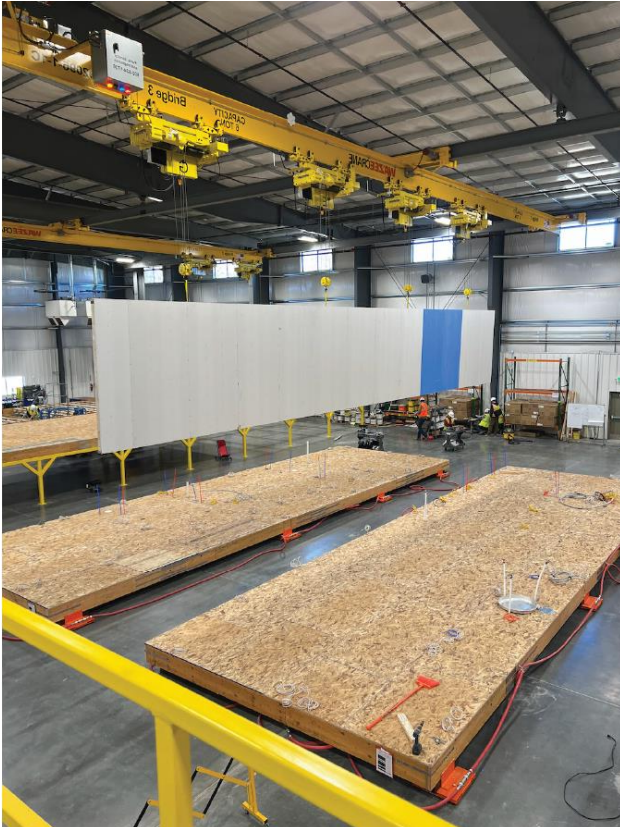


### The Sunshine

Mountain Modern  
 2 Bedrooms  
 2 Bathrooms  
 Attached  
 1024 square feet  
 10' x 16' shed  
 Rooftop Solar  
 Air Conditioning  
 Electric Vehicle-ready  
 Raw water tap  
 GE appliances  
 Fiber internet

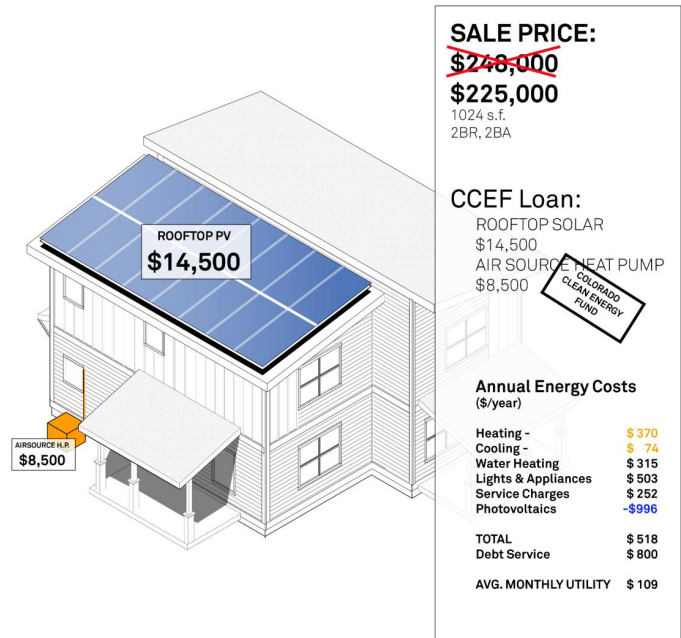
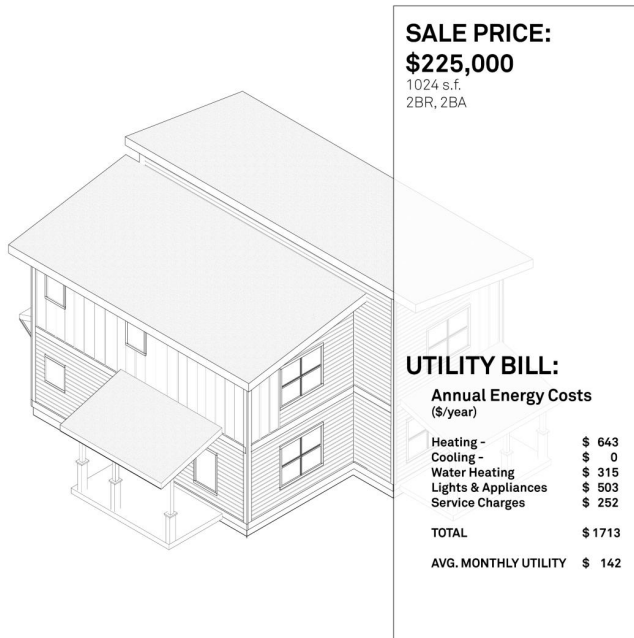
### The McKee

Mountain Modern  
 3 Bedrooms  
 3 Bathrooms  
 Attached  
 1216 square feet  
 10' x 20' shed  
 Rooftop Solar  
 Air Conditioning  
 Electric Vehicle-ready  
 Raw water tap  
 GE appliances  
 Fiber internet



# Strategic Partner

# Colorado Clean Energy Fund



## Pinion Park Pilots Tariff On-Bill Financing for Solar & Air Source Heat Pumps

Rooftop solar provides direct benefits to homeowners, including reduced utility bills, increased property values, and lower carbon footprints. However, the benefits of rooftop solar are only realized by middle- and higher-income homeowners due to the additional upfront costs of purchasing and installing a system. Homeowners at all income levels deserve access to the benefits of rooftop solar. Eliminating the financing hurdle is the key to extending the benefits of solar to lower income homeowners.

Tariff On-Bill Financing (TOBF) provides an opportunity to integrate solar into for-sale construction that is priced for affordable and workforce markets. TOBF can realize the benefits of rooftop solar without requiring lower income families to take on an additional loan to finance the system. In concept, with TOBF, a homeowner pays off the cost of the solar system through their utility bill payments and sees a reduced electrical bill because of rooftop solar power generation. All homeowners pay electric bills. The key is to finance the system at a rate and term that ensures the monthly utility bill is lower than the alternative without the system.

Rural Homes (RH) is developing a proposal with the Colorado Clean Energy Fund (CCEF) and Elemental Energy (EE) to install solar on Pinion Park homes. The program will achieve homeowner savings on their monthly utility bills by up to 25%. In some cases that could be \$100 or more per month in electric utility bills savings. Once the loan is paid in full and the TOBF payments are expired (well before the usable end of life for the system) then the homeowner's savings increase further.

This program proposes to pilot a TOBF approach in partnership with San Miguel Power Association for the Norwood Pinion Park affordable housing project. Pinion Park broke ground on the construction of for-sale single family and townhouse homes in March 2022, and homeowners will move-in September 2022.

Every Pinion Park home is designed to be constructed as all-electric and will be wired for electric vehicle charging. The spirit of this development is to provide ownership pathways to working community members. Providing equitable access to energy efficiency, solar and other bill savings is imperative to every income homeowner.

The Pinion Park rooftop photo-voltaic (PV) solar systems will be financed by the Colorado Clean Energy Fund, with loan payments administered via a surcharge on the homeowner's monthly utility bill. The system design will be done by Elemental Energy. Installation will be done by CAM Electronic a sub-contractor of Stryker Construction, the general contractor for Pinion Park. Both the installation and financing of the solar system will be seamless does not require the homeowner take on any additional financing. Roof orientations at Pinion Park will allow for up to 7-10kW per home.

Every homeowner deserves equitable access to lower utility bills and clean energy.

# **Ouray Waterview**

## Sketch Plan

## Deed of Ownership:

Please refer to the attached documents:

- 85007577\_Ouray Land Closing documents
- 1\_31734\_Ouray Waterview\_CHIFO Deed of Trust signed

## Total Acreage of Property:

9.21 acres

## Uses & Project Program:

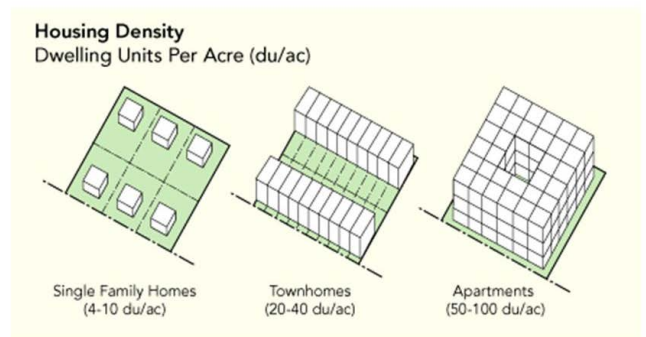
The Ouray Waterview Subdivision Sketch Plan proposes 67 units. Units will include Single Family Dwellings and Townhomes. Townhomes will not exceed clusters of three units (duplexes & triplexes). Unit uses will also include in-unit home-childcare. Additionally, the site will be programmed with streets that contain on-street parking and alleys in a Right of Way. We intend to dedicate the Right of Way to the City of Ouray for ownership and maintenance upon successful and accepted completion of the horizontal development. Finally, the proposal includes recreational green space, planted open space, and storm water detention ponds that will be programmed as landscape spaces. These green spaces will occur on the western fringe of the lot with a direct adjacency to the existing river trail in order to provide future residents with a direct connection to the trail. We intend to dedicate all green space to Ouray Parks & Recreation for long term ownership & maintenance.

## Current Zoning; Future Zoning:

Current: C-2 Commercial-Industrial; Future: Planned Unit Development within C-2 Commercial Industrial

## Density:

7.27 Dwelling Units/Acre



## Existing Conditions Survey:

Please see [Appendix 1: 220829\\_Existing Conditions Map](#) for existing utility easements & infrastructure

## Utilities:

**Water:** We will request to tap into Ouray's municipal water service. Typical maximum daily water demand per single family homes is 350 gallons per day per unit during the summer season. This estimate includes 50 GPD for outside irrigation. These volumes are typically 100 GDP higher than actual measured flows and are used for planning purposes. Given this 350 GDP figure, the Waterview Subdivision would generate a demand of 23,450 gallons per day of water.

**Sewer:** We understand that there are planned service upgrades to the City's sewer treatment plant and that may cause limitations to project timing, or a project delivery in two phases. Once the capacity of the sewer treatment plant can handle the project, we will request to tap into Ouray's municipal sewer service. We estimate that these units will generate 300 gallons of sewage per day.

**Electric:** There appears to be available overhead power lines to tap into electric service. We have not yet engages SMPA for a service engineering request.

**Natural gas:** The subdivision's units will not require natural gas services. Homes will be all-electric and provided with air-source heat pumps.

**Fiber:** The project will be connected to broadband Internet. The provider is currently unknown.

**Ditch:** We have reached out to the owner of the ditch company and have the support to drop a culvert in the ditch that runs east-west between Lots 2A & 2B in order to cross the ditch with our road that runs north-south

## Ouray Zoning Map

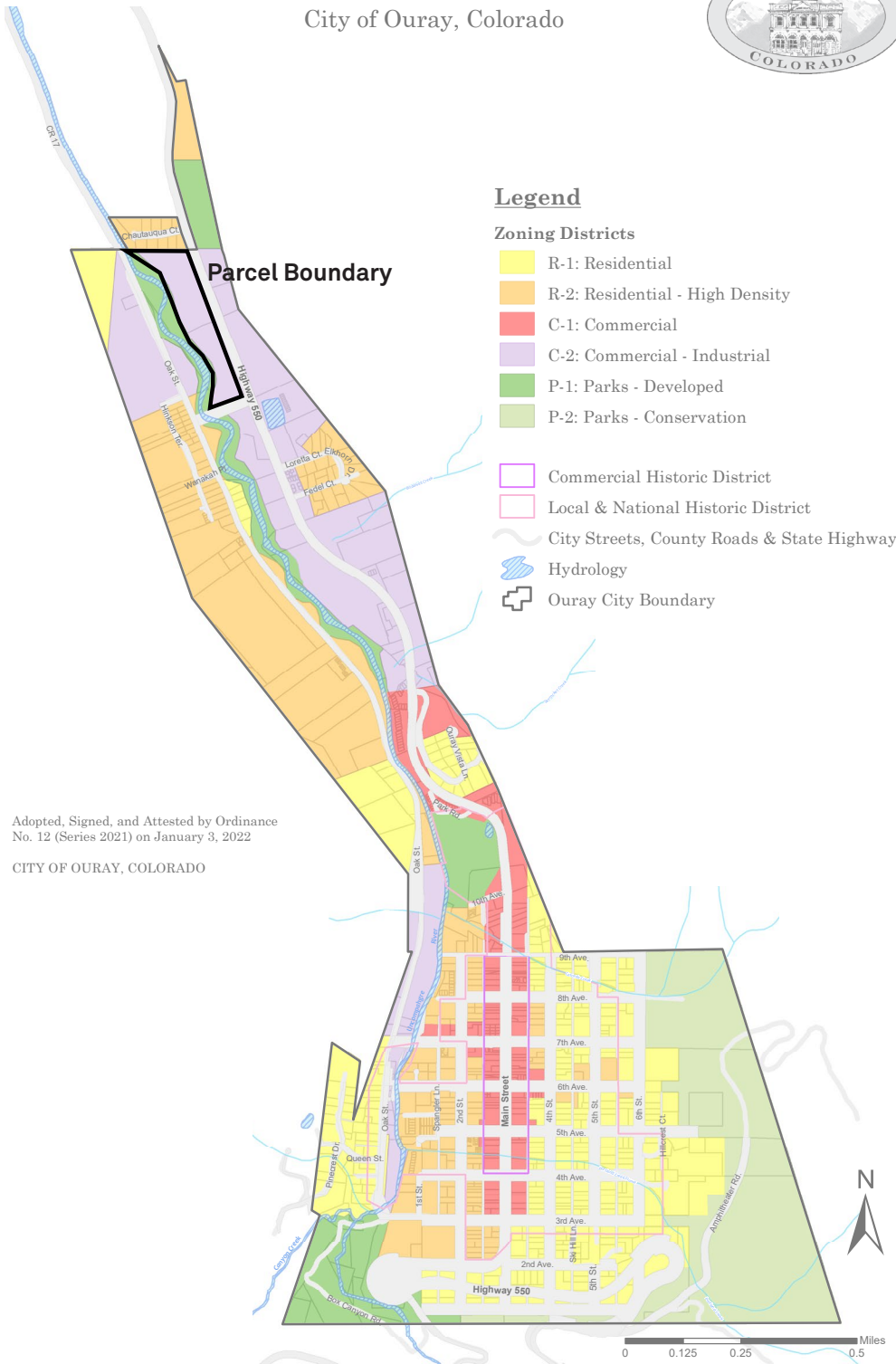
City of Ouray, Colorado



### Legend

#### Zoning Districts

- R-1: Residential
- R-2: Residential - High Density
- C-1: Commercial
- C-2: Commercial - Industrial
- P-1: Parks - Developed
- P-2: Parks - Conservation
- Commercial Historic District
- Local & National Historic District
- City Streets, County Roads & State Highway
- Hydrology
- Ouray City Boundary



Adopted, Signed, and Attested by Ordinance No. 12 (Series 2021) on January 3, 2022

CITY OF OURAY, COLORADO

Current zoning district is **C-2 Commercial-Industrial**. Zoning will remain C-2 Commercial-Industrial but we will pursue a Planned Unit Development (PUD) pursuant to Ouray Land Use Code section (7-8). Please see the next page for 7-8 excerpts.

