

Ouray Planning Commission Regular
Meeting
Tuesday, March 21, 2023 4:00 PM

San Juan Room | 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 regular meeting on January 10, 2023
2. CITIZENS' COMMUNICATION
 - 2.a. Public invited to speak on matters not on the agenda
3. PUBLIC HEARINGS
 - 3.a. PUD Amended 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 Amended Waterview PUD Sketch Plan Application (legal
description in Public Hearing above)
5. DISCUSSION
 - 5.a. Planning Commission Terms
 - 5.b. Recognition of Planning Commissioner Hakola
 - 5.c. Future Discussion Items
6. ADJOURNMENT

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

CALL TO ORDER

Chairman Jeff Skoloda called the meeting to order at 4:04 pm.

ROLL CALL

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

Present on behalf of the City of Ouray were Community Development Coordinator Lily Oswald, City Administrator Silas Clarke and Deputy Clerk/Treasurer Beverly Martensen.

MINUTES

Commissioner Fedel moved and Commissioner Boyd seconded the motion to approve the minutes of the December 20th Special Planning Commission meeting as written. The motion passed on unanimous vote.

CITIZENS COMMUNICATION

None.

PUBLIC HEARINGS

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

Director of Community Development Lily Oswald presented the Staff Report, describing the project as the development of 65-70 affordable, owner-occupied residential units, via single-family homes, duplexes and triplexes on 9.21 acres north of the Biota Building. Oswald noted that this project would not exceed the maximum density allowed on this lot.

Applicant David Bruce, on behalf of Ouray Homes LLC, presented an overview of the type of projects currently underway in other communities that are creating affordable workforce housing. The goal in this project is home prices ranging from low \$200,000 to high \$300,000. The project includes lending assistance and down payment assistance to qualifying buyers. The

PUD proposes in-unit home childcare opportunities. The project is proposed in two (2) phase of development to align with the City's Waste Water Treatment Facility upgrade. Bruce indicated that Phase 1 would hopefully begin by the end of 2023.

Impact Development Fund, a lending partner, would administer lottery and deed restriction compliance. Bruce stated current deed restriction has a 3% annual appreciation limit.

The Applicant has met with CDOT and been approved at the project density.

Chairman Skoloda opened the hearing to public comment at 4:53

Jenny Hart, 909 Potosi Place – Asked about childcare phasing and school bus access. Applicant answered that they will be operating a recruiting program and planning to have childcare in phase 1. School bus access is included in the plan.

David Smith, 2505 Chautauqua Lane – Spoke in opposition to the project as presented, citing concerns about protecting the view of adjoining properties and preserving the natural environment.

Mike Zee, 1300 Main St – Spoke in opposition to the plan as presented, citing concerns about density and population growth to that extent.

Ben Tisdell, 465 County Road 14 - Spoke in support of the project, commenting on the amount of time, planning and research that has gone into this project. Spoke about the extreme crisis that is affordable housing. Pointed to the track record of the Telluride Foundation and the success of these projects. Urges approval of the sketch plan.

Mike Bollig, 2503 Chautauqua Lane – Agrees with David Smith and Mike Zee. Stated concerns with preserving the natural landscape. Concerned with losing the view from Chautauqua Lane and decreasing property values.

Erin Eddy, 609 Main St – spoke in support of approval of this project. Believes this is a good use for this land.

Marc Hitchcox, 213 2nd St – spoke in support of this project. Would like to see the garages not up against Hwy 550.

John Moore, 110 7th Avenue – Spoke in opposition to this project. Project will be an eyesore.

Robert Warren, 807 Main St – will this project be landscaped and who pays for the infrastructure? Lily answered developer bears all responsibility for costs of infrastructure. Landscape plans will have to be submitted and approved.

At 5:25 pm, Commissioner Boyd moved and Vice Chair Dunn seconded the motion to close the public hearing. The motion passed on unanimous vote.

Planning Commission Deliberation

Commissioner Boyd spoke in favor of this project, citing the desperate need for housing for year round workers.

Vice Chair Dunn spoke in favor of the project.

Commissioner Fedel spoke in favor of the project, stressing the need for perpetuity in deed restrictions.

Commissioner Hakola spoke in favor of the project. Would like to see a little more architectural interest.

Chairman Skoloda spoke in favor of the project, stating support for the density layout with the least density area closest to the Chautauqua neighborhood. Skoloda stated firm belief that this project will help with worker shortage. He reiterated that the deed restrictions in perpetuity must be iron clad.

Vice Chair Dunn moved and Commissioner Fedel seconded the motion to approved the Waterview Sketch PUD plan. The motion passed unanimously on a roll call vote.

ADJOURNMENT

At 5:40 pm Commissioner Boyd moved and Commissioner Fedel seconded the motion to adjourn. The motion passed on unanimous vote.

Jeff Skoloda, Chairman

ATTEST:

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, January 10, 2023. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Tuesday, January 10, 2022.

A handwritten signature in black ink that reads "Beverly Martensen". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Beverly Martensen, Deputy City Clerk

320 6th Avenue
 PO Box 468
 Ouray, Colorado 81427



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 www.cityofouray.com

TO: Ouray Planning Commission
FROM: Lily Oswald, Community Development Director
FOR: March 21, 2023
SUBJECT: Waterview PUD – Amended Sketch Plan Staff Report

PROJECT GEOGRAPHY

Table 1. Project Geography

Application Summary	<p>The Applicant received Sketch Plan for the below listed property at a Planning Commission meeting on January 10, 2023. This previously-approved Sketch Plan - Planned Unit Development (PUD) is for residential development on two (2) vacant lots north of the Biota Building. The general intent of the PUD remains the same as the original application: to develop 65-70 affordable, owner-occupied residential units via single-family homes, duplexes, and triplexes with (3) 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.”</p> <p>The Updated Waterview PUD Sketch Plan remains largely the same as the January 10, 2023 application; however, the changed alignment of internal streets, layout of residential units, and updated landscaped connections was cause for Planning Commission’s consideration of the updated Sketch Plan Application prior to applying for a Preliminary Plat.</p>
Address	250 Uncompahgre Street
Parcel Number(s)	451725113001 and 451725113002
Legal Description	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
Applicant/Owner	David Bruce (on behalf of Ouray Homes LLC)
Zoning	C-2 – Commercial Industrial (north of Skyrocket)
Existing Use	Vacant
Proposed Use	New construction of various dwelling unit types in two phases via PUD
Site Size	9.21 acres
Adjacent Land Uses	
North:	R-2; Single-Family Residential (Chautauqua Lane)
South:	C-2; Industrial (Biota Building)
East:	C-2; Vacant
West:	Uncompahgre River

Located Within National or Local Historic District Boundary	No
Located Within Commercial Historic Boundary	No

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

Requirement	Zone District Standards	Proposed/Existing
Minimum Lot Area	7,100 sq.ft.	See Exhibit E of lot sizes by unit type Average proposed lot: 4,206 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: 63 dwelling units; 65 lots (roughly 6.8 DUs/acre)
Minimum Setbacks:		<i>TBD with Preliminary Plat phase</i>
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	Minimum of 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 submitted an amended Sketch Plan for the Planning Commission’s review. The background of the amendments presented in the Waterview PUD Sketch Plan is outlined in Exhibit C. The amended Sketch Plan is included as Exhibit B. *The original goals, timeline, design and intent remains the same as the Waterview PUD Sketch Plan application as presented during the January 10, 2023 hearing.* The application background is summarized below.

