

**AGENDA
OURAY CITY COUNCIL**

Tuesday, April 9, 2024 - 4:00 PM

Ouray Community Center, 320 6th Ave, Ouray, CO 81427

VIRTUAL OPTION - <https://zoom.us/j/8309524079>

Meeting ID: 830 9524 079 Passcode: 43112 Or dial: +1 346 248 7799

Ouray Planning Commission Regular Meeting

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

1. ADMINISTRATIVE

- 1.a. Call to Order
- 1.b. Roll Call
- 1.c. Approve Minutes

2. CITIZENS COMMUNICATIONS

- 2.a. Public invited to speak on matters not on the agenda

3. PUBLIC HEARING

- 3.a. Ouray Riverwalk Affordable Rentals
Project Type: Planned Unit Development (PUD)
Submission: PUD Application/Sketch Plan
Applicant/Owner: Home Trust of Ouray County
Address: 1507 North Oak Street, Ouray, Colorado 81427
Parcel #: 451530319002
Legal Description: City of Ouray; S: 25; T: 44N; R: 8W

The applicant has submitted an Application/Sketch Plan for a thirteen (13) unit multifamily residential development consisting of three, two-story buildings on a 0.53-acre site at 1507 Oak Street in Ouray, CO. The applicant has submitted this Application/Sketch Plan pursuant to OMC Sec. 7-5-D-5-j, Planned Unit Development.

Application materials may be reviewed during regular business hours at the City Offices located at 320 6th Ave, Ouray, CO 81427. Comments may be submitted prior to the hearing and should be received no later than 4/2/24. Comments may be mailed to: Community Development Department, P.O. Box 468, Ouray, CO 81427 or emailed to: kclothier@cityofouray.com. Alternatively, written and/or oral testimony may be taken from the public during the hearing. Action may be taken on this application following the hearing.

4. ACTION ITEM

- 4.a. Consideration of Ouray Riverwalk Affordable Rentals Application

5. DISCUSSION

6. ADJOURNMENT

Ouray Planning Commission Regular Meeting

Tuesday, March 12, 2024 at 4:00 p.m.

Ouray Community Center, 320 6th Ave, Ouray, CO 81427

Glenn Boyd: Present
Mike Fedel: Present
Jenny Hart: Absent
Kevin Schiffer: Present
McKenna Sumrak: Present

Also present were Community Development Director Kristen Clothier, Finance and Administration Director Melissa Drake and Accounting Specialist Julie Lancaster.

**3/12/24 Planning Commission Meeting Location:
320 6th Ave. – Ouray Community Center**

Zoom:

<https://zoom.us/j/98645657434>

Passcode: 788405

Meeting ID: 986 4565 7434

Phone: 1-346-248-7799

- Changes to this agenda can be found on the bulletin board at City Hall.
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- Action may be taken on any agenda item.
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1. CALL TO ORDER

City Clerk Ms. Drake called the meeting to order at 4:00 p.m.

2. ROLL CALL

3. APPROVE MINUTES

Motion to approve the minutes. This motion, made by Glenn Boyd and seconded by Mike Fedel, Carried.

Glenn Boyd: Yea, Mike Fedel: Yea, Kevin Schiffer: Yea, McKenna Sumrak: Yea

4. CITIZENS COMMUNICATIONS

No one in the audience

5. INTRODUCTION OF NEW PLANNING COMMISSION MEMBERS

Ms. Drake introduced Ms. Clothier, the new Community Development Director, and the new Commissioners introduced themselves.

6. ACTION ITEMS

a. Nominate and Appoint Chair of Planning Commission

Motion to appoint Mike Fedel as Chair. This motion, made by Glenn Boyd and seconded by Kevin Schiffer, Carried.

Glenn Boyd: Yea, Mike Fedel: Yea, Kevin Schiffer: Yea, McKenna Sumrak: Yea

b. Nominate and Appoint Vice Chair of Planning Commission

Motion to appoint Glenn Boyd as Vice Chair. This motion, made by Kevin Schiffer and seconded by McKenna Sumrak, Carried.

Glenn Boyd: Yea, Mike Fedel: Yea, Kevin Schiffer: Yea, McKenna Sumrak: Yea

7. ADJOURNMENT

Motion to adjourn at 4:06 pm. This motion, made by Glenn Boyd and seconded by Kevin Schiffer, Carried.