7-8 Planned Unit Developments (PUD)

A. 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.** PUD's allow for consideration of development proposals that differ from required development improvements identified in the OLUC. PUD's offer different options to the applicant when planning and obtaining City approval for their development. PUD's allow flexibility with respect to dimensional requirements and increased densities under certain conditions or circumstances. PUD's 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.

B. Criteria for a Planned Unit Development (PUD)

1. A PUD shall be in general conformity with the City Community Plan and consistent with the objectives as stated in Subsection A above.
2. Compliance with the Colorado Planned Unit Development Act of 1972.
3. A PUD shall have a minimum of 1 unit or lot.

C. 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.

**Permitted uses in C-2 include: "Any use allowed in R-1, R-2 or C-1 Districts" "Multi-Family Dwellings" "Duplexes" "Single-family dwellings"**

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

D. 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 PUD's may have additional residential units for each acre in the PUD, above what would be allowed otherwise in the zoning district or districts involved.
3. A minimum of 20% of the gross area of the PUD must be preserved as parks or open space.

E. Procedures

1. Planned Unit Developments (PUD) shall be reviewed in accordance with the same procedures for review of subdivisions as found in Subsection 7-7-C.
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 at least 15 days prior to the hearing.

F. Required Improvements and Standards

1. PUD plans shall comply with design standards in Subsection 7-7-E and provide construction improvements as required for subdivisions in Subsection 7-7-F, unless granted otherwise by the Planning Commission.
2. PUD development improvement agreements and required securities must comply with Subsection 7-7-F-2.

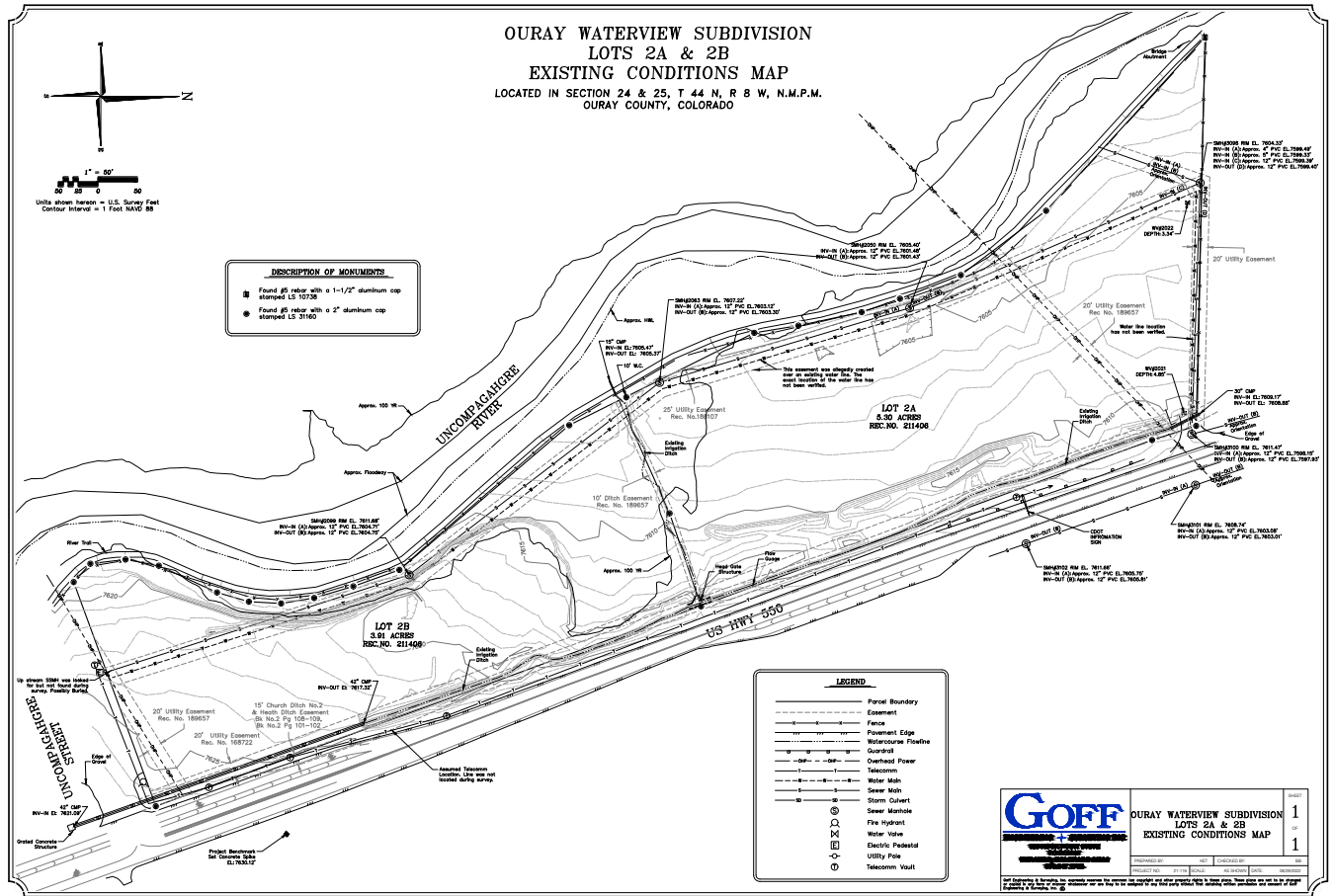
G. Additional Requirements:

1. Other information necessary to show compliance with the requirements of this subsection shall also be submitted with the Planned Unit Development plan. Where appropriate, parameters, limits or specifications may be approved in lieu of exact locations, numbers and sizes.

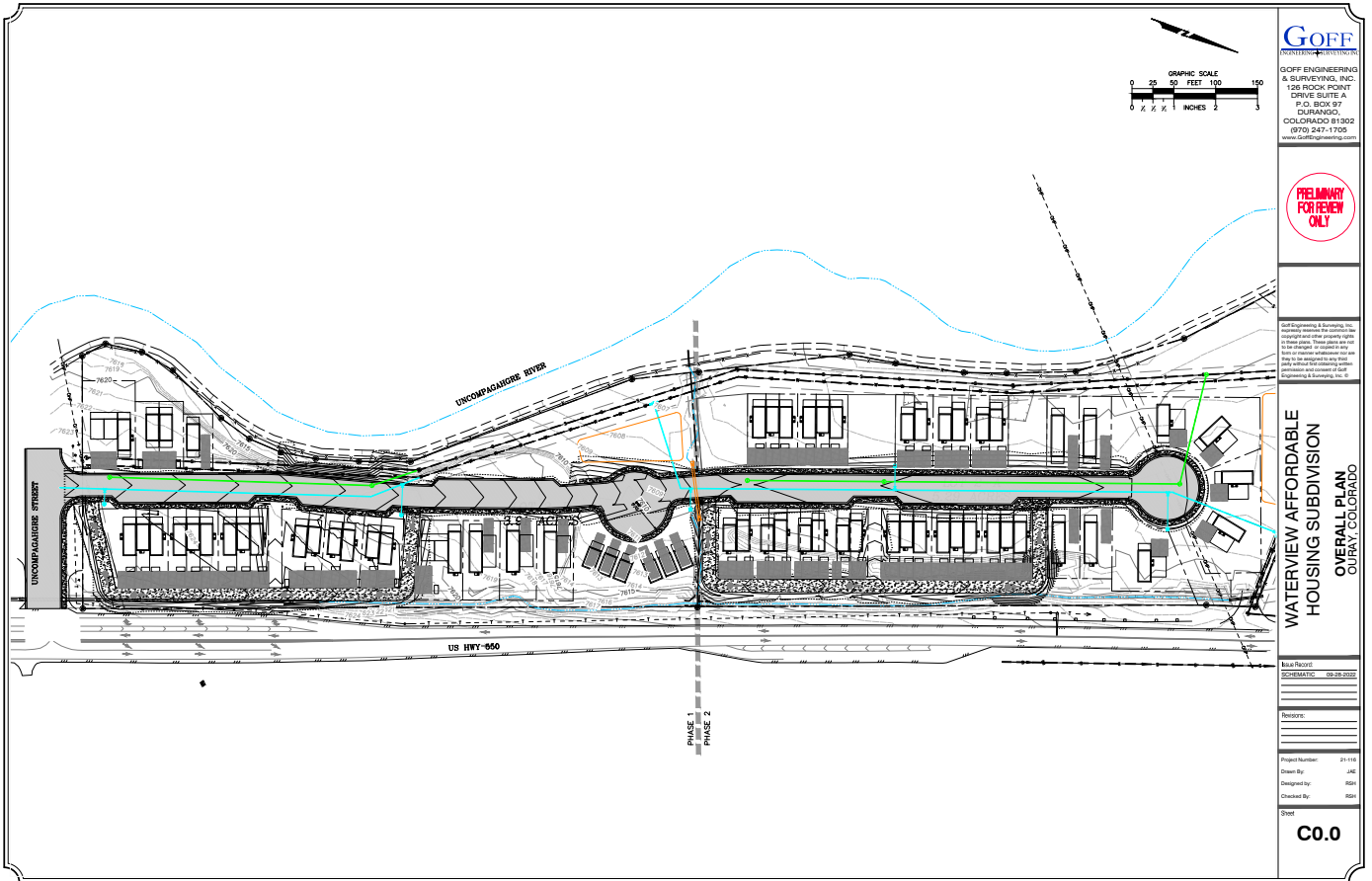
2. The PUD plan may be also enforced in accordance with and in the same manner as the provisions of the Planned Unit Development Act of 1972, as amended. C.R.S. 24-67-101, et. seq.

3. Approval of a PUD by the City is purely discretionary. If the City and applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the applicant does not accept all conditions, that development must adhere to standard subdivision and zoning requirements.





Please refer to the attachment "220829\_Existing Conditions Map"



Please refer to the attachment **“Waterview SD 10-20-2022”**

The attachment is a four page document that shows the schematic proposal in detail.

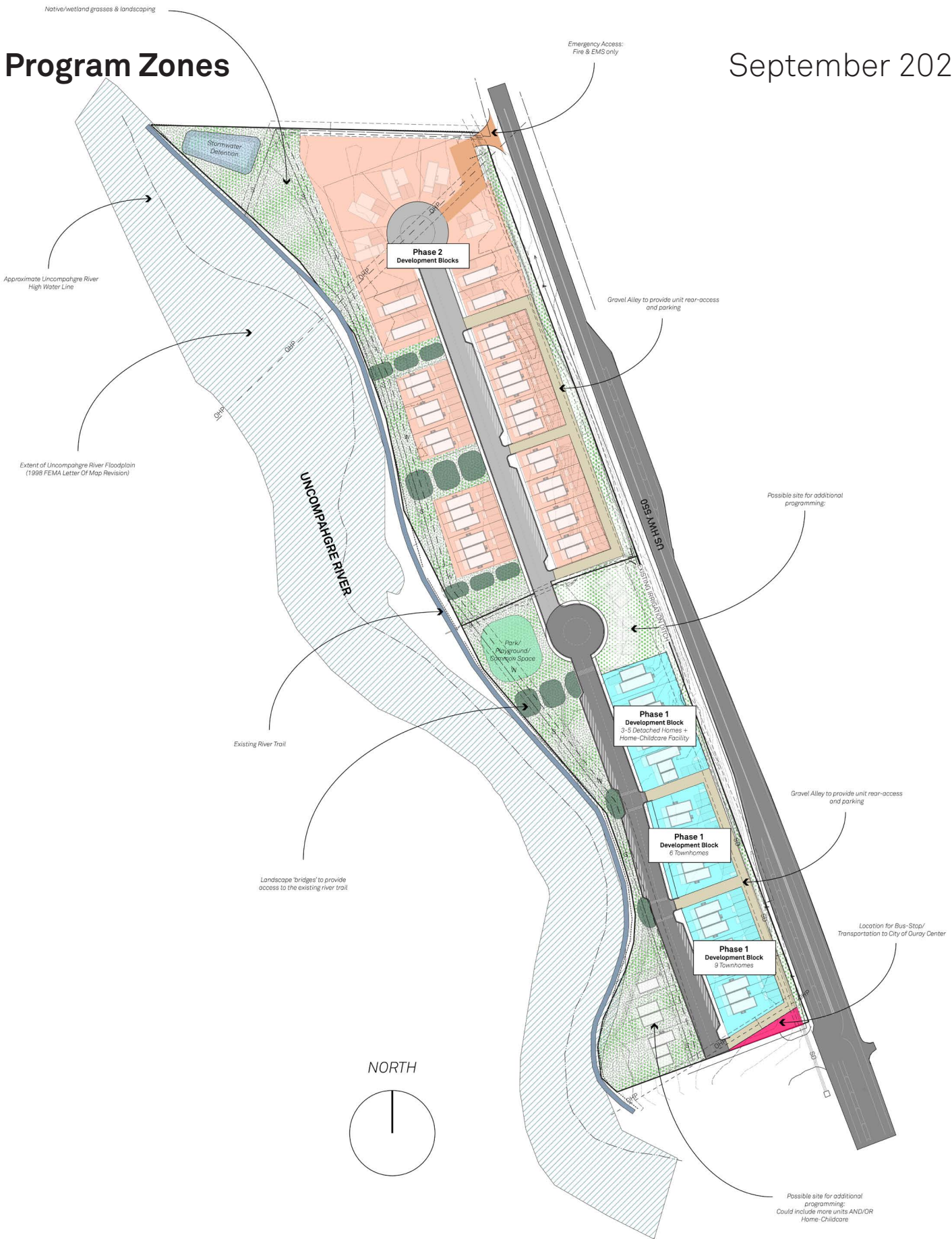
Street name: We do not currently have a proposed street name. We will put this question to the Ouray Housing Committee.