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 approximately 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 original Sketch Plan Application included a one-way alley to access some of the lots; this alley is no longer proposed. 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 G 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 1 and 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 which will serve the units on the site. These existing lines and any connections 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 and plans 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 Uncompahgre 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 March 14, 2023, published in the Plaindealer on March 16, 2023, and posted on the property on March 16, 2023. No public comments have been received by staff for the amended Sketch Plan application.

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 amended Waterview PUD Sketch Plan was reviewed with the City's adopted municipal code, the Community 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, the project's goals, this staff report, and the changes presented in the amended Sketch Plan from the applicant (Exhibit C). After hearing the staff report and any testimony at the hearing, the Commission should discuss the amended 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 amended 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)
- Parking and placement 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 Updated Sketch Plan 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: Applicant Narrative of Waterview PUD (original application packet)

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
<input type="checkbox"/> Site Development Permit (SDP)	§7-4	\$200
<input type="checkbox"/> Conditional Use Permit	§7-5-F	\$200
<input type="checkbox"/> Variance Request	§7-5-G	\$500
<input type="checkbox"/> Rezone	§7-5-I	\$200
<input type="checkbox"/> Planned Unit Development (PUD) <i>via subdivision</i>	§7-8	\$500
<input checked="" type="checkbox"/> Subdivision – Sketch Plan	§7-7-C-2	\$200
<input type="checkbox"/> Subdivision – Preliminary Plat	§7-7-C-3	\$400
<input type="checkbox"/> Subdivision – Final Plat	§7-7-C-4	\$300
<input type="checkbox"/> Lot Split	§7-7-C-5	\$300
<input type="checkbox"/> Replat	§7-7-C-6	\$300
<input type="checkbox"/> Plat Amendment	§7-7-C-7	\$300
<input type="checkbox"/> Minor Subdivision	§7-7-C-8	\$250
<input type="checkbox"/> Mobile Home/RV Park	§7-5-J-3	\$300
<input type="checkbox"/> Condominiumization <i>via subdivision</i>	§7-10	
<input type="checkbox"/> 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 & 251 Uncompahgre Street, Ouray, CO 81435</u>	
Parcel Number(s): <u>2A & 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:	

SUBMITTAL REQUIREMENTS*	
<i>Required for ALL Land Use Application types.</i>	
<input checked="" type="checkbox"/>	Completed Land Use Application (herein)
	Appropriate fees (outlined above; checks paid to the City of Ouray)
<input checked="" type="checkbox"/>	Detailed Site Plan(s): 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"/>	Project Narrative 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"/>	Any required information, material(s), and/or report(s). See referenced Ouray Municipal Code section(s), above, for additional/supplemental required information and processes. (via electronic or hard copy submitted to Community Development Department)
<input checked="" type="checkbox"/>	Evidence of ownership or written notarized consent of legal owner(s). Corporations or similar entities must provide written documentation on who is authorized to represent and act on behalf of the organization. (via electronic or hard copy submitted to Community Development Department)
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED	

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.

CERTIFICATION	
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:

Dear City of Ouray Planning & Zoning Commission,

I am writing to request an amendment to the approved Sketch Plan that was presented to the Commission Tuesday January 10, 2023. The amended Waterview Subdivision Sketch Plan remains substantially similar to the approved Sketch Plan in terms of project density, unit type, and overall intent and mission of the PUD.

In fact, this amended plan is better aligned with our goal to build affordable and attainable housing for the workforce, as it eliminates some major cost components of the horizontal development plan and responds to the feedback provided by the P&Z on January 10. The updated scheme eliminates the need to introduce new water and sewer mains into Phase 1. Additionally, it eliminates the need to construct a retaining wall where the previous layout of the road interfaced with topography on the western property boundary. The next paragraph of this letter outlines the specific changes that I would like the commission to consider. I would like to highlight that the updated plan provides space to incorporate the feedback that we heard from the Commission in the January hearing, in that it provides space to include a vegetative buffer between the project and the highway.

The most substantial change in the amended Sketch Plan before you is the layout of the primary subdivision access road in Phase 1 that is designed to be built in the southern portion of the property. In the new plan, you will notice a chicane, serpentine curve, in the road that runs from the southern property boundary on Uncompahgre Street northeast into the subdivision. This alternative road layout has a number of benefits. Primarily, the road eliminates the need to construct an alley. In the initial sketch plan, the alley was proposed to be a reduced width of 12 feet and function only as a one-way alley. As we developed the engineering, we discovered that we did not have enough space in the project site to include an alley, as it would need to be built over the existing ditch easement and we would need to culvert the ditch, which must remain exposed to daylight. The chicane road creates space to place residential units on the western side of the property.

This new layout has a number of benefits. The homes' front facades face the highway, which would give a more 'friendly' first impression of the project. As opposed to having off-street parking being the primary view of the subdivision from the highway, now there is room to build a vegetative screen, a public street and right of way, and the view of the homes will be inviting, with front porches and more dynamic front facades. Secondly, the chicane road will keep traffic moving slowly. The green hatch on the site plan shows the travel path of a fire truck, built to state and federal standards.

In terms of reducing the overall project's infrastructure cost, which in turn reduces the per-unit cost of each home, there is now no need to construct extensions of water and sewer mains for Phase 1. The easement will run in the rear of the phase 1 lots and we can run shorter laterals directly from that easement. Additionally, there is no need to design a retaining wall, as notated in the January sketch plan.

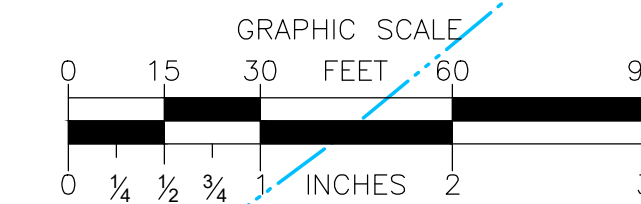
There are minor changes to the number of units and project density. Phase 1 of Waterview will now include three home-based childcare units. Two of those units will be located around the central roundabout and a third will face Uncompahgre Street where we can design a turnaround and drop off. Situating the home care units near these roundabouts and central nodes of the PUD would be a great benefit for maintaining proper traffic flow and providing areas for pick-up and drop off.

Before proceeding with our Preliminary Plat application, we felt that it was important to discuss these changes with the Planning & Zoning Commission. We look forward to continuing to develop this project. Finally, we are excited to have the support of the City through the HB1271 IHOI Affordable Housing Incentives Grant Program. The City has been awarded \$1,050,000 which will go a long way towards helping us achieve our mission of building affordable housing for the Ouray County workforce. This is a big win for the City of Ouray.

Thank you and I look forward to discussing these changes with you next Tuesday March 21 at the P&Z meeting.