Glenn Boyd: Yea, Mike Fedel: Yea, Kevin Schiffer: Yea, McKenna Sumrak: Yea

Mike Fedel, Chair

ATTEST:

Melissa M. Drake, City Clerk

CERTIFICATION

I, Melissa M. Drake, do hereby certify that I am the City Clerk of the City of Ouray, Ouray County, State of Colorado, and that the above minutes are a true and correct summary of the meeting of the Ouray Planning Commission held on Tuesday, March 12, 2024. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Tuesday, March 12, 2024.

Melissa M. Drake, City Clerk

320 6th Avenue
 PO Box 468
 Ouray, Colorado 81427



970.325.7211
 Fax 970.325.7212
 www.cityofouray.com

APPLICATION & PROPERTY SUMMARY

Project Name	Ouray Riverwalk Affordable Rentals
Project Type	Planned Unit Development (PUD)
Applicant/Owner	Home Trust of Ouray County
Agent	Tommy Umbhau, AIA
Hearing Date	April 9, 2024
Hearing Body	Planning Commission

Application Summary:

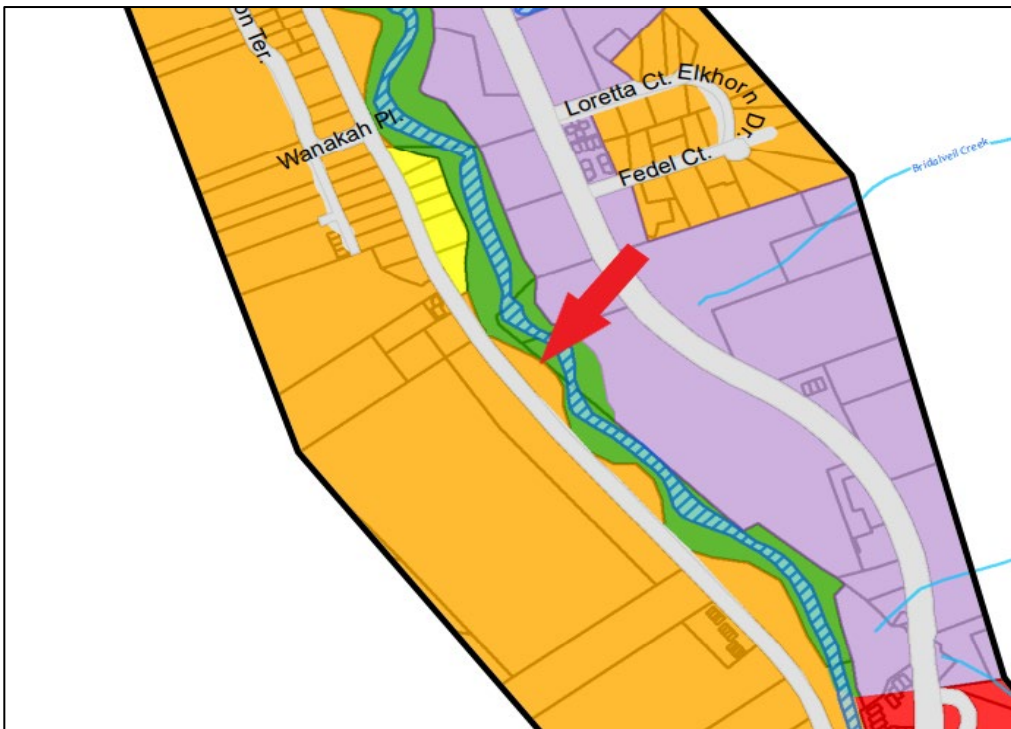
Consideration for a thirteen (13) unit multi-family residential development consisting of three, two-story buildings. The applicant, Home Trust of Ouray County, has submitted this application pursuant to OMC Sec. 7-5-D-5-j, Planned Unit Development, due to the need for flexibility relative to certain development standards including but not limited to floor area and parking.