Street dimensions: The proposed street section will include two 12’ drive lanes and one 8’ on-street parking lane. All units have been provided with 2 off-street parking stalls dimensioning 10’x20’. The alley is proposed as a one-way at 14’ wide.

A school bus stop could be located in the center of the site at the first round-about or at the southern end of the site between the alley and Uncompahgre Street.

# Program Zones

September 2022



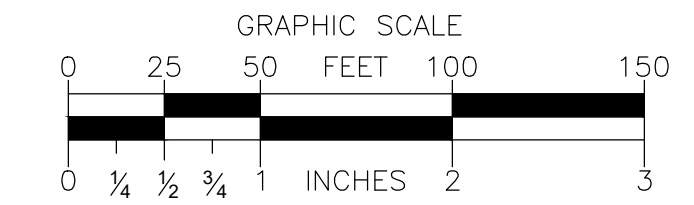
Green denotes open green space, blue is a possible phase 1, orange is a possible phase 2. Note that detention ponds have moved from this diagram to the SD set. The SD set is the latest plan set and is what our civil engineer has proposed.

Before



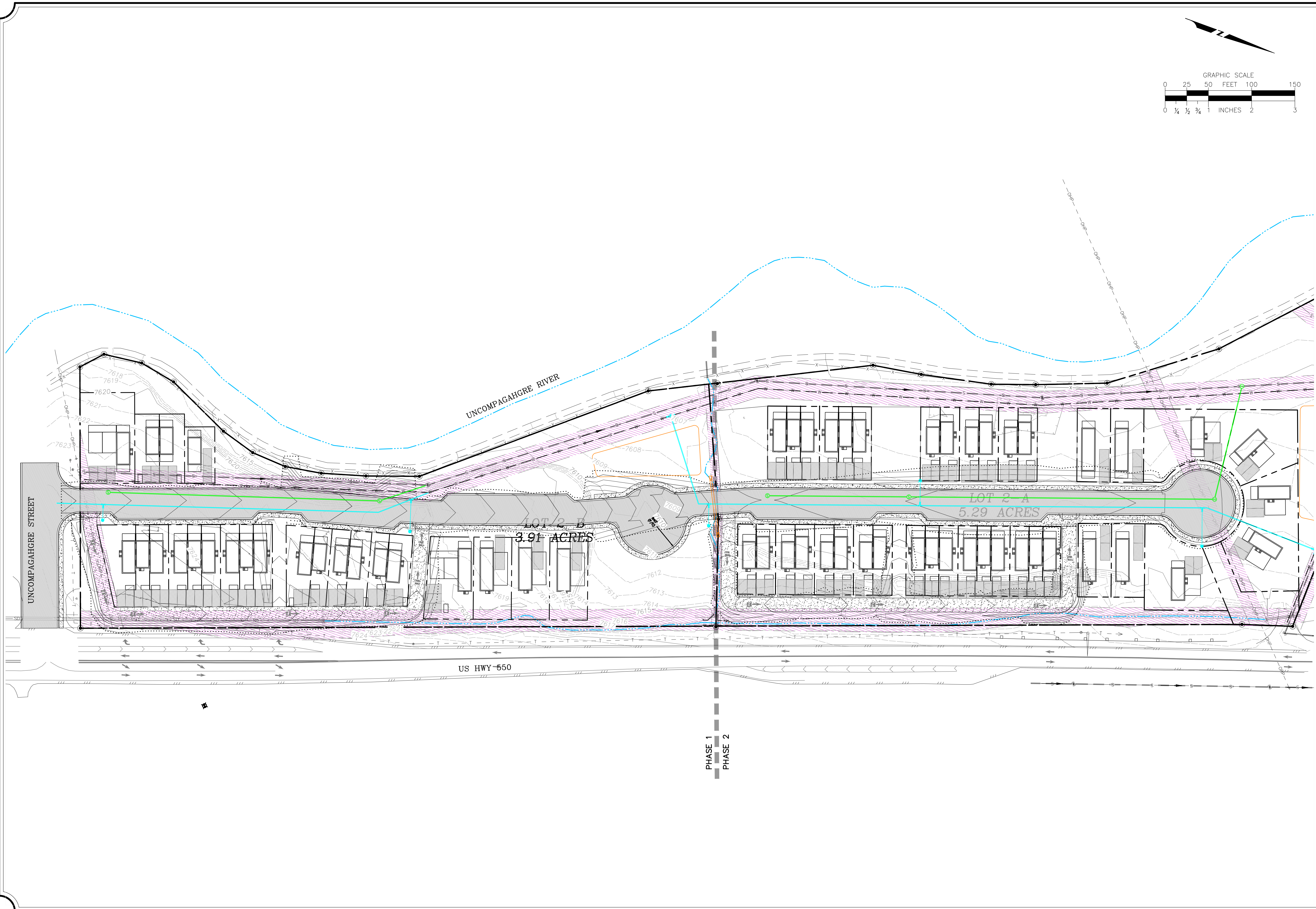
After





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**WATERVIEW AFFORDABLE  
HOUSING SUBDIVISION  
OVERALL PLAN  
OURAY, COLORADO**

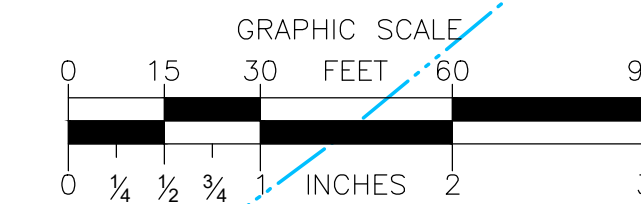
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SCHEMATIC 11-29-2022

Revisions:

Project Number: 21-116  
Drawn By: JAE  
Designed by: RSH  
Checked By: RSH

Sheet

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**WATERVIEW AFFORDABLE HOUSING SUBDIVISION**  
**PHASE 1 PLAN**  
OURAY, COLORADO

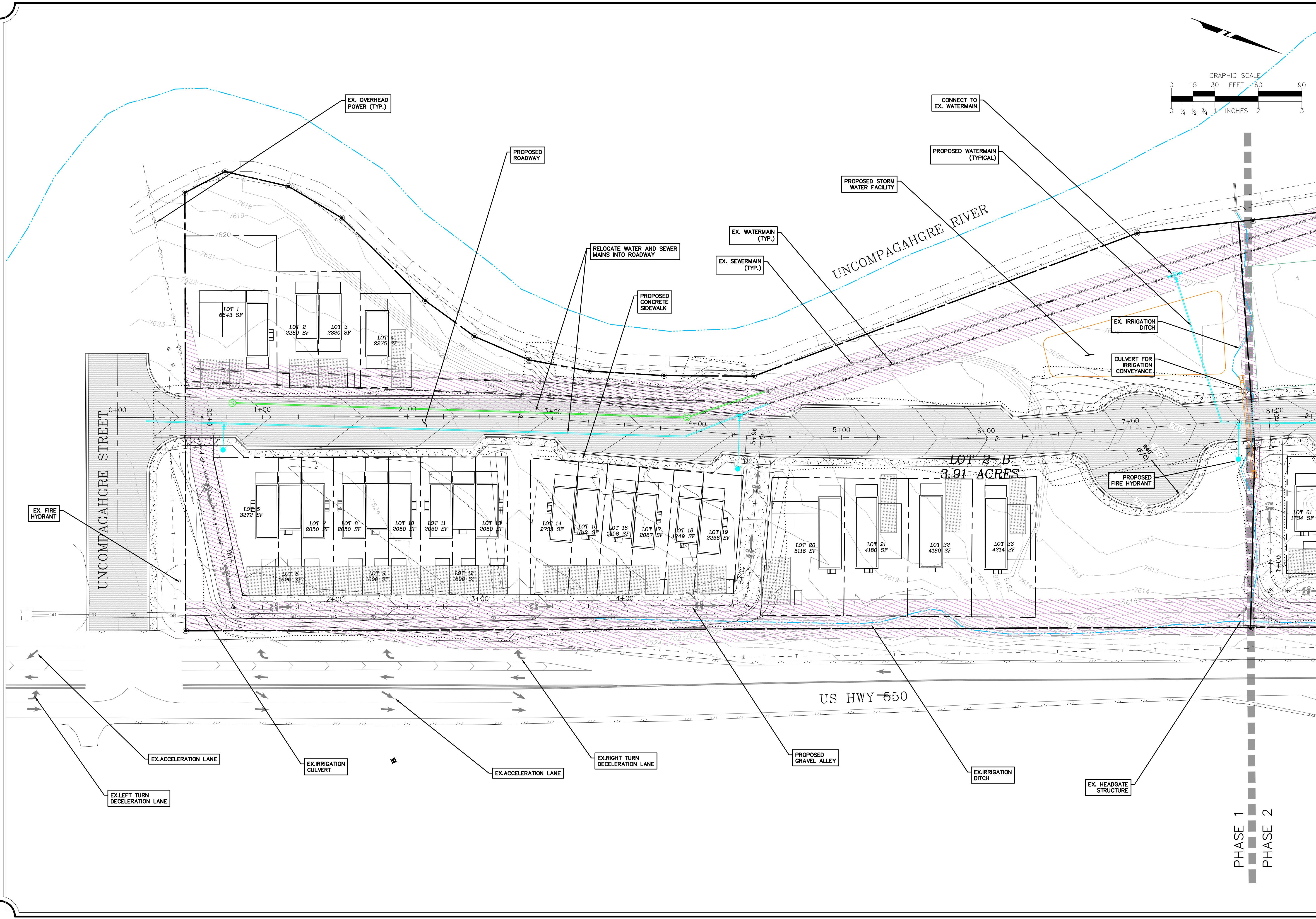
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Revisions:

Project Number: 21-116  
Drawn By: JAE  
Designed by: RSH  
Checked By: RSH

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**WATERVIEW AFFORDABLE HOUSING SUBDIVISION**  
**PHASE 2 PLAN**  
OURAY, COLORADO

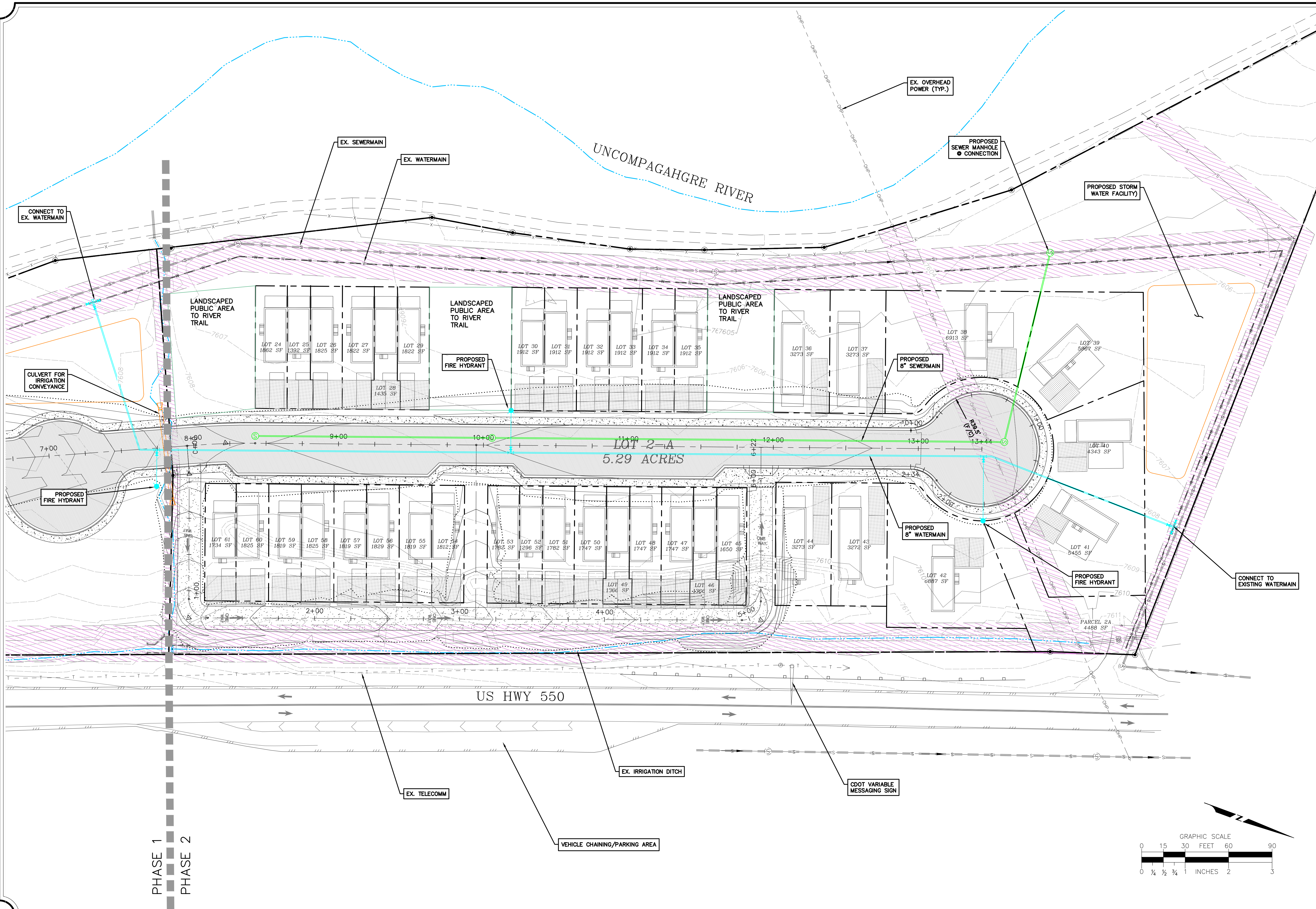
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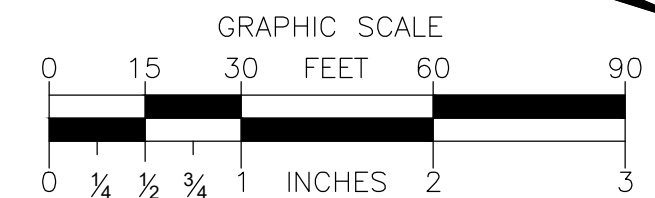
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Drawn By: JAE  
Designed by: RSH  
Checked By: RSH