Sincerely,

David Bruce
Project Manager
Rural Homes: For Sale, For Locals
Waterview PUD



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WATERVIEW AFFORDABLE HOUSING SUBDIVISION
PHASE 1 PLAN ALT.
OURAY, COLORADO

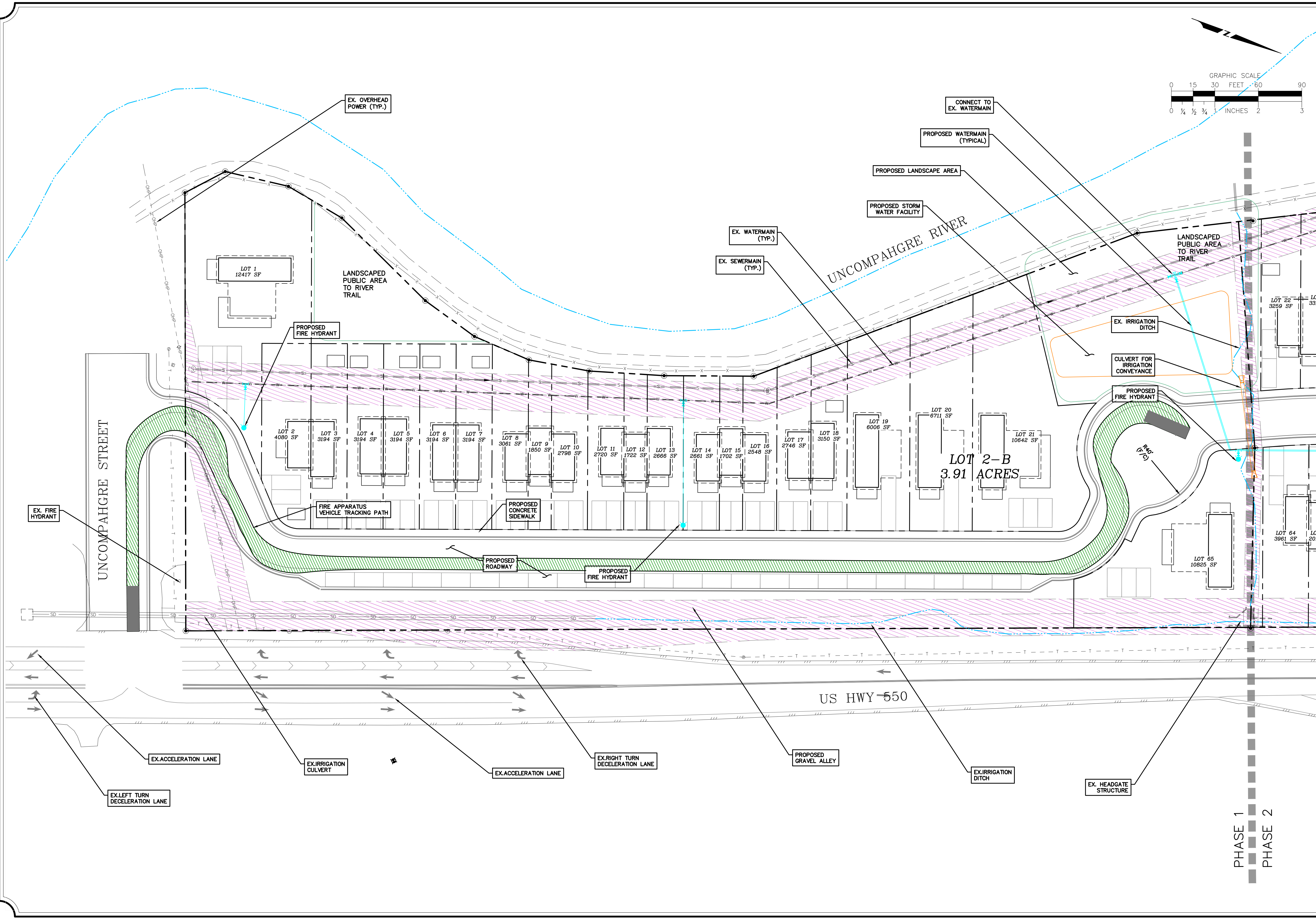
Issue Record:
SCHEMATIC 03-13-2023

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 ALT.
OURAY, COLORADO

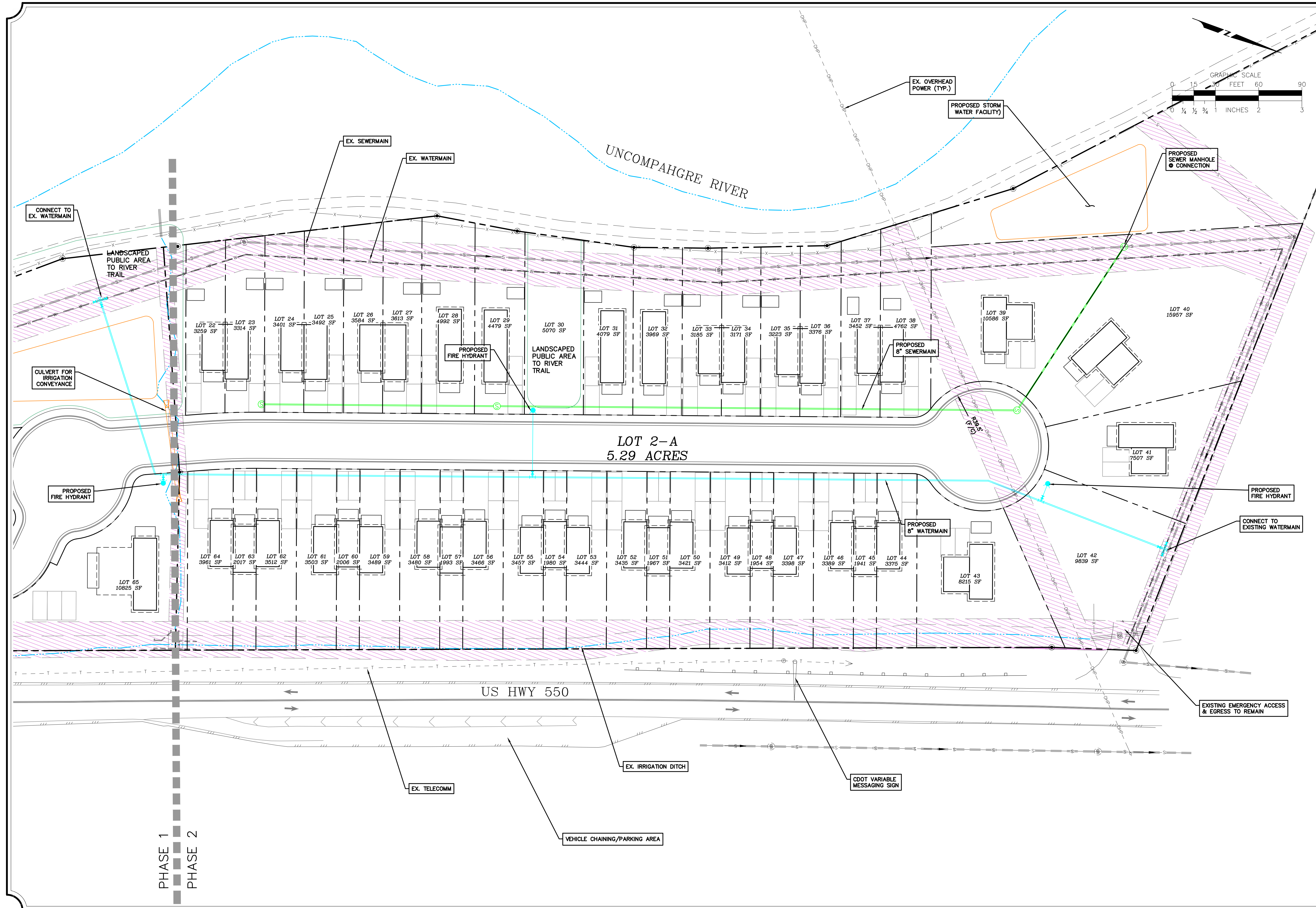
Issue Record:
SCHEMATIC 03-13-2023

Revisions:

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

Sheet

C0.2



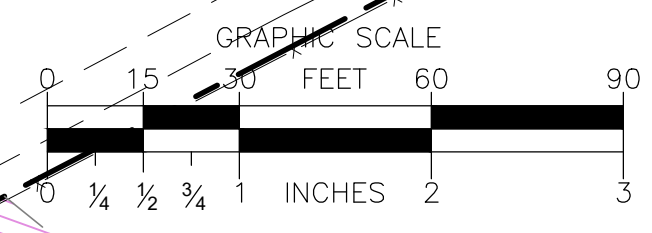
PHASE 1
PHASE 2

UNCOMPAHGRE RIVER

LOT 2-A
5.29 ACRES

US HWY 550

VEHICLE CHAINING/PARKING AREA



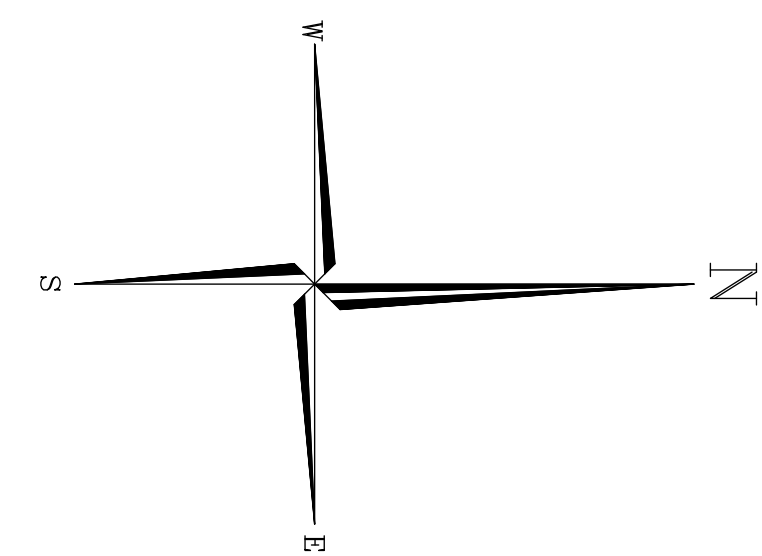
WATERVIEW PUD SKETCH PLAN - LOT SUMMARY (3-21-23)**Phase 1 - Lot 2B (3.91 acres)**

Lot #	Area (sq. ft.)	Dwelling Unit Type	# of Parking Spots
Lot 1	12,417	Single-Family (with home childcare)	3
Lot 2	4,080	Duplex	2
Lot 3	3,194		2
Lot 4	3,194	Duplex	2
Lot 5	3,194		2
Lot 6	3,194	Duplex	2
Lot 7	3,194		2
Lot 8	3,061	Triplex	2
Lot 9	1,850		2
Lot 10	2,798		2
Lot 11	2,720	Triplex	2
Lot 12	1,722		2
Lot 13	2,666		2
Lot 14	2,661	Triplex	2
Lot 15	1,702		2
Lot 16	2,548		2
Lot 17	2,746	Duplex	2
Lot 18	3,150		2
Lot 19	6,006	Single-Family	2
Lot 20	6,711	Single-Family	2
Lot 21	10,642	Single-Family (with home childcare)	3
Lot 65	10,825	Single-Family (with home childcare)	3

Phase 2 - Lot 2A (5.29 acres)			
Lot #	Area (sq. ft.)	Dwelling Unit Type	# of Parking Spots
Lot 22	3,259	Duplex	2
Lot 23	3,314		2
Lot 24	3,401	Duplex	2
Lot 25	3,492		2
Lot 26	3,584	Duplex	2
Lot 27	3,613		2
Lot 28	4,992	Single-Family	2
Lot 29	4,479	Single-Family	2
Lot 30	5,070	<i>Landscaped Public Area to River Trail</i>	0
Lot 31	4,079	Single-Family	2
Lot 32	3,969	Single-Family	2
Lot 33	3,185	Duplex	2
Lot 34	3,171		2
Lot 35	3,223	Duplex	2
Lot 36	3,376		2
Lot 37	3,452	Duplex	2
Lot 38	4,762		2
Lot 39	10,586	Single-Family	2
Lot 40	15,957	Single-Family	2
Lot 41	7,507	Single-Family	2
Lot 42	9,839	<i>Vacant; Secondary Emergency Vehicle Access</i>	0
Lot 43	8,215	Single-Family	2
Lot 44	3,375	Triplex	2
Lot 45	1,941		2
Lot 46	3,389		2
Lot 47	3,398	Triplex	2
Lot 48	1,954		2
Lot 49	3,412		2
Lot 50	3,421	Triplex	2
Lot 51	1,967		2
Lot 52	3,435		2
Lot 53	3,444	Triplex	2
Lot 54	1,980		2
Lot 55	3,457		2
Lot 56	3,466	Triplex	2
Lot 57	1,993		2
Lot 58	3,480		2
Lot 59	3,489	Triplex	2
Lot 60	2,006		2
Lot 61	3,503		2
Lot 62	3,512	Triplex	2
Lot 63	2,017		2
Lot 64	3,961		2