Address	1507 North Oak St. Ouray, Colorado
Assessor Parcel Number	451530319002
Legal Description	Sec. 25; T44N; R8W
Zoning	R-2, Residential High Density
Existing Use	Vacant
Proposed Use	Multifamily Residential
Site Size	23,197 sq. ft. (0.53-acres)
National or Local Historic District Boundary	No
Commercial Historic Boundary	No

LOCATION MAP



ZONING MAP



 R-2: Residential - High Density

ZONE DISTRICT DIMENSIONAL REQUIREMENTS

R-2	Required	Proposed
Minimum Lot Area	3,500 sq. ft.	23,197 sq. ft.
Maximum Density	2,370 sq. ft./DU	13 Dwelling Units Vary in size.
Front Setback	15ft. Subject to Lot Averaging	15ft.
Rear Setback	5ft.	5ft.
Side Setback	5ft.	North: 72ft. South: 51ft.
Maximum Floor Area	10,650 sq. ft.	12,030 sq. ft.
Maximum Site Coverage	55%	36%
Maximum Building Impervious Surface Site Coverage	80%	52%
Maximum Height	35ft.	25ft.
Maximum Size Accessory Dwelling Unit	1,000 sq. ft.	N/A

PROJECT DESCRIPTION

The Home Trust of Ouray County (Home Trust) is requesting consideration of a thirteen (13) unit multifamily Planned Unit Development (PUD) to be located at 1507 North Oak Street.

Home Trust is a 501(c)(3) organization and was founded as a Community Land Trust to develop and manage permanently affordable housing solutions for Ouray County residents and businesses through homeownership, rental and commercial opportunities. The organization is governed by a board of community residents and public representatives that provide lasting community assets and shared equity homeownership opportunities for families and communities.

Applications for a major PUD shall be submitted in accordance with the requirements set forth in Ouray Municipal Code (OMC) Sec. 7-5-D-5-j. The intent of the aforementioned code section is to promote the Planned Unit Development Act of 1972 and encourage innovative developments with unique and valued community attributes.

PUDs provide options to the applicant when designing a development by allowing flexibility with respect to dimensional requirements and increased densities under certain conditions or circumstances. Additionally, the intent of a PUD is also to 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.

CRITERIA FOR DECISION

The decision criteria for major PUD applications are set forth in OMC Sec. 7-5-D-5-j-ii. Staff has provided an analysis of the relevant criteria in the information provided below.

- 1. A PUD shall be in general conformity with the City's Master Plan and consistent with the objectives which include but are not limited to encouragement of innovative development with unique and valued community attributes, flexibility with respect to dimensional requirements and increased density, and conservation of a site's natural characteristics.**

The Community Plan was originally drafted in September of 1993 and the first update was in March of 2004, with both the City of Ouray Planning Commission and City Council adopting the document. Most recently the City of Ouray (City) conducted the public process of updating their master plan, which was finalized in 2021. This document is advisory rather than regulatory and is the vision of the entire community used to guide the City Council, Planning Commission, other boards and commissions of the City.

Included in the plan are fourteen elements that were established to further the overall vision of the community that are captured in four main themes: vibrant, thriving and healthy community; mindful growth to maintain community character; recreation capital of Colorado and be a sustainable City within a park; and provide exceptional governance with modern and maintained infrastructure. Although this application is congruent with the entirety of the Community Plan, three elements are most relevant and in conformance with the application: Housing, Land Use, and Economic Development. The following provides a review of those three elements.

Housing

Ouray seeks to provide attainable and quality housing opportunities to maintain a strong and diverse year-round community with a viable and healthy local workforce. This project aligns with the goals and action items set forth in the Housing Element of the Community Plan, including but not limited to the following:

Goal H-1: Support, encourage and require adequate, diverse and permanent attainable housing integrated throughout the community for local residents and employees.

- A. Assure that attainable housing is permanently affordable utilizing deed restrictions or other available tools.*
- 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, including accessory dwelling units, live-work units, small homes, multi-family developments, mixed-use developments, dormitory or "POD" style units, and other unit types that provide for attainable housing.*
- 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.*

As proposed, the development will maintain a permanent, 99-year ground lease. The Home Trust will retain ownership of seven of the thirteen proposed units securing a vested interest in the affordability, and management of the property. In addition, the development proposes a mix of unit types to accommodate various income ranges and family sizes which supports the mission of the organization to provide inclusive, and economically diverse housing resources.

Goal H-3: Promote high quality housing with good design practices that fit within the character of the city.

- E. Assess appropriate locations for attainable housing throughout the city and surrounding area to avoid isolating low-income housing.*
- F. Strive to provide housing located in close proximity to existing or planned infrastructure, services, intermodal transit connections, sidewalks, trails and employment.*
- H. Encourage the creation of additional mixed income multi-family rental housing in the community.*

The development location is in a proximity to a mix of housing types including manufactured homes and single-family residences offering a complimentary dwelling type. Additionally, the subject parcel is within City limits directly adjacent to the Ouray Riverwalk providing easy access to services and amenities.