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**C0.2**



PHASE 1  
PHASE 2



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WATERVIEW AFFORDABLE HOUSING SUBDIVISION  
CO.3 TYPICAL ROADWAY SECTIONS - DURANGO, COLORADO  
G2-01 TYPICAL ROADWAY SECTIONS

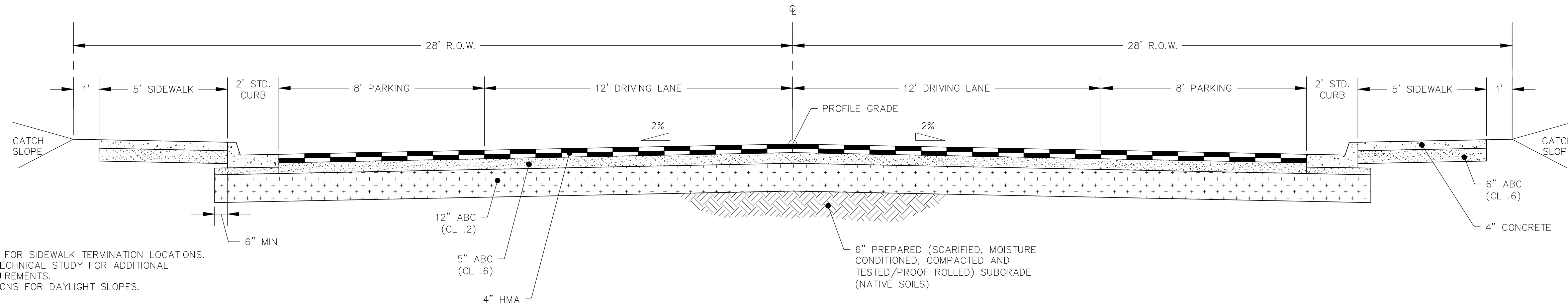
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Revisions:

Project Number: 21-116  
Drawn By: JAE  
Designed by: RSH  
Checked By: RSH

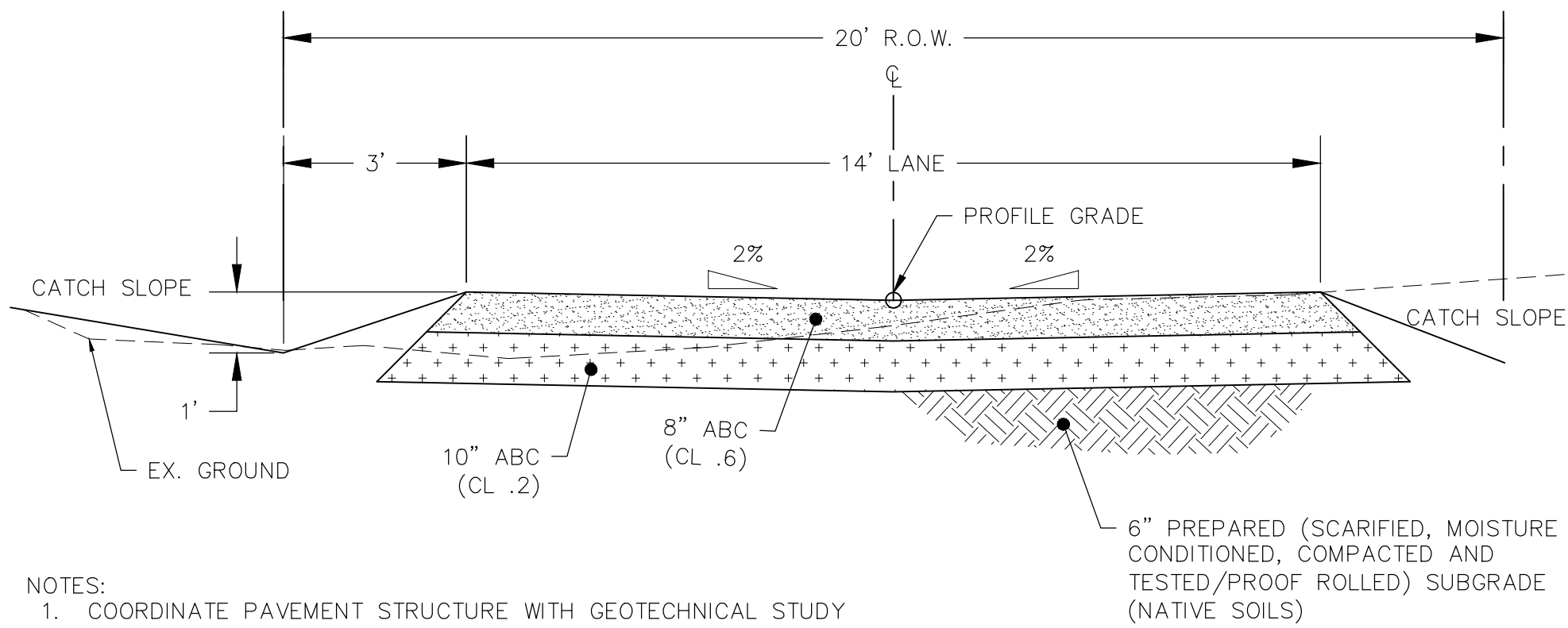
Sheet

**TYPICAL STREET SECTION (WITH PARKING)**



- NOTES:
1. REFER TO ROAD PLANS FOR SIDEWALK TERMINATION LOCATIONS.
  2. COORDINATE WITH GEOTECHNICAL STUDY FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  3. REFER TO CROSS SECTIONS FOR DAYLIGHT SLOPES.

**ALLEY ROAD SECTION**



- NOTES:
1. COORDINATE PAVEMENT STRUCTURE WITH GEOTECHNICAL STUDY FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  2. REFER TO CROSS SECTIONS FOR DAYLIGHT SLOPES.

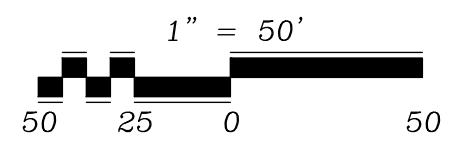
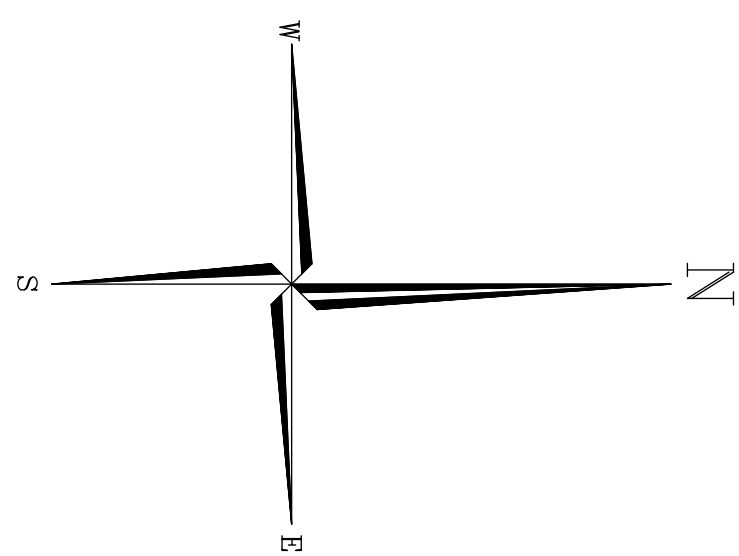
**WATERVIEW PUD SKETCH PLAN - LOT SUMMARY****Phase 1 - Lot 2B (3.91 acres)**

<b>Lot #</b>	<b>Area (sq. ft.)</b>	<b>Dwelling Unit Type</b>	<b># of Parking Spots</b>
Lot 1	6,643	Single-Family (with home childcare)	3
Lot 2	2,280	Duplex	2
Lot 3	2,320	Duplex	2
Lot 4	2,275	Single-Family	2
Lot 5	3,272	Triplex	2
Lot 6	1,600	Triplex	2
Lot 7	2,050	Triplex	2
Lot 8	2,050	Triplex	2
Lot 9	1,600	Triplex	2
Lot 10	2,050	Triplex	2
Lot 11	2,050	Triplex	2
Lot 12	1,600	Triplex	2
Lot 13	2,050	Triplex	2
Lot 14	2,733	Duplex	2
Lot 15	1,817	Duplex	2
Lot 16	1,958	Duplex	2
Lot 17	2,087	Duplex	2
Lot 18	1,749	Duplex	2
Lot 19	2,256	Duplex	2
Lot 20	5,116	Single-Family (with home childcare)	3
Lot 21	4,180	Single-Family	2
Lot 22	4,180	Single-Family	2
Lot 23	4,214	Single-Family	2

Phase 2 - Lot 2A (5.29 acres)			
Lot #	Area (sq. ft.)	Dwelling Unit Type	# of Parking Spots
Lot 24	1,862	Triplex	2
Lot 25	1,392	Triplex	2
Lot 26	1,825	Triplex	2
Lot 27	1,822	Triplex	2
Lot 28	1,435	Triplex	2
Lot 29	1,822	Triplex	2
Lot 30	1,912	Duplex	2
Lot 31	1,912	Duplex	2
Lot 32	1,912	Duplex	2
Lot 33	1,912	Duplex	2
Lot 34	1,912	Duplex	2
Lot 35	1,912	Duplex	2
Lot 36	3,273	Single-Family	2
Lot 37	3,273	Single-Family	2
Lot 38	6,913	Single-Family	2
Lot 39	5,967	Single-Family	2
Lot 40	4,343	Single-Family	2
Lot 41	5,455	Single-Family	2
Lot 42	6,887	Single-Family	2
Lot 43	3,272	Single-Family	2
Lot 44	3,272	Single-Family	2
Lot 45	1,650	Triplex	2
Lot 46	1,366	Triplex	2
Lot 47	1,747	Triplex	2
Lot 48	1,747	Triplex	2
Lot 49	1,366	Triplex	2
Lot 50	1,747	Triplex	2
Lot 51	1,782	Triplex	2
Lot 52	1,296	Triplex	2
Lot 53	1,782	Triplex	2
Lot 54	1,812	Duplex	2
Lot 55	1,819	Duplex	2
Lot 56	1,829	Duplex	2
Lot 57	1,819	Duplex	2
Lot 58	1,825	Duplex	2
Lot 59	1,819	Duplex	2
Lot 60	1,825	Duplex	2
Lot 61	1,734	Duplex	2