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

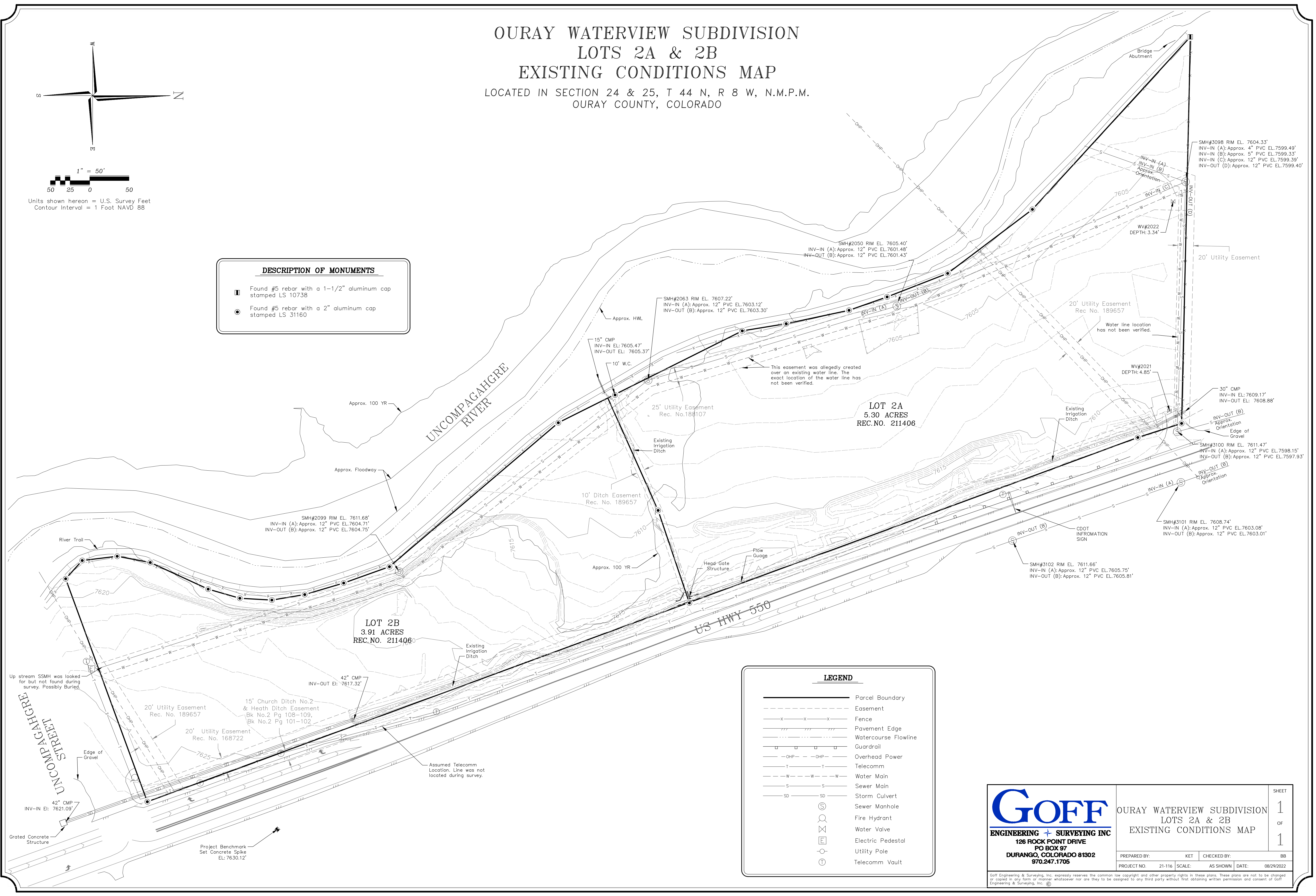
LOCATED IN SECTION 24 & 25, T 44 N, R 8 W, N.M.P.M.
OURAY COUNTY, COLORADO



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

DESCRIPTION OF MONUMENTS

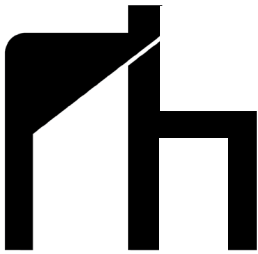
Found #5 rebar with a 1-1/2" aluminum cap stamped LS 10738
 Found #5 rebar with a 2" aluminum cap stamped LS 31160



LEGEND	
———	Parcel Boundary
- - - - -	Easement
x x x x x	Fence
———/———	Pavement Edge
——— ———	Watercourse Flowline
——— ———	Guardrail
-OHP- -OHP-	Overhead Power
-T- -T-	Telecomm
-W- -W-	Water Main
-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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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

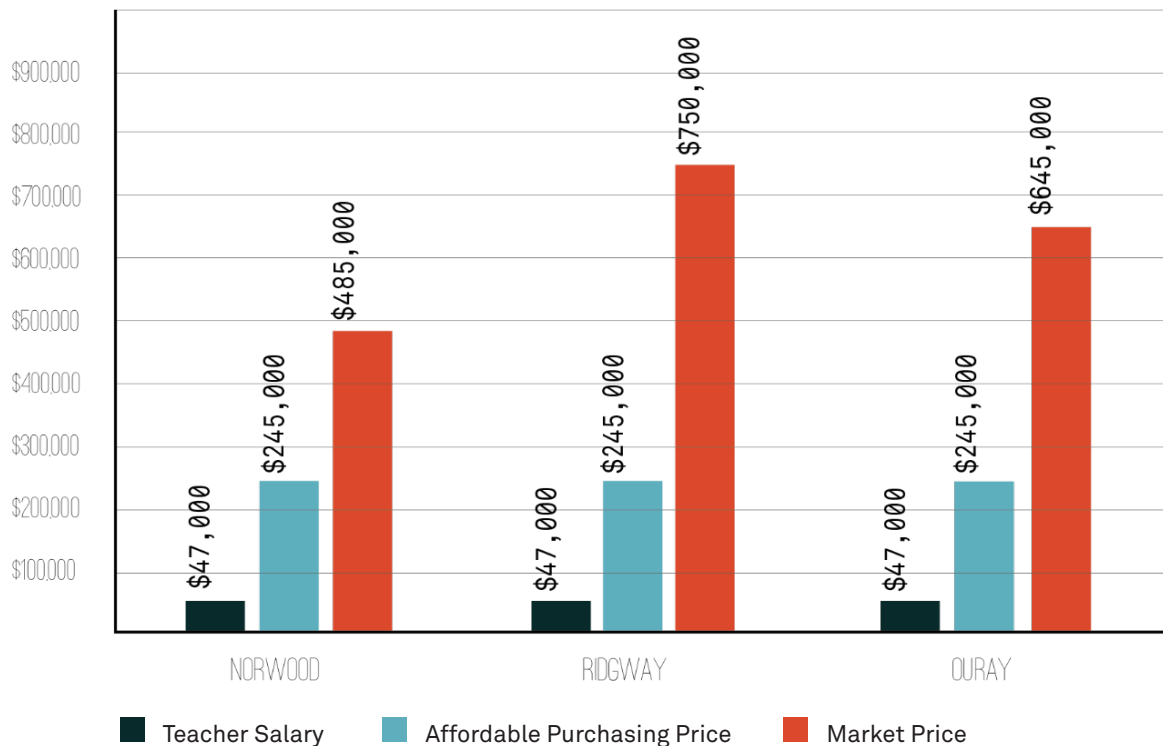
There is a lack of affordable housing in mountain communities across Colorado. According to the Mountain Migration Report conducted across six counties with tourism-driven economies, the pandemic led to record-high home purchase and rent prices, accompanied by a sharp decrease in unit availability.

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.

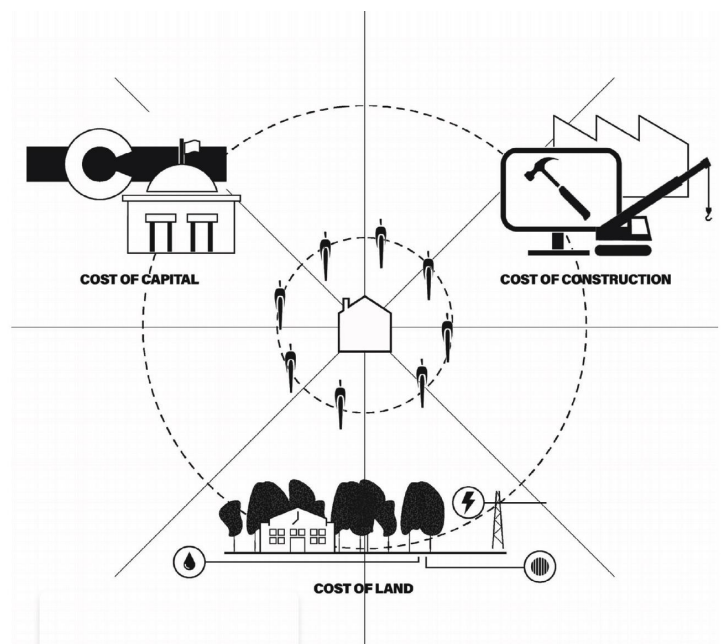
Cost of Construction

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

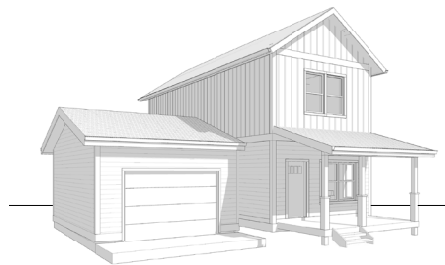
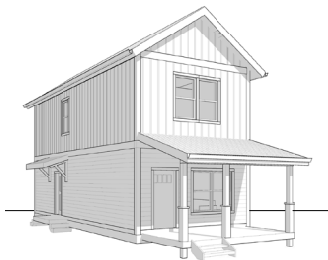
Under Construction - 10 Townhomes, 14 Single-Family Detached Homes
Expected move-in January 2022