Land Use

Ouray maintains its small town and unique high alpine, historic character while allowing for growth as envisioned by the City, and as a growth center of Ouray County with a balanced mix of land uses. This project aligns with the goals and action items set forth in the Land Use Element of the Community Plan, including but not limited to the following:

Goal LU-1: The City of Ouray promotes the Future Land Use Plan to provide for a sustainable and vital community and achieve the Overall Vision.

- C. Encourage compact developments that create true neighborhoods, reduce the amount of land for residential use, minimize resources consumed, and are located next to existing infrastructure.*

Goal LU-4: Promote and encourage sustainable land use development.

- A. Promote a compact, sustainable land use pattern that prioritizes infill and redevelopment of existing developed land and is well connected to existing and planned street, trail and sidewalk systems.*
- D. Consider requiring new development to provide for livable and sustainable design such as the provision of green spaces; green building practices; amenities for residents; and pedestrian and bike connectivity.*

The proposal is for a multi-family development of thirteen dwelling units of various size, offering a diverse housing palate to residents of the area. Additionally, because of the strategic layout, the project offers a compact design minimizing impacts to the surrounding area while at the same time being located in an area that is pedestrian and bike friendly.

Also included in the Land Use Element is the Future Land Use Plan and corresponding map. This section is a guide used to inform and assist with making decisions within the City. The Future Land Use Map also is the foundation to the desired future zoning in the City and serves as a way to implement the community's overall vision, theme vision statements and the goals and actions set forth in the Community Plan.

The City of Ouray North Plat Figure 1 (Community Plan, pg. 40), identifies properties north

of the downtown area and designates these lands with a general classification. The designations help provide guidance for City staff, the Planning Commission, and the City Council in making decisions on certain land use applications, including rezonings, PUDs, conditional use permits, and subdivisions.

The subject parcel is identified on the Future Land Use Map as “Multi-Family” which includes a corresponding description of appropriate types of residential uses. This project categorically aligns with both the existing zoning and future land use map of the City, in addition to the provided characteristics of multi-family developments.

Economic Development

To encourage economic development in small cities, residents of the area who are employed by local businesses need permanent housing solutions. This project aligns with the goals and action items set forth in the Economic Development Element of the Community Plan, including but not limited to the following:

Goal ED-2: Diversify and innovate the economy to improve resiliency, spread out economic activity throughout the year and create a more relevant, active and vital community.

L. Encourage and incentivize the provision of attainable housing; childcare; desired community amenities, connectivity and a high quality of life to drive economic resiliency.

N. Establish a strong base workforce and foster collaborative leaders to lay the foundation for public and private projects that benefit the broader community.

This project aims to provide accessible housing options, empowering individuals in the small community of Ouray to pursue employment opportunities without the burden of exorbitant housing costs and lengthy commutes. By doing so, it cultivates a more dynamic workforce, thereby fueling economic growth and fostering stability for both employees and business owners.

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

The Colorado Planned Unit Development Act of 1972 (Act) was enacted to provide a framework for the planned development of land which aimed to address issues related to sprawl, environmental conservation, and efficient land use planning. The Act empowered local governments to establish regulations governing PUDs that specifically allowed for flexible development standards tailored to fit specific needs of a community. This encouraged mixed land uses and flexible residential development fostering the creation of cohesive communities.

In order that the public health, safety, integrity, and general welfare may be furthered in an era of increasing urbanization and of growing demand for housing of all types and design, the powers set forth in CO Code § 24-67-102 (2022) are granted to all counties and municipalities to “encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings.” Additionally, the Act encourages “a more efficient use of land and of public services, or private services in lieu thereof, and to reflect changes in the technology of land development so that resulting economies may ensure to the benefit of those who need homes.”

Any county with respect to territory within the unincorporated portion of the county or any municipality with respect to territory within its corporate limits may authorize PUDs by enacting a resolution or ordinance which refers to the Act. The City of Ouray has taken this action establishing the ability for applicants to submit projects subject to the applicable standards set forth in OMC Sec. 7-5-D-5-j.

Home Trust has submitted such an application in accordance with the requirements set forth in OMC Sec. 7-5-D-5-j which requires conformance with CO Code § 24-67-102 (2022) for a multi-family development that includes a compact housing design sited in an area accessible to outdoor amenities as well as City services. The applicant has submitted a request for flexibility in certain areas of the proposal that otherwise would be in conflict with the applicable zoning district, which is encouraged by the Act to promote housing opportunities; these items include increased floor areas, alternative off-street parking dimensions and surfacing requirements.