# OURAY WATERVIEW SUBDIVISION LOTS 2A & 2B EXISTING CONDITIONS MAP

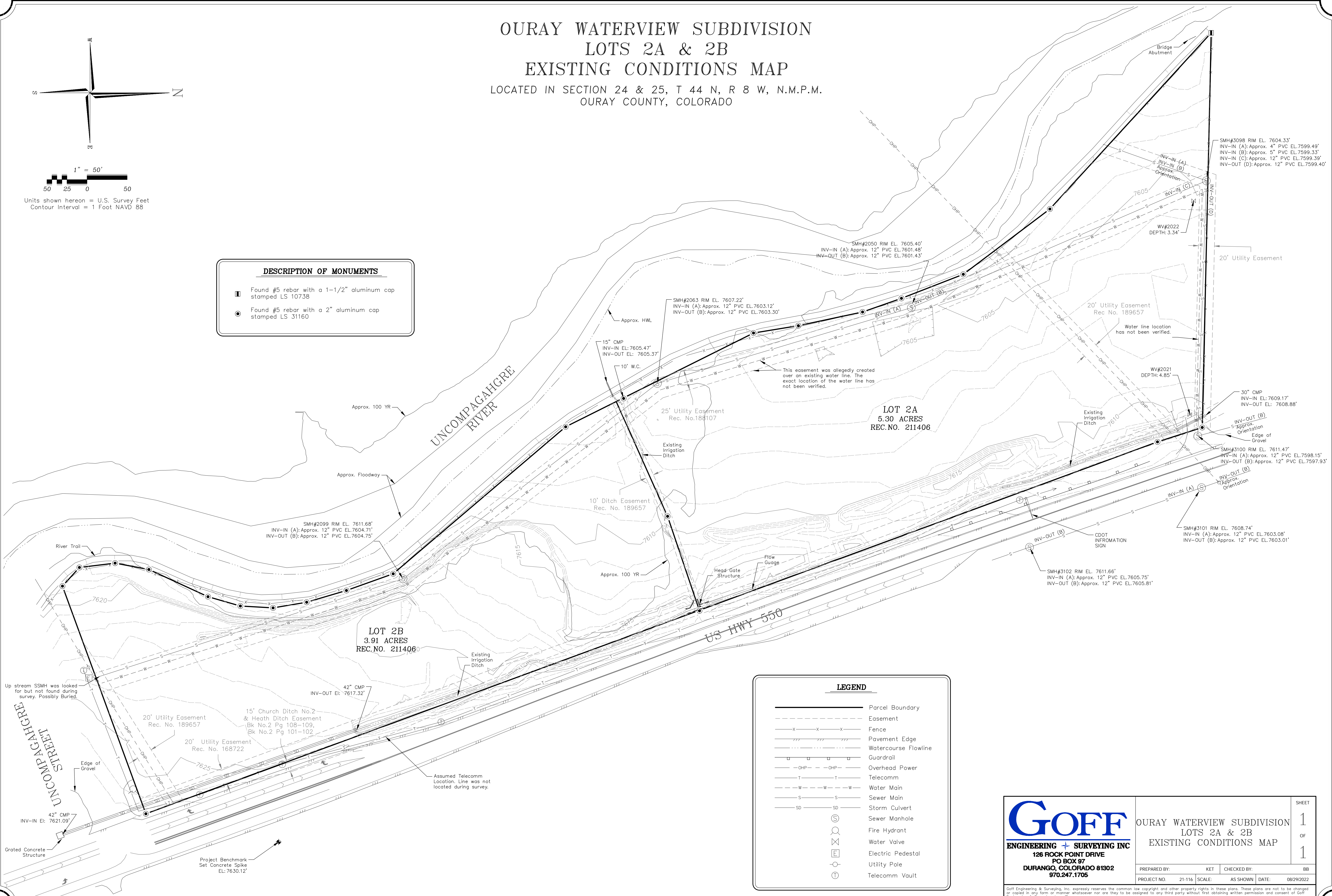
LOCATED IN SECTION 24 & 25, T 44 N, R 8 W, N.M.P.M.  
OURAY COUNTY, COLORADO



Units shown hereon = U.S. Survey Feet  
Contour Interval = 1 Foot NAVD 88

**DESCRIPTION OF MONUMENTS**

Found #5 rebar with a 1-1/2" aluminum cap stamped LS 10738  
 Found #5 rebar with a 2" aluminum cap stamped LS 31160



LEGEND	
———	Parcel Boundary
- - - - -	Easement
- x - x - x -	Fence
- / - / - / -	Pavement Edge
- . . . . -	Watercourse Flowline
-   -   -   -	Guardrail
- OHP - OHP -	Overhead Power
- T - T - T -	Telecomm
- W - W - W -	Water Main
- S - S - S -	Sewer Main
- SD - SD -	Storm Culvert
⊙	Sewer Manhole
⊗	Fire Hydrant
⊕	Water Valve
⊞	Electric Pedestal
⊙	Utility Pole
⊠	Telecomm Vault

 126 ROCK POINT DRIVE PO BOX 97 DURANGO, COLORADO 81302 970.247.1705	OURAY WATERVIEW SUBDIVISION LOTS 2A & 2B EXISTING CONDITIONS MAP		SHEET 1 OF 1
	PREPARED BY: KET	CHECKED BY: BB	
	PROJECT NO. 21-116	SCALE: AS SHOWN	DATE: 08/29/2022

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# CHAUTAUQUA SUBDIVISION HOMEOWNERS ASSOCIATION

CHAUTAUQUA LANE OURAY, CO 81427

Wednesday, January 4, 2023

Mr. Jeff Skoloda, Chairman, City of Ouray Planning Commission  
Mr. J. Gary Dunn, Member  
Mr. Mike Fedel, Member  
Mr. Mike Hakola, Member  
Mr. Glenn Boyd, Member

Dear Chairman and Members of the City of Ouray Planning Commission:

On behalf of the Chautauqua Subdivision Homeowners Association (the "HOA") and as President of that organization I am writing you with comments regarding the Waterview PUD application, which is to be considered by you at your regular meeting on January 10, 2023.

Let me preface my comments by stating that we, as individuals and as an organization, do not fall in the category of "not in my back yard". We are certainly not opposed to affordable housing in the City of Ouray; for that matter, we are not opposed to affordable housing on the proposed site. We do, however, have concerns about the project, as presented, and we want to make you aware of those concerns and request that you consider them in your deliberations.

First, in connection with our concerns raised in this letter, we ask that you be cognizant of and consider the City zoning regulations requirements of Section 6 "Commercial – Industrial District – C-2 (a) Purpose. "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." In consideration of your recommendation to the City Council we request that you submit a design of the project to the City Council that does not impair the view plane to the south. Based upon a review of the current sketch plan application and discussions with the developer, the plan as presented will have a material adverse visual impact on the members of the HOA, in some cases completely obliterating the view plane to the south and the mountains within that view plane. Anything less, in our opinion, would not be consistent with the City's zoning regulations requiring mitigation of impacts to adjacent properties.

While we understand that this development is proposed within the City of Ouray, we also think it essential to consider the spirit of the Ouray County Visual Impact Regulations. The stated purpose of these regulations is quote: "...to minimize the impact of both individual structures and development as a whole so that development does not compete with the existing physical environment for the viewer's attention, thereby preserving the unique physical environment that traditionally characterized and defined the county and protecting the County's property values." These regulations prohibit any structure from breaking the skyline as seen from any viewing

window. Skyline, under those regulations, is defined as, "the line where the earth or vegetation and the sky seem to meet."

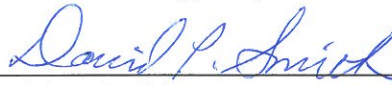
We have other issues of concern, which we do not address in detail, but should be considered in the context of mitigation when reviewing this application. These are issues that are not unique to the Chautauqua Subdivision but are more broadly issues related to the entire community and are as follows:

1. Infrastructure, health, safety, human services – Water and sewer impacts, increased maintenance, and the costs to the current citizens of Ouray.
2. Impact to the environment and natural resources
3. Traffic impacts
4. Increase needs for police and fire protection and costs to citizens
5. Design and landscaping to assure the preservation of Ouray’s northern gateway
6. Project aesthetics in general

While we understand that whether to consider this application at all at this time, as being premature, is not within your purview and that you must review the application as presented, we do intend to address that issue with the City Council but also raise it to your attention.

It does not make sense to us to be considering a project of this magnitude at a time when the only evidence we have relative to affordable housing is anecdotal. Is this not "putting the cart before the horse"? The City recently commissioned a housing needs study to be done by Economic and Planning Systems, Inc. at a cost to the taxpayers of \$38,500. The purpose of this study is to understand the housing needs within the City quote: "...to understand the specific housing needs within the City to understand the local market needs, how the City can play a role in meeting these needs, and how to prioritize investment and other actions." Approving what will be the most extensive housing development in Ouray's history without the answers to the questions the City is seeking answers to is inconsistent with the commission of the housing needs study at taxpayer expense. It, in our opinion, is premature. We would suggest that consideration of this project be deferred until completion of the study, delivery of the study to the City Council and the citizens of Ouray, with an opportunity for public scrutiny and discussion on the results of that study. To do otherwise makes a mockery of the study process.

We thank you for considering our concerns and request that this letter be part of the public record of the meeting to be held on January 10, 2023.

With kindest regards,  
  
\_\_\_\_\_  
David P. Smith  
President, Chautauqua Subdivision HOA

**Chautauqua Homeowners Association (CHOA)  
Executive Committee  
Special Meeting Minutes, January 4, 2023**

**CALL TO ORDER**

President David Smith called the meeting to order via email at 7:08 AM.

**ATTENDEES**

Present via email were David Smith, Sherie Bluth and Benny Ellis.

**BUSINESS**

David Smith proposed the following resolution:

"Pursuant to a special meeting of the Chautauqua Home Owners Association Executive Committee, be it resolved that David P. Smith as President of the Chautauqua Home Owners Subdivision Association is authorized to draft, sign, and send a letter to the Ouray Planning Commission respectfully requesting that the proposed Rural Homes, LLC, "Waterview" housing development and/or the "Waterview PUD" accommodate the need, whatever that need may be determined to be, for affordable housing for the City of Ouray and also be "required to mitigate (lessen) its particular negative impacts determined to exist so as to provide for the reasonable enjoyment of adjacent properties" as required by the Ouray City Ordinance governing the zoning of the 9.21 acre tract (two vacant lots north of the Biota Building). The properties adjacent to the 9.21 acre housing development include, but are not limited to, the Chautauqua Subdivision. Furthermore, the President of the Chautauqua Homeowners Association is authorized to use his best judgment to act on behalf and represent subdivision residents and cooperate and act together with other residents of Ouray to attempt to minimize any and all negative impacts that this project may have on the City of Ouray and all of us as residents of Ouray."


Benny Ellis seconded the motion and it passed unanimously.

**ADJOURNMENT**

The meeting was adjourned at 8:17 AM.

I certify that I was present at this meeting of the Chautauqua Homeowners Executive Committee and these Minutes accurately reflect the business that took place.

Benny Ellis, Vice President and Secretary

  
\_\_\_\_\_

January 4, 2023



*Project rendering of Wetterhorn Homes, Ridgway: view from Frederick Street looking North*



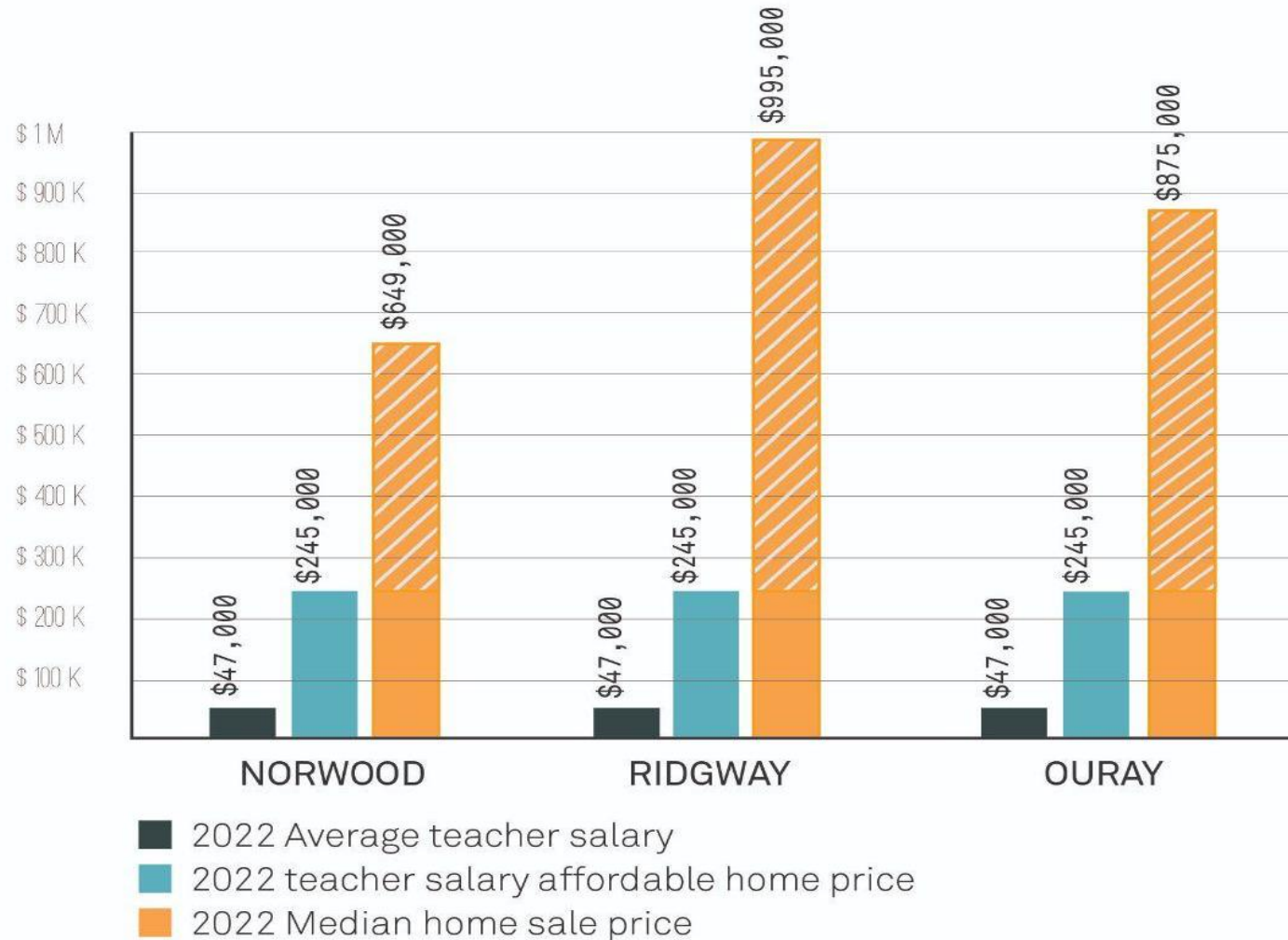
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# RURAL HOMES APPROACH