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

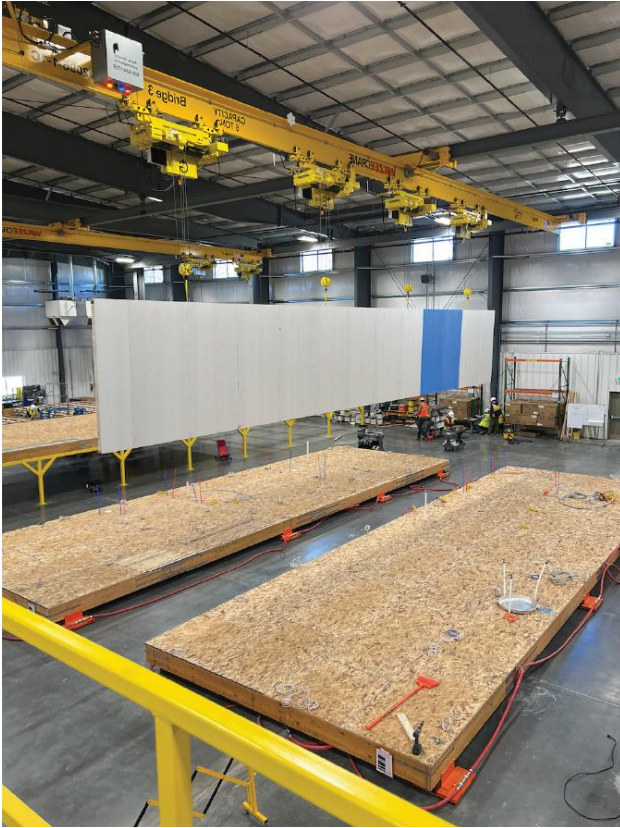
Farmhouse Gable
 3 Bedrooms
 3 Bathrooms
 Detached
 1648 square feet
 18' x 24' garage
 Rooftop Solar
 Air Conditioning
 Electric Vehicle-ready
 Raw water tap
 GE appliances
 Fiber internet

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

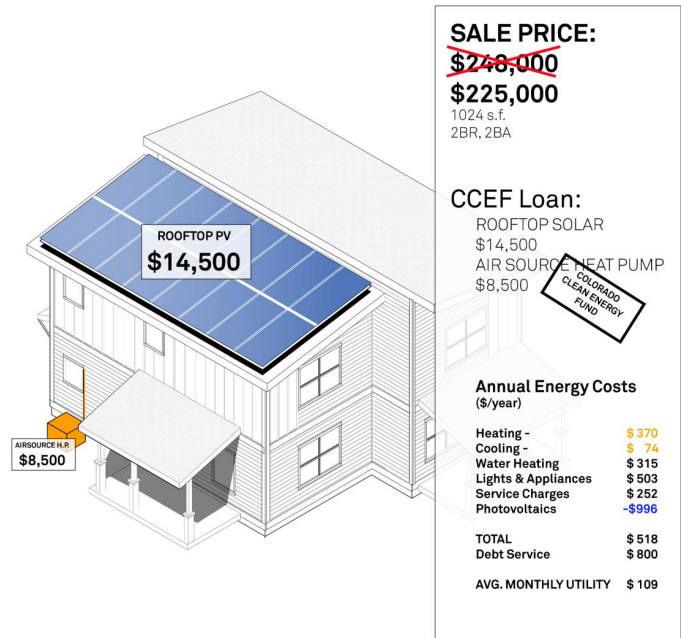
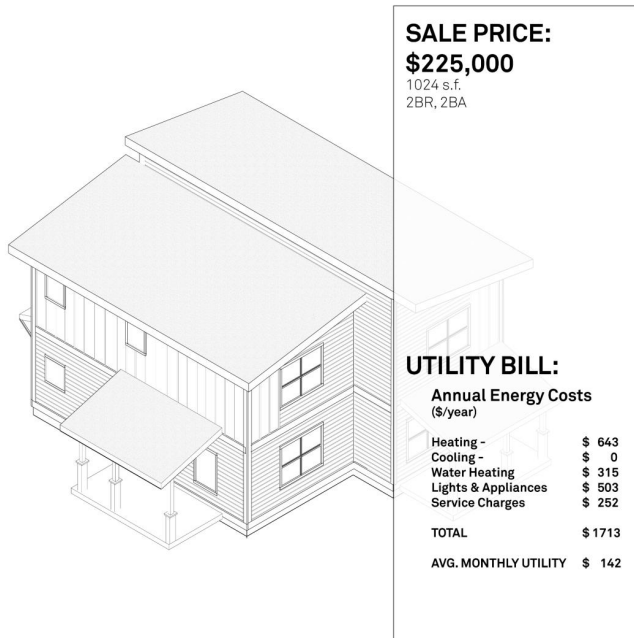
The McKee

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:

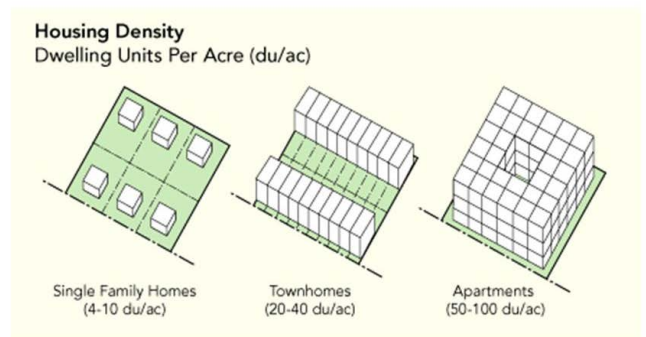
The Ouray Waterview Subdivision Sketch Plan proposes 67 units. Units will include Single Family Dwellings and Townhomes. Townhomes will not exceed clusters of three units (duplexes & triplexes). Unit uses will also include in-unit home-childcare. Additionally, the site will be programmed with streets 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