Pursuant to CO Code § 24-67-102 (2022), the “[d]esign, construction, and other requirements applicable to a planned unit development may be different from or modifications of the requirements otherwise applicable by reason of any zoning or subdivision regulation, resolution, or ordinance of the county or municipality” so long as those requirements substantially comply with provisions of Colorado statutes applicable to municipal governments planning and zoning.

In review of the application materials and applicable regulations, the proposal complies with the intent and standards of both the Act and OMC and advances the objectives of each by allowing for flexible design standards and innovative ideas for affordable housing.

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

The development proposes thirteen residential units that include the following: Building A and C noted on the site plan will be mirrored structures both consisting of four living units per building (eight total); two single story units and two, two story units. Building B will consist of five residential units.

STAFF ANALYSIS

The intent of PUD applications is to allow for flexibility with regard to certain design standards that otherwise could not be achieved, and to encourage innovative developments with unique and valued community attributes. Outlined below is an analysis of those areas requested by the applicant for consideration.

1. Increase in Floor Area

The applicant has requested an increase in total floor area of the development specific to the addition of “unconditioned space” that would include outdoor covered porches. OMC Residential High Density Zoning (R-2) has a maximum allowable floor area square footage of 10,650 sq.ft.; the proposal contemplates 10,639sq.ft. of conditioned space. Floor Area, as defined in OMC Sec. 7-4 requires that “[g]arages, courts, decks and porches are to be included when covered by a roof.”

Home Trust has included exterior covered porches, totaling 1,391sq.ft., with the proposed development. The addition of the porches would exceed the maximum square footage allowance by 1,380sq.ft. or 13%.

In staff's review, the addition of exterior decks generates no on or offsite impacts, and furthermore provides an amenity for residents of the development to enjoy outdoor access to the surrounding aesthetics of the community. Because of this, staff supports this design concept to be included with the PUD application.

2. Off-Street Parking Dimensions

The application includes thirteen (13) units contained within three (3) buildings; Building A, B and C. Buildings A and C will be mirrored structures as noted on the site plan, both of which will consist of four (4) units per building; two (2) single story units and two (2) two story units. Building B will consist of five living units, (2) single story units and (3) two story units.

OMC Table 7-8-E sets forth parking requirements for new development. Based on the submitted application, the project requires the design to accommodate 16.5 parking stalls or 17 total. In addition, the dimensions set forth in OMC Sec. 7-8-E-2 require each front-loaded parking stall to be measured 20ft. (depth) by 10ft. (width).

The design submitted by the applicant includes fourteen (14) perpendicular front-loaded parking stalls and four (4) parallel parking stalls. To accommodate the design of the development, the application requests the fourteen front loaded parking stalls to measure 18ft. in depth by 10ft. in width, and the four parallel parking stalls to measure 22ft. in length by 8ft. in width. See Sheet 1 of 2 in the attached for more details.

Because the applicant is still able to provide adequate parking for the entirety of the development with a minimal decrease from the OMC requirements, staff finds this meets the intent of PUD process to allow for flexibility with certain development standards.

3. Paving Requirements

OMC Sec. 7-8-E-1-f requires that when "six or more spaces are required, the required parking and maneuvering areas shall be paved."

Home Trust request the application of this standard be waived due to: 1) the cost associated with pavement and 2) the existing conditions of Oak St. is entirely gravel. Rather, the application requests the entirety of the parking areas be a gravel surface.

In staff's review of this request, staff finds this decision would be better suited for the decision-making body to consider. As noted elsewhere in this staff report, the intent of PUD applications is to allow for flexibility from certain development standards, which this request aligns with; however future planning and development along Oak St. may lead to further pavement and improvements.

Staff has provided an option in the recommended action below for the decision-making body to consider and make the final determination.

4. Other:

Although not specifically requested by the application, staff has found the following items outlined below warrant analysis in accordance with OMC requirements.

a. Lot Consolidation

The development site is formally known as Parcel 2 of the Hot Springs Subdivision, First Amendment, recorded under reception no. 230220. In its current configuration, the

development site is three (3) parcels.