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# MISMATCH BETWEEN WORKFORCE AFFORDABILITY & MARKET AVAILABILITY



# The options include:

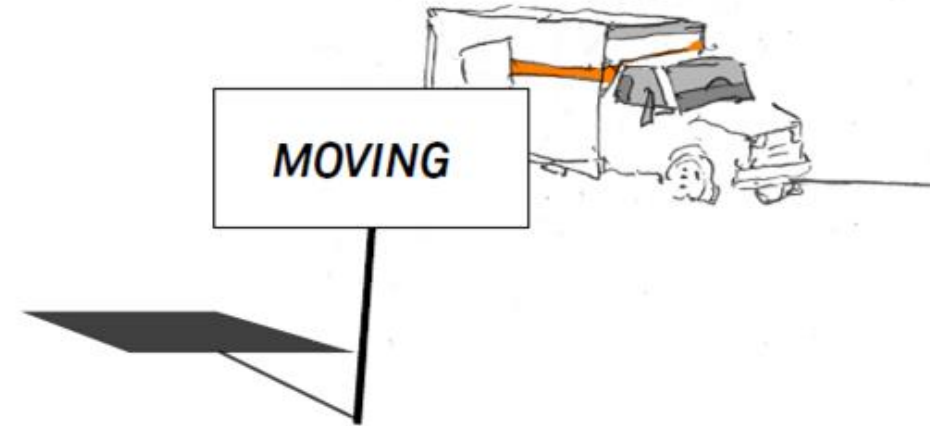
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Too expensive



Too decrepit

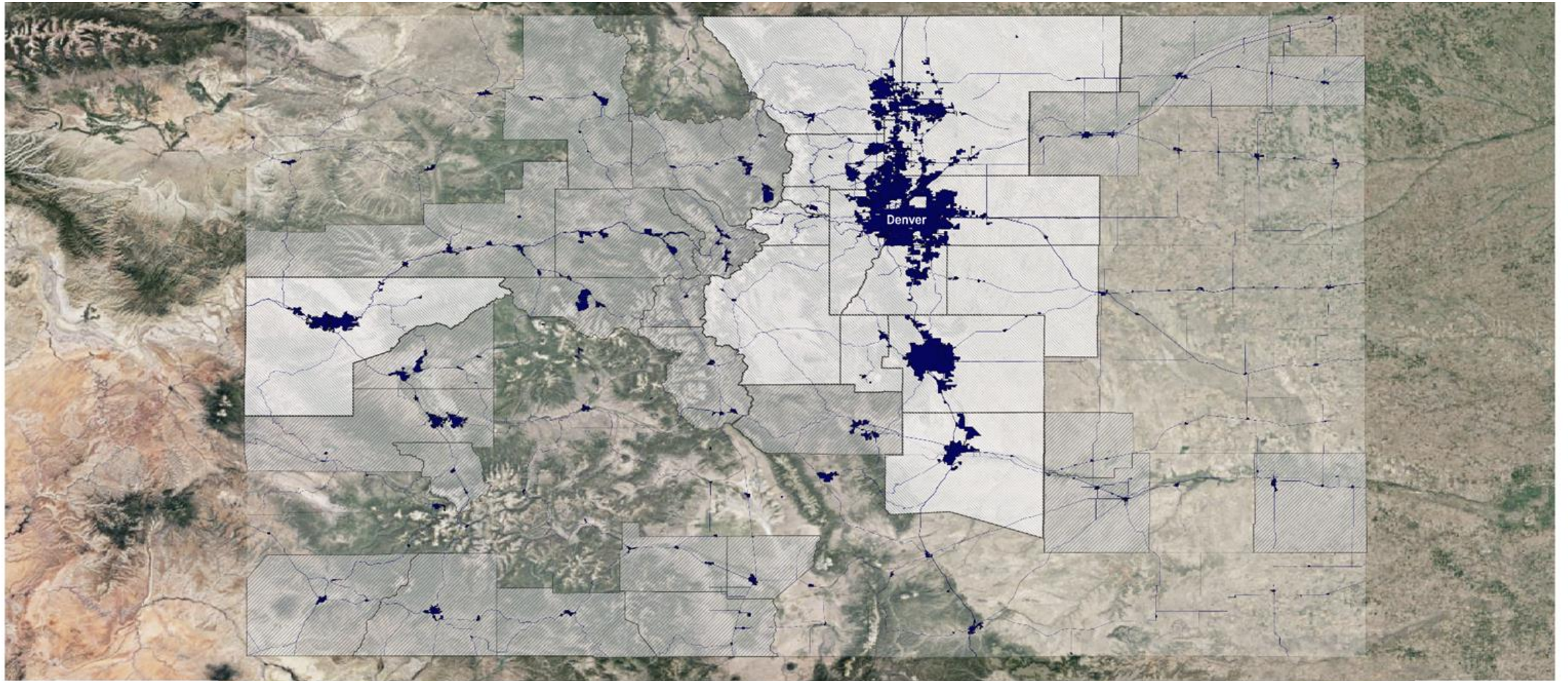


...or elsewhere

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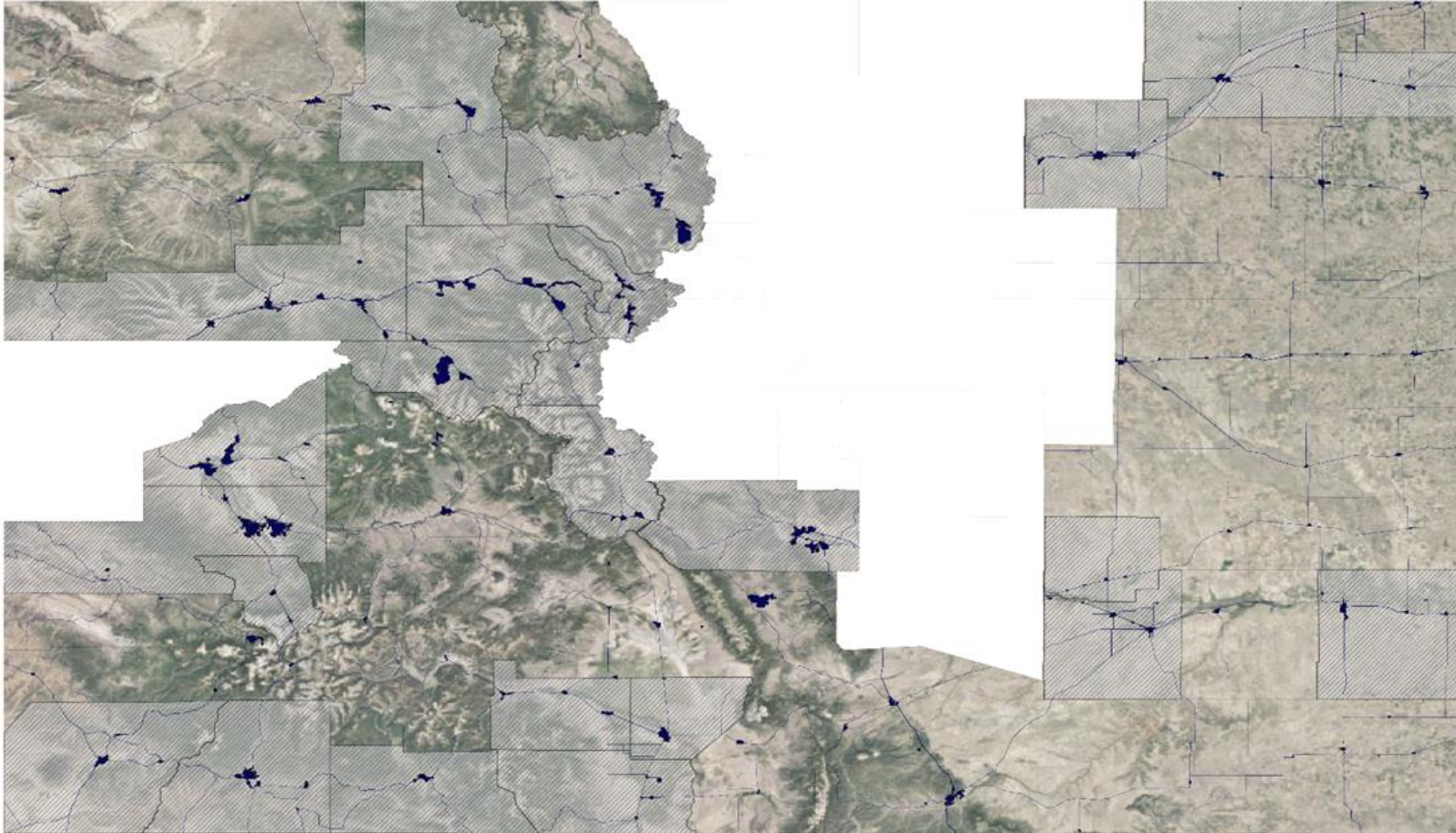
# Colorado is 73% Rural

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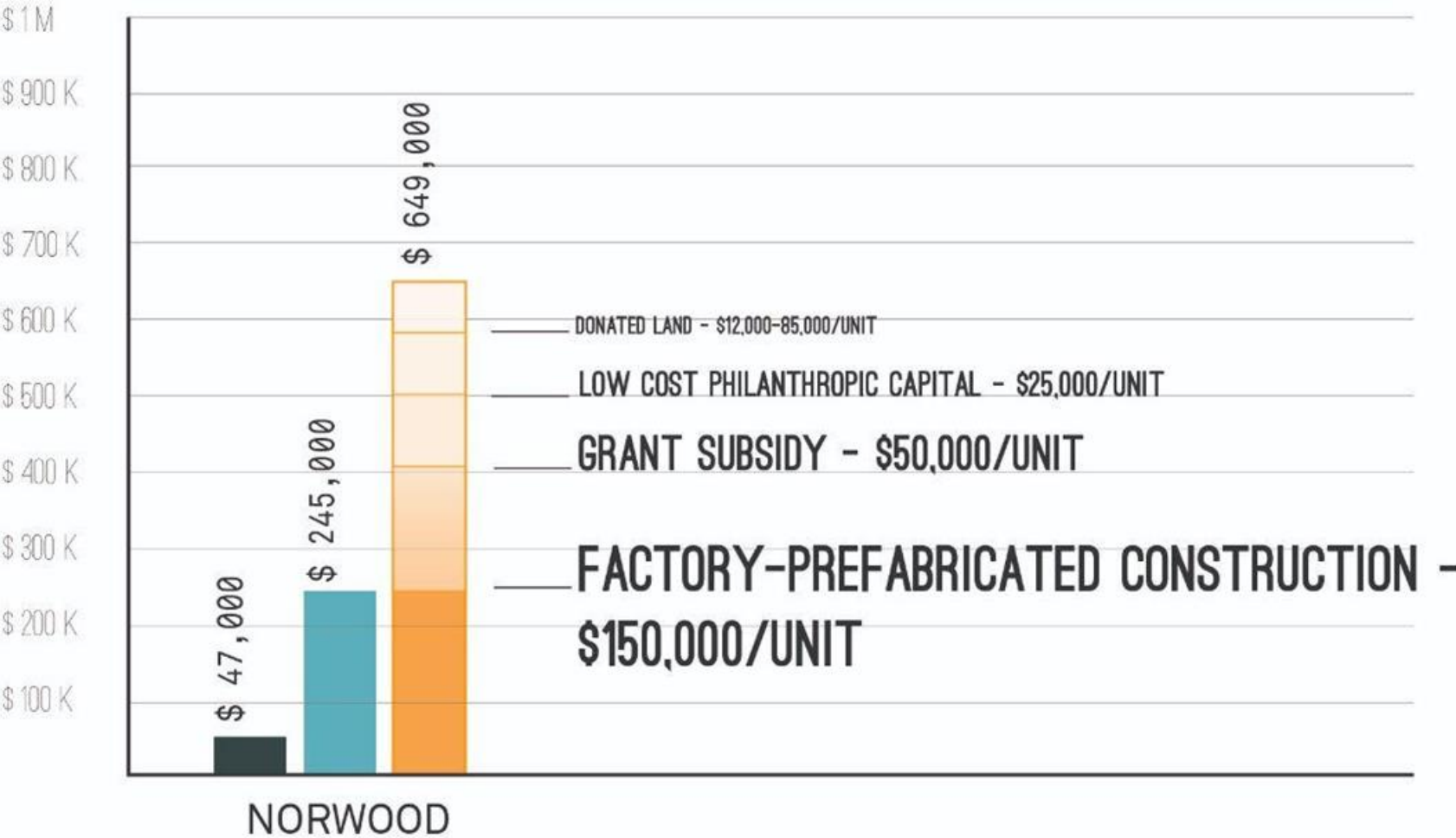
# Uniquely Rural Housing Crisis