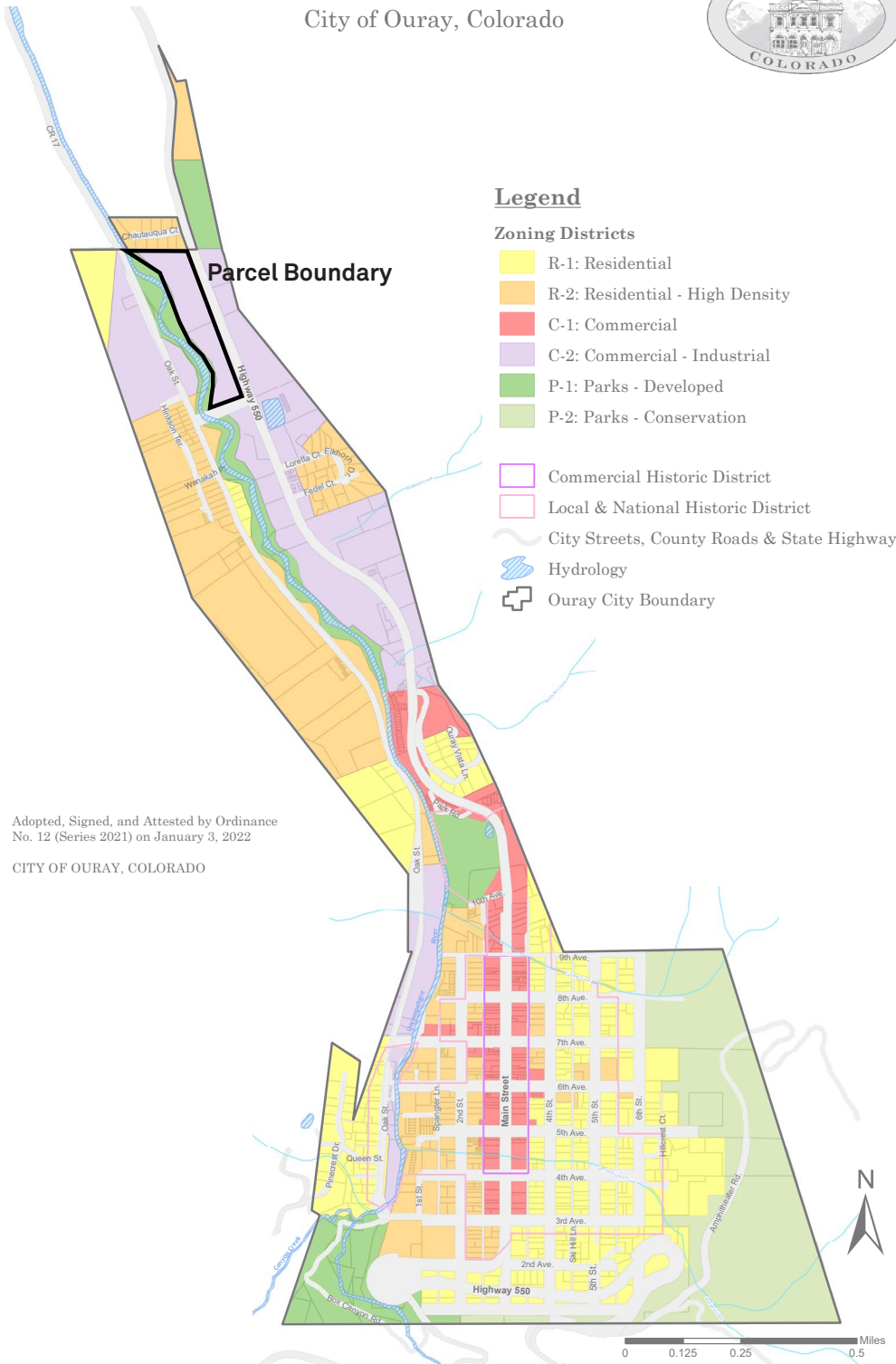
City of Ouray, Colorado



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.

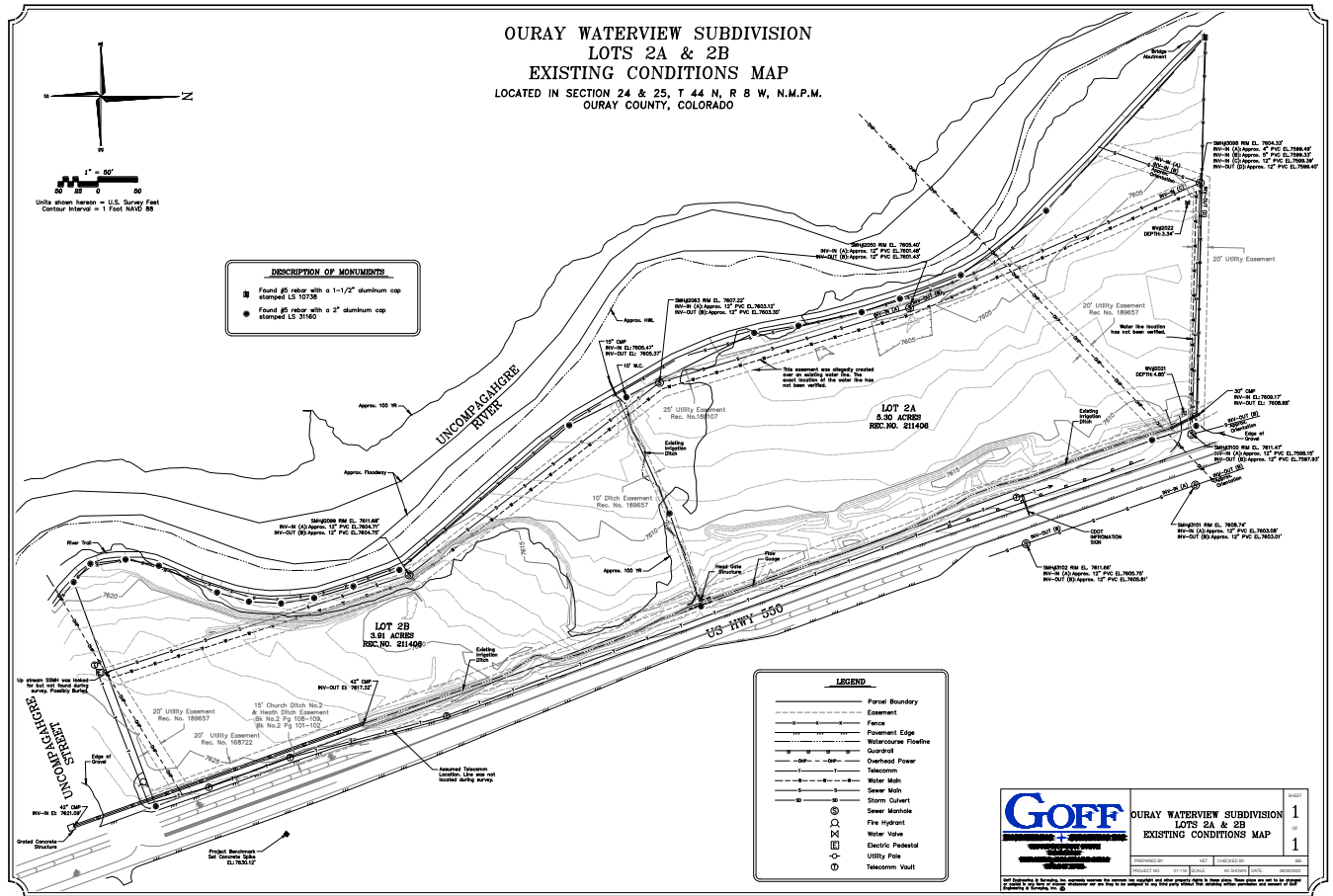
G. Additional Requirements:

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.