As depicted on the submitted sketch plan, Building A and Building B are situated on existing property lines. To accommodate the development design and density in furtherance of the intent of PUD applications, and to avoid future ownership discrepancies for potential sales of units, staff has provided a condition of approval included in the recommended action whereby prior to issuance of the certificate of occupancy by the City, the applicant shall complete a Lot Consolidation of the parcels in accordance with OMC Sec. 7-5-D-5-g.

b. Snow Storage

OMC Sec. 7-8-H sets forth the requirements for on-site snow storage. Snow accumulation is commonplace within the City and all development must plan for and manage this occurrence.

Included in the attached site plan are two dedicated on-site snow storage locations; one north of Building A and the other south of Building C. Although not explicitly required for sketch plan applications, OMC Sec. 7-8-H requires one (1) sq.ft. of snow storage area per three (3) sq.ft. of cleared private land. The development contemplates clearing 3,727sq.ft. of private land thereby requiring 1,243 sq.ft. of snow storage space. The applicant has provided 2,483 sq.ft. satisfying this requirement.

c. Public Improvements

OMC Sec. 7-8-G, Public Improvements, requires that “[a]ll developments shall be required to construct sidewalks in accordance with City standards.” Due to the location of the proposed development, which lacks connectivity to an existing sidewalk along the property frontage paralleling Oak St., staff in concert with the applicant’s architect arrived at a solution to satisfy this requirement.

The installation of a concrete sidewalk along the Oak St. frontage would lead to, in effect, an island of sidewalk due to its lack of connectivity. Being that the subject parcel is adjacent to the existing Ouray Riverwalk Path, the applicant has provided a four (4) foot gravel pathway which would connect Oak St. to the Riverwalk path. This solution furthers the intent of PUD application flexibility, while at the same time provides a public improvement for pedestrian access.

AGENCY COMMENT

Due to the scale and scope of the development and in accordance with the discretion set forth in OMC Sec. 7-5-C-2-d whereby “[a]dditional application-specific information, beyond that specified, may be required by the Administrator, Planning Commission, and/or City Council, as necessary and appropriate to evaluate fully whether an application complies with the requirements,” staff distributed request for comment notifications on February 8, 2024 to the following agencies:

- City of Ouray Building Department (mhaldeman@cityofouray.com)
- City of Ouray Fire Department (Fire@cityofouray.com)
- City of Ouray Public Works Director (jcoleman@cityofouray.com)
- City of Ouray Resources Director (rroll@cityofouray.com)

No comments and/or correspondence was received from the identified agencies regarding the PUD application. Staff would advise the applicant to maintain communication with all agencies as the development moves forward.

PUBLIC NOTICE

Notification of the public meeting was completed by the City in accordance with the requirements set forth in OMC Sec. 7-5-C-3.

RECOMMENDED ACTION

Based on the specific findings, the Planning Commission may approve, approve with conditions or deny the application, continue the public hearing, or remand it to the Applicant with instructions for modification or additional information or action.

Staff recommends Approval of the Ouray Riverwalk Affordable Rentals Planned Unit Development subject to the findings and conditions of approval provided below, and with one deferred final decision to the Planning Commission:

Findings:

1. The application demonstrates general conformity with the City's Master Plan and is consistent with the objectives stated in OMC Sec. 7-5-D-5-j-i.
2. The application demonstrates compliance with the Colorado Planned Unit Act of 1972.
3. The application contains at minimum one (1) unit or lot.
4. Approval of this project shall allow the applicant to proceed with an application for a preliminary planned unit development.

Conditions:

1. Prior to certificate of occupancy, the applicant shall complete a Lot Consolidation of the three parcels known as Parcel 2 of the Hot Springs Subdivision, First Amendment, in accordance with OMC Sec. 7-5-D-5-g.
2. Upon recordation of the Lot Consolidation, an electronic copy of the plat shall be provided to the City.

Deferred Decision:

- A. The Planning Commission agrees to waive the paving requirement set forth in OMC Sec. 7-8-E-1-f thereby allowing all parking areas to be surfaced with gravel.
- B. The Planning Commission does not agree to waive the paving requirement set forth in OMC Sec. 7-8-E-1-f. Therefore, all parking areas as identified on the attached site plan shall be paved in accordance with City standards.

ATTACHMENTS

- Ouray Riverwalk Affordable Rentals PUD, Project Narrative
- Ouray Riverwalk Affordable Rentals PUD, Sketch Plan Sheet Set

Ouray River Walk Affordable Rentals--Narrative

The Ouray River Walk Affordable Rentals is a proposed Planned Unit Development at 1507 Oak Street in the City of Ouray, Colorado. The project is being developed by the Home Trust of Ouray County. The primary purpose of the project is to construct affordable rental units to add to the existing rental inventory within the city limits and serve as employee housing for employees of public entities and businesses that service the City of Ouray.