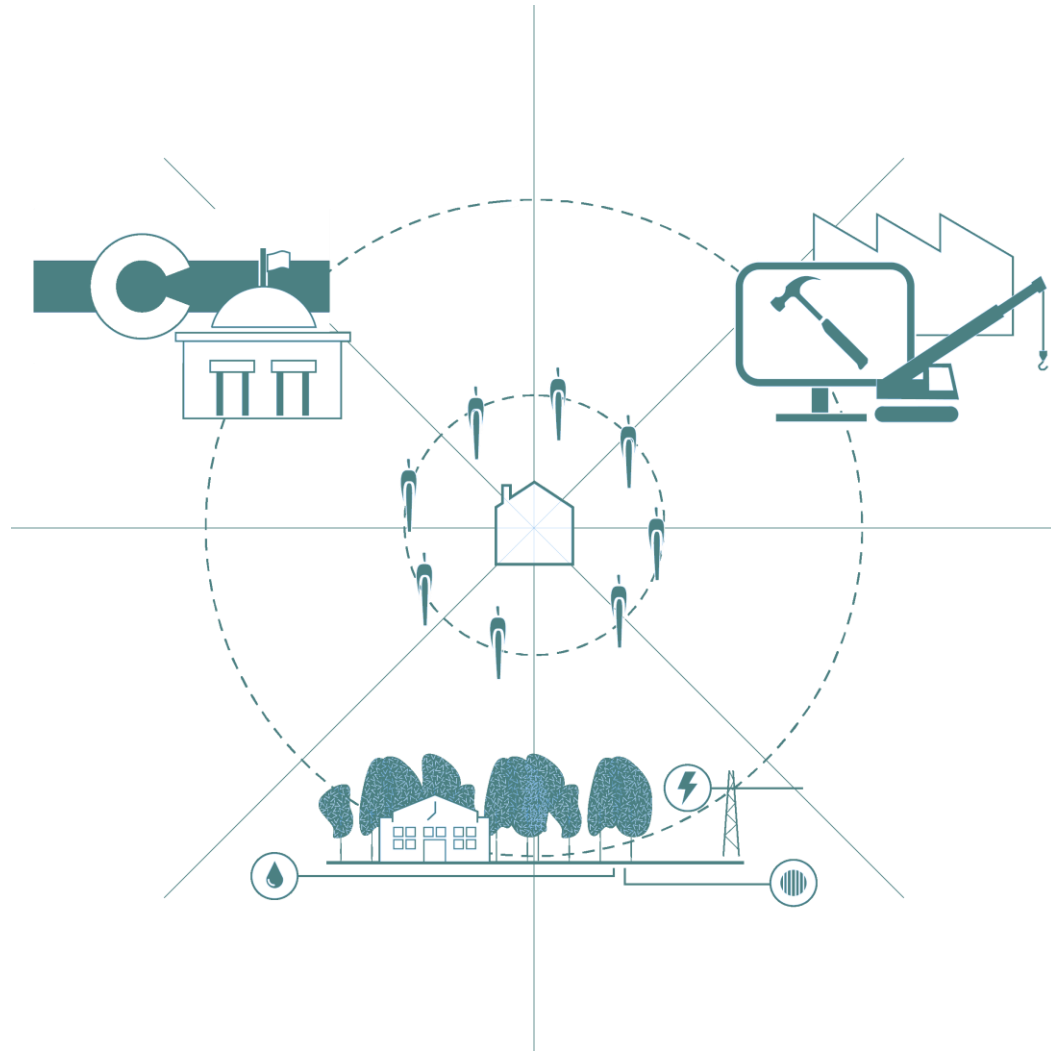
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Rural Colorado is (1) far from labor (2) in demand (3) low-density zoning & planning (4) small projects

# Strategies to reduce the cost



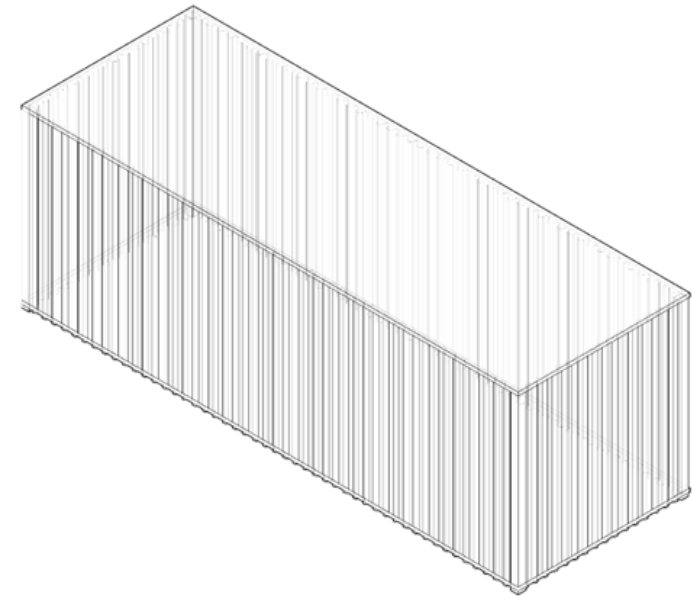
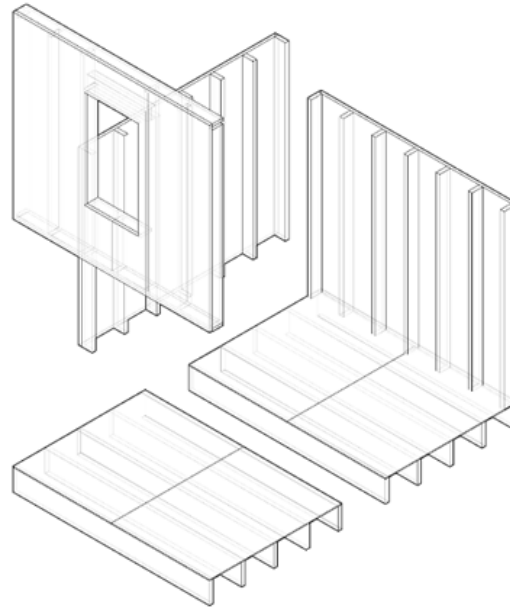
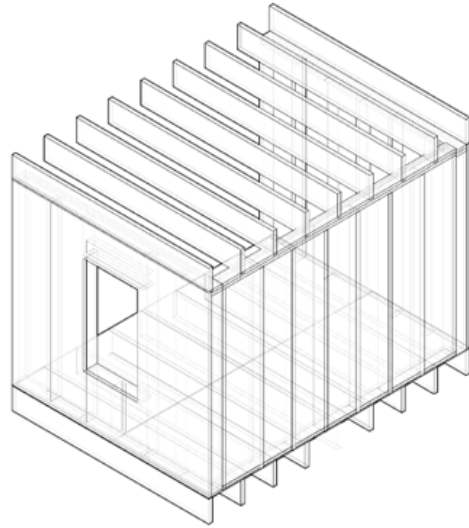


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# RURAL HOMES TOOLKIT & PARTNERS

- Prefabricated Construction – Fading West
- Construction Finance – Colorado Foundations & State DOLA/DOH
- Homebuyer Lending – 1<sup>st</sup> Southwest Bank, Impact Development Fund
- On-Site Expertise – Stryker & Company GC, Goff Civil Engineering, Lambert Geotechnical, EV Studio
- Land Cost – Ouray County

# Types of prefabrication



## Volumetric Modular

- + 90% off-site
- + Local start-up (\$114/SF)
- + ***Ballpark budget/pro-forma***
- Transportation Cost
- Design 'within the box'
- Local start-up (scope creep)

## Flat-packed Panelized

- + Transportation costs
- + Design 'outside the box'
- **10% offsite** (*framing subcontractor*)
- **Significant on-site costs**
- Concept budget >\$500,000/unit

## Container

- + Cool/funky
- **Tough sell in local context**
- Single story - structural concrete
- Low unit count per infrastructure investment


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# ACTIVE RURAL HOMES PROJECTS

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PINION PARK NORWOOD  
-24 UNITS ON SITE  
-C.O.S IN MARCH

An aerial photograph of a townhome development under construction. The townhomes are arranged in a row, with some units having dark grey siding and others with lighter siding. A paved road runs along the front of the development, with several cars parked. In the background, there are rolling hills and a range of mountains under a blue sky with scattered clouds. A vertical white line is positioned to the right of the text.

WETTERHORN TOWNHOMES RIDGWAY  
INFRASTRUCTURE UNDER CONSTRUCTION  
14 UNITS 'ON-THE-LINE' AT FADING WEST

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# CONSTRUCTION SEQUENCE

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# 1. SITE INFRASTRUCTURE & UTILITIES



## 2. FADING WEST CONSTRUCTION



3. FADING WEST- COMPLETED FOR SHIPPING



#### 4. SHIPPING



5. SETTING & STITCHING



# OURAY SKETCH PLAN PROPOSAL



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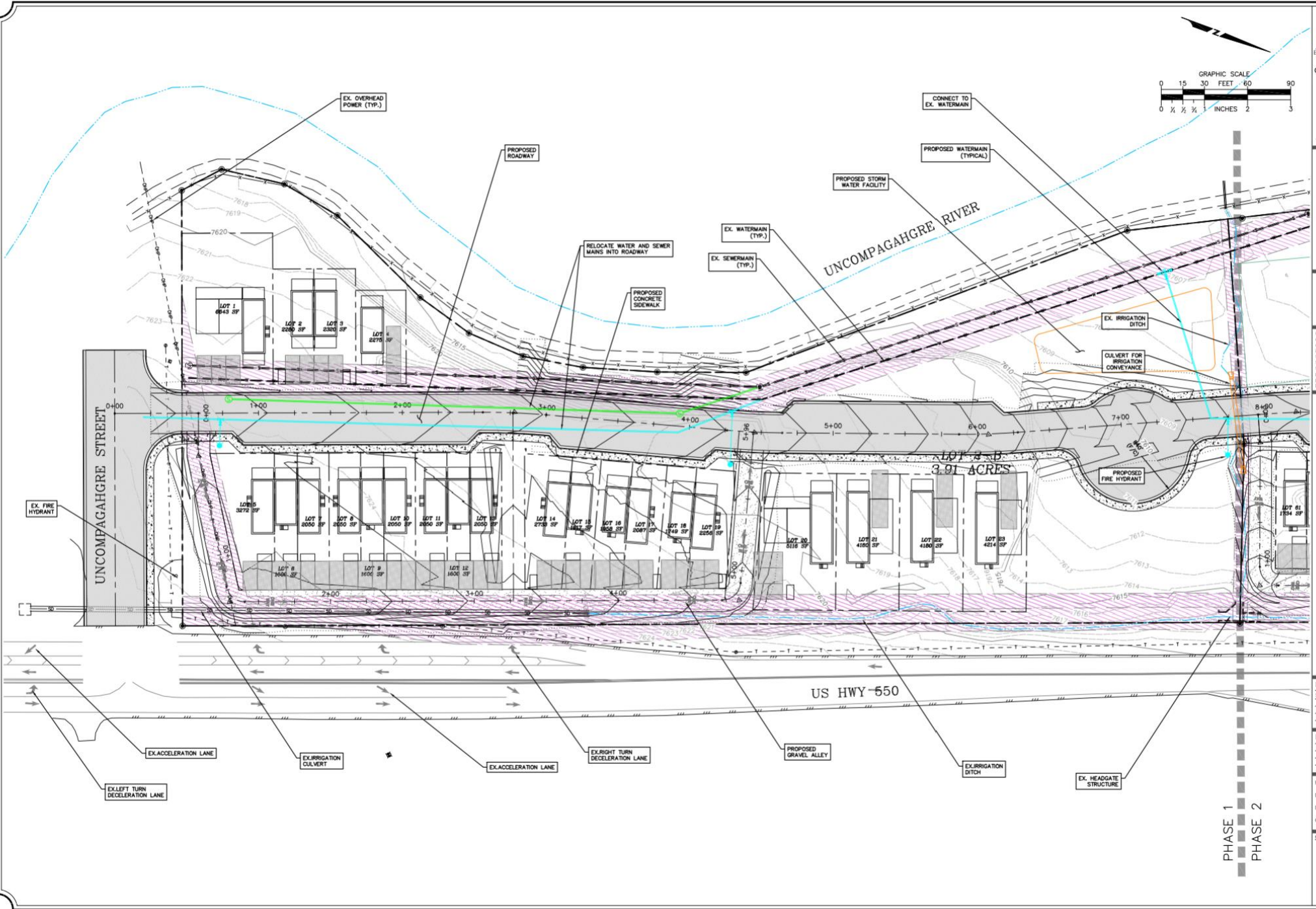
**WATERVIEW AFFORDABLE HOUSING SUBDIVISION**  
**PHASE 1 PLAN**  
OURAY, COLORADO

Issue Record:  
SCHEMATIC 11-29-2022

Revisions:

Project Number: 21-116  
Drawn By: JAE  
Designed by: RSH  
Checked By: RSH  
Sheet

**C0.1**



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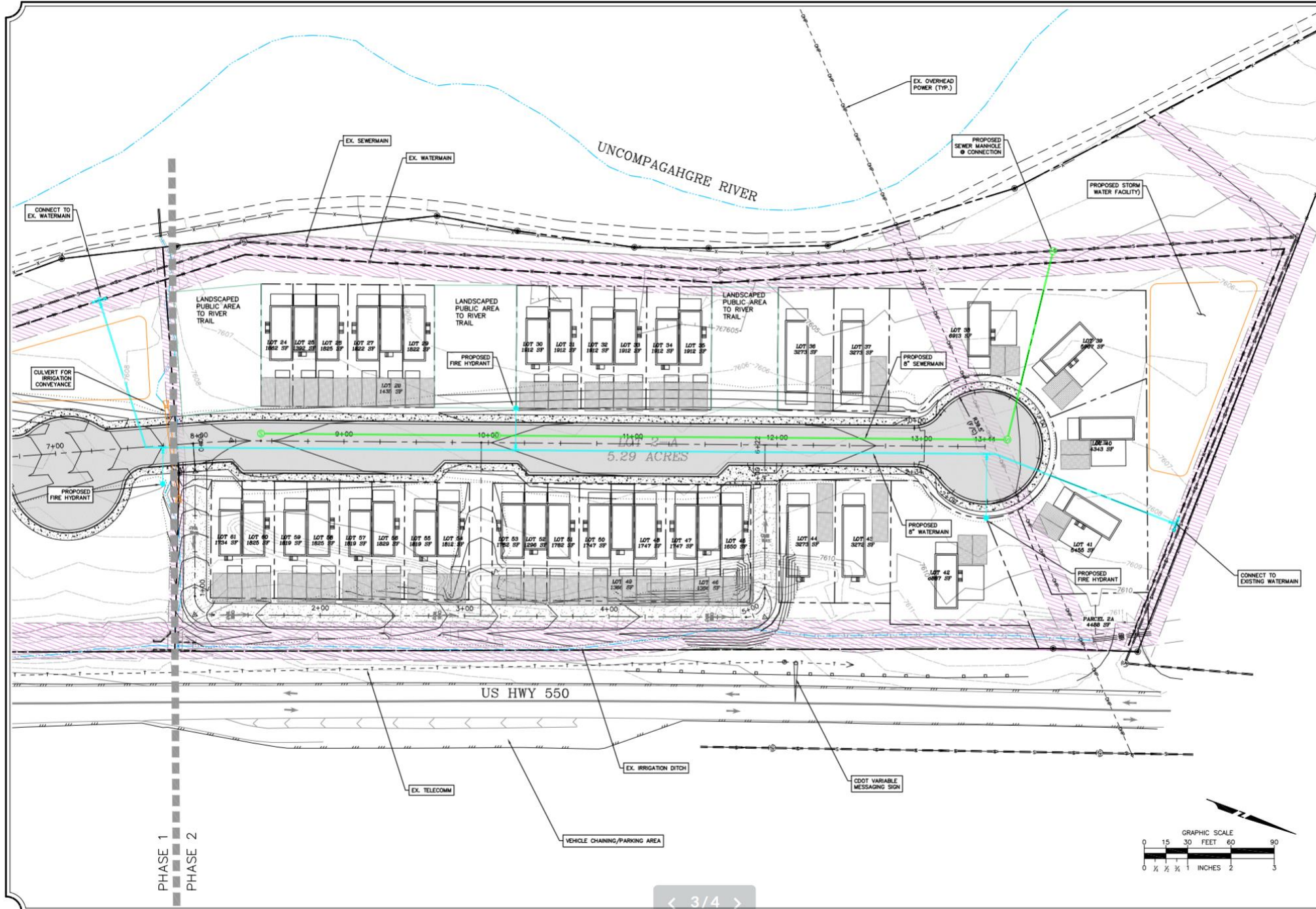
**WATERVIEW AFFORDABLE HOUSING SUBDIVISION  
PHASE 2 PLAN  
OURAY, COLORADO**