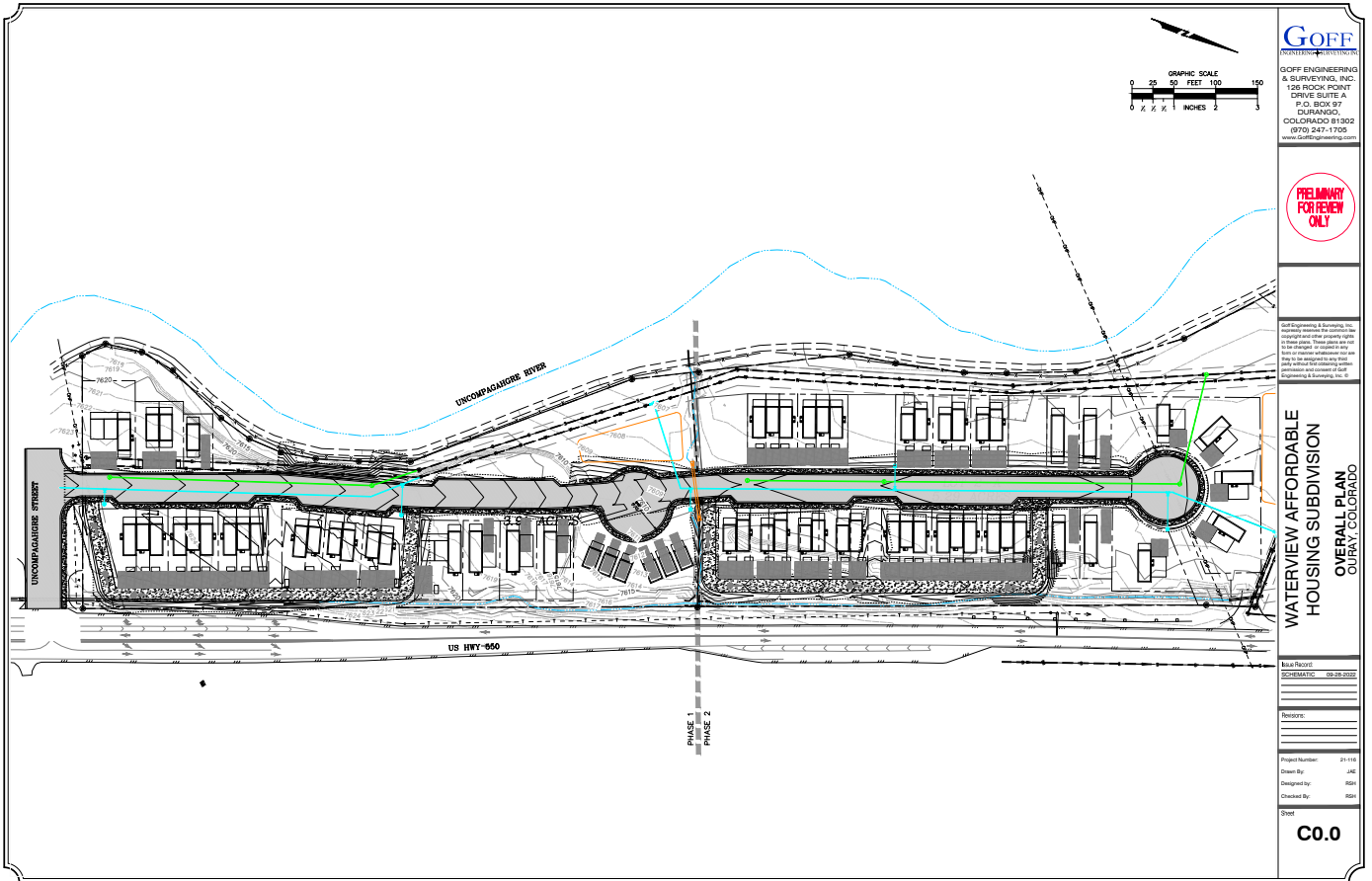
2. The PUD plan may be also enforced in accordance with and in the same manner as the provisions of the Planned Unit Development Act of 1972, as amended. C.R.S. 24-67-101, et. seq.

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.

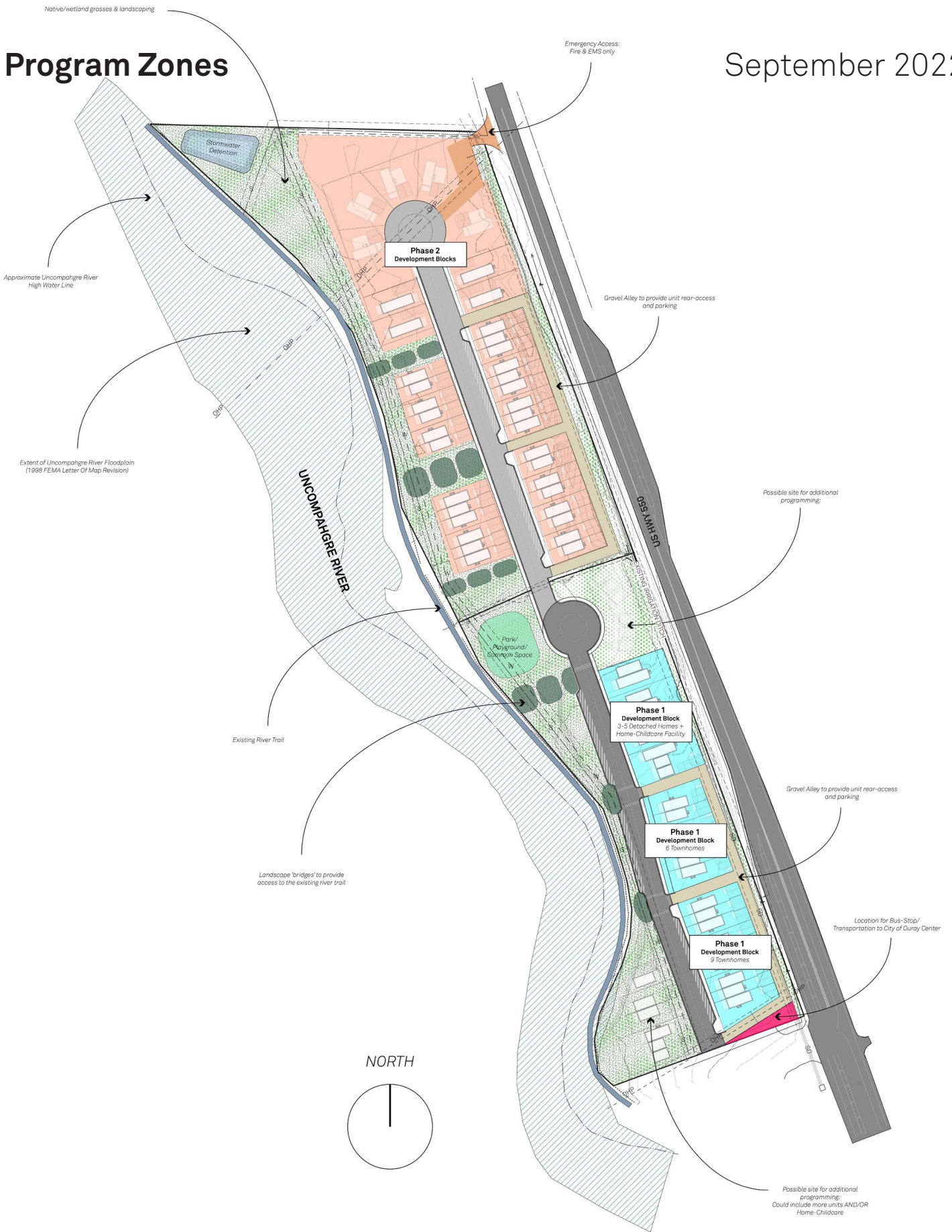
Street name: We do not currently have a proposed street name. We will put this question to the Ouray Housing Committee.

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