The intention is to support the Ouray Community Plan in terms of providing more affordable housing opportunities to promote year-round occupancy which in turn contributes to the vibrancy and sustainability of the city. *Exhibit A included at the end of this document is an excerpt from the City of Ouray Community Plan regarding Mindful Growth to Maintain Community Character. These pages were used as one of the guiding principles by the Home Trust of Ouray County at the outset of the project.*

Why a Planned Unit Development?

Per the Ouray Land Use Code, the PUD path promotes the Ouray Community Plan with respect to housing because:

- A PUD allows for flexibility with respect to dimensional requirements and increased density under certain conditions or circumstances.
- Additional density would allow more employees to be able to live in Ouray year-round, supporting local businesses, public entities, and the economy in general.
- Community members that live year-round in a community are more vested in the community and contribute to the community in many ways; safety, sustainability, community pride to name a few.

The project consists of three two story structures, Buildings A, B, and C. The project will have a total of thirteen (13) living units. Building A & C will be the same building, the only difference being that Building C will be the mirrored image of Building A. Both buildings consist of four living units per building, (2) single story units and (2) two story units. Building B will consist of five living units, (2) single story units and (3) two story units. All the buildings will be constructed to abide by the current adopted planning and building codes of the City of Ouray.

Based on the existing zoning and the existing square footage of the building site, the current density allows for ten (10) living units to be constructed on site. The Home Trust of Ouray County is seeking a density of 13 living units. In addition to the reasons stated above for increased density, the additional revenue generated by the three additional living units would help to solidify the financial pro forma regarding the overall project viability.

The Home Trust of Ouray County will also be requesting some flexibility on three additional items.

1. An increase in Floor Area
2. An adjustment to the dimensional requirements for off-street parking, and
3. Waiving the paving requirement for a development that has (6) living units or more

Increase in Floor Area

Per the Ouray Land Use Code (OLUC), the maximum allowable total building site coverage in R-2 zoning is 55%. The total building site coverage for the proposed development is 8,381 SF or 36%, 14% less than allowable and this includes all covered exterior square footage.

Per the OLUC, the maximum allowable square footage within R-2 zoning is 10,650 SF. The total conditioned space of the proposed development is 10,639 SF.

The exterior covered porches (unconditioned space) total 1,391 SF for a total of 12,030 SF, an increase of 13%. The 13% increase is the square footage used to create covered outdoor porches. Outdoor covered porches in mountain environments provide several functional and aesthetic advantages to residential architecture:

- Protects the inhabitants from inclement weather while entering or leaving the home.
- Provides 'snow management'—allowing a safer ingress egress from the home during winter months.
- Provides an important 'one story element' to the massing of the structures that promotes a more human scale and a nicer looking elevation from Oak Street.
- Promotes social interaction and sense of community.

It is for these reasons that a 13% increase in the floor area for this PUD to provide this important and necessary amenity should be considered, especially since it does not increase the building site coverage.

Adjustment of Off-Street Parking Dimensions

The required off-street parking based on the proposed units is seventeen (17) parking stalls. The proposal being put forward is showing eighteen parking stalls. Fourteen (14) standard front load parking stalls, perpendicular to Oak St and four (4) parallel stalls that run parallel to Oak St. The current OLUC's standard parking stall dimensions for front loaded parking stalls are 20'-0" long (depth) and 10'-0" wide. Due to the proximity of the front faces of buildings A & C to the general parking, the stall dimensions being proposed are 18'-0" long (depth) and 10'-0" wide thereby allowing more landscaped area between the parking and the buildings. There is still ample space between the property line and Oak St to allow for 2'-0" of additional depth of parking if the vehicle being parked is longer than 18'-0". The additional landscaping in the front of the buildings would help to soften the building elevation from Oak St. and provide two additional feet of separation between the buildings and the vehicles.

Paving Requirement

Per the OLUC, any development that is six units or more requires the off-street parking to be paved. The civil site plan in the sketch plan submittal shows the off-street parking as being paved per the



OLUC. The developer would like to have the off-street parking be a gravel surface which would be consistent with existing conditions in that currently Oak Street is not paved.