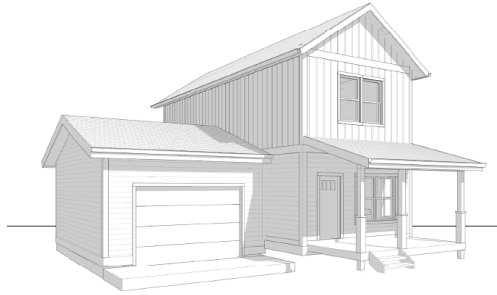
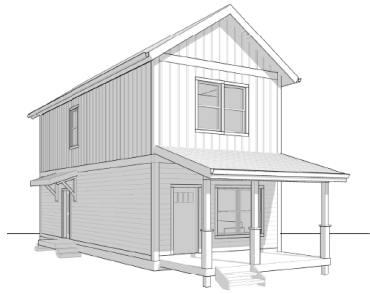
Issue Record:  
SCHEMATIC 11-29-2022

Revisions:

Project Number: 21-116  
Drawn By: JAE  
Designed By: RSH  
Checked By: RSH

Sheet  
**C0.2**

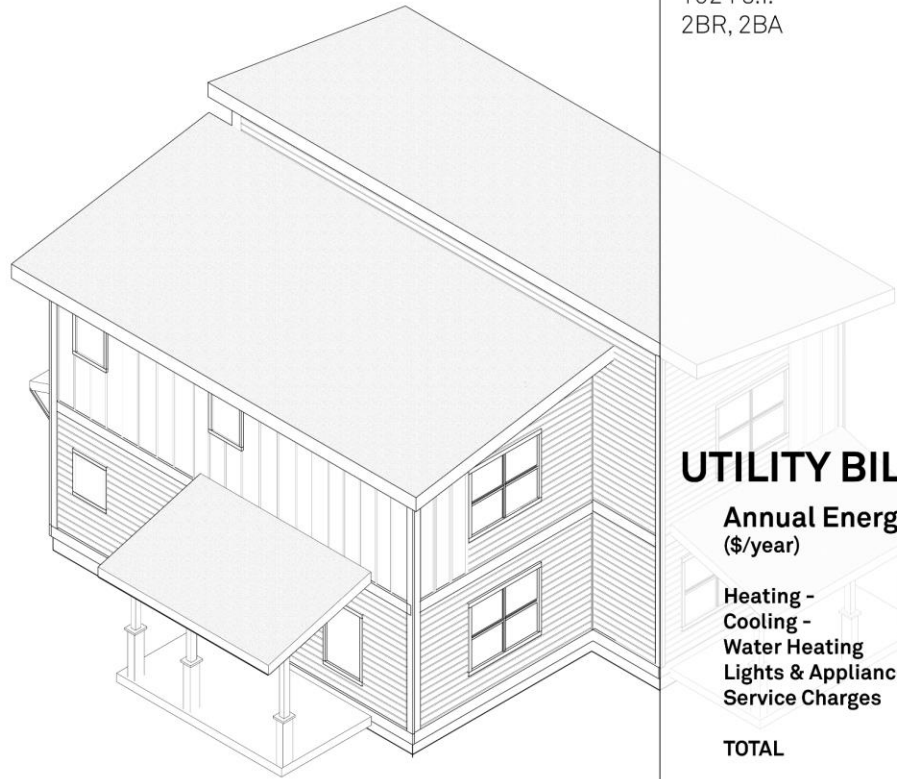




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# WATERVIEW UNIT TYPES

# TARIFF ON BILL FINANCING – WITH CCEF



**SALE PRICE:**  
**\$225,000**

1024 s.f.  
2BR, 2BA

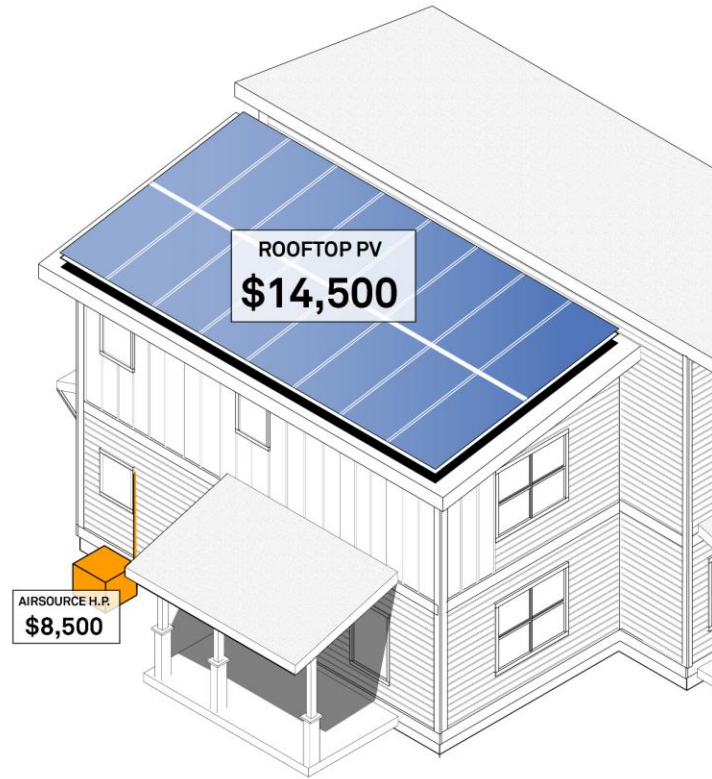
**UTILITY BILL:**

**Annual Energy Costs**  
(\$/year)

Heating -	\$ 643
Cooling -	\$ 0
Water Heating	\$ 315
Lights & Appliances	\$ 503
Service Charges	\$ 252

**TOTAL** \$ 1713

**AVG. MONTHLY UTILITY** \$ 142



**SALE PRICE:**  
~~**\$248,000**~~

**\$225,000**  
1024 s.f.  
2BR, 2BA

**CCEF Loan:**

ROOFTOP SOLAR  
\$14,500  
AIR SOURCE HEAT PUMP  
\$8,500



**Annual Energy Costs**  
(\$/year)

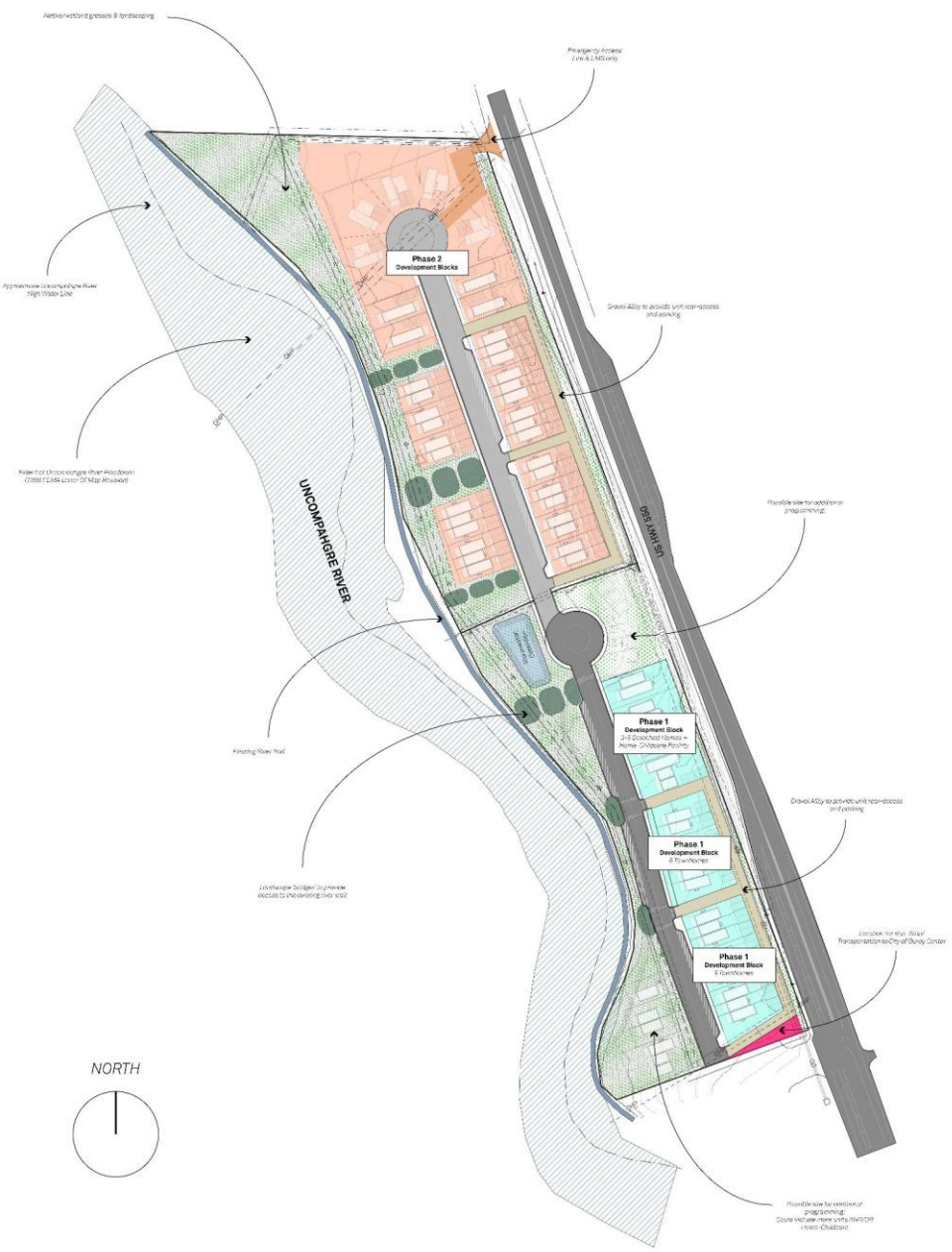
Heating -	\$ 370
Cooling -	\$ 74
Water Heating	\$ 315
Lights & Appliances	\$ 503
Service Charges	\$ 252
Photovoltaics	-\$996

**TOTAL** \$ 518  
**Debt Service** \$ 800

**AVG. MONTHLY UTILITY** \$ 109

AIRSOURCE H.P.  
**\$8,500**

ROOFTOP PV  
**\$14,500**




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## • Public Amenities

- Affordable Housing
  - Dedicated City Park along River Edge
  - Early Childcare – Home Care Units
  - Transit Hub
-

# PROJECT BENEFITS

---

- Higher Density Downtown, as supported by the text in Ouray's Major Streets/Future Land Use Plan
    - Close to downtown, businesses, main street
    - Development fees, tap fees, etc. are an investment in the Town's water & sewer infrastructure
  - Sales & property taxes benefits of a RH Project
    - (as measured in March 6, 2021 Rural Housing Initiatives Economic Impact Analysis)
    - Norwood (24 units)
      - \$900K annual household spending - approximately 7 new jobs in the region (retail, service, healthcare)
      - \$25K annual property tax revenue to mill levy districts, \$5,361 annual increase to the Town of
  - Variety of building types, public space
  - Benefits for residents
    - Allows for stability of homeownership
    - Mortgage assistance program - low interest rate mortgages & downpayment assistance
    - More units, lower sales prices (amortize infrastructure investment)
  - EPS market study - demand for 104 units in Ouray County - 2021
-

# LOTTERY & DEED RESTRICTION PRINCIPLES

---

- Earn below 120% Ouray County AMI (May increase to 140% AMI)
    - 100% AMI
      - 1Person HH: \$55,438
      - 2Person HH: \$63,375
      - 3Person HH: \$71,313
      - 4 Person HH: \$79,188
  - Work in Ouray County R1 School District (unless granted an exception)
    - 1200 hours over 12 months
    - 8 months per 12 months at minimum of 40 hours per month
  - Occupy it! 8/12 months of the year as your sole and primary residence within 150 mile radius
  - Asset limit of 3x the purchase price
  - Lottery – priority rounds to teachers, government employees, non-profit healthcare workers, and emergency responders
-



## City of Ouray Planning Commission 2023 Meeting Schedule

Unless otherwise posted, all Planning Commission meetings:

- are on the second (2<sup>nd</sup>) Tuesday of each month;
- are held in the **Ouray Community Center, Massard Room**; and
- start at **4:00 p.m.**

Month	Meeting Date	Time	Location
January	January 10, 2023	4:00 PM	Ouray Community Center, Massard Room
February	February 14, 2023		
March	March 14, 2023		
April	April 11, 2023		
May	May 9, 2023		
June	June 13, 2023		
July	July 11, 2023		
August	August 8, 2023		
September	September 12, 2023		
October	October 10, 2023		
November	November 14, 2023		
December	December 12, 2023		