The lack of affordable housing in Colorado's mountain towns, especially towns that are now primarily dependent on tourism, is a problem that will affect each respective towns' long-term sustainability. A town's fabric and vitality are dependent on the people who work AND LIVE in the town. Identifying the need for affordable housing and being able to contribute to a solution is the goal of the Home Trust of Ouray County. Having a project of this nature become a reality is only attainable by cooperation between the Home Trust of Ouray County, the City and County of Ouray and especially the community and people of Ouray.

EXHIBIT A

MINDFUL GROWTH TO MAINTAIN COMMUNITY CHARACTER

All residents, property owners, business owners, employees and guests strongly value Ouray's community character. They also understand that the community will have to change to achieve the Overall Vision and the Theme Vision statements. Ouray's city limits cannot expand any more due to topographic and geographic constraints that limit development, with a conservation easement limiting any growth to the north of the city. The city must therefore grow through infill development and redevelopment. This means that density within the city must be increased through rezoning and LUC amendments. The city can also encourage the conversion of certain tourist-oriented land to community-based land that provides for meaningful attainable housing.

The majority agrees on the need to preserve the city's rich historical resources. The Ouray Historic District is designated on the National and State Register due to the large number of historic buildings that are located in the original townsite. These historic buildings and storefronts are a key component of the community character and must be preserved in order to maintain Ouray's unique community character.

Ouray must also create a more resilient and sustainable economy that is not just based on tourism, with the desire to significantly expand small businesses and appropriate industries in the community. It is also vitally important for Ouray to focus on sustainable tourism where marketing is kept in balance with tourism infrastructure and community capacity to where residents do not feel overwhelmed by the number of tourists visiting the community. The community has established the following Theme Vision Statements, goals and action to ensure mindful growth that maintains the community character:

Land Use. Ouray maintains its small town and unique high alpine, historic character while allowing for growth as envisioned by the city, and as a growth center of Ouray County with a balanced mix of land uses.

Heritage and Historic Resources. Ouray retains, celebrates, and preserves its outstanding historic resources and traditions as a cornerstone of community character and pride.

Economic Development. Ouray is an economically relevant and resilient economy that is connected to the southwest region and represents the best practices in local entrepreneurship, tourism, outdoor recreation and public-private partnerships.

Tourism. Ouray is a world-class, sustainable mountain destination, where visitors enhance the year-round economic vitality of Ouray by engaging in authentic experiences that reflect our community values, history and environment.



Land Use



Heritage and Historic Resources



Economic Development



Tourism



Photo: Gretchen McArthur

LAND USE

Goal LU-1: The City of Ouray promotes the Future Land Use Plan to provide for a sustainable and vital community and achieve the Overall Vision.

Actions:

- A. Amend the City of Ouray LUC to implement the Future Land Use Plan and other Community Plan goals and actions.
 - i. Require rezonings, PUDs, conditional use permits, subdivisions and other discretionary development applications to be in general conformance with the Community Plan.
 - ii. Consider a city initiated zoning amendment to rezone all property in the city in general conformance with the Future Land Use Plan.
 - iii. Create new zone districts and zoning requirements based on the land use categories in the Future Land Use Plan.
 - iv. Consider reducing the minimum lot size to match the historic platted lot within the City of Ouray Townsite Plat.

- a. Consider reducing the minimum lot frontage to 25 feet consistent with the Townsite Plat.
- b. Consider allowing for the reduced lot size only if a primary dwelling unit or an accessory dwelling unit is provided that is deed restricted to provide housing to employees working within the geographic boundary of Ouray County.
- c. Evaluate reducing building setbacks in certain zones to allow for more dwelling space constrained lots.
- v. Consider increasing the density allowed in every zone district in the city consistent with the Future Land Use Plan.
 - a. Ensure housing is allowed and encouraged in all zone districts in the city except the open space zones.
- vi. Consider revising the maximum floor area; site coverage; and other dimensional standards to promote housing and appropriate mass, scale and density in the community.

- vii. Consider increasing the maximum height allowed in the Main Street area (Current C1 Zone District) from 35 feet to 40 feet or higher compatible with historic buildings heights.
- viii. Revise the city Zoning Regulations to provide for the desired level of infill development and new development with increased density for desired housing, commercial uses, light industrial uses and civic uses to achieve the Overall Vision.
- ix. Consider allowing for up to four single-family dwelling units on two historic city lots through new cottage cluster design standards and a subdivision process to allow for ownership.
 - a. Require at least two of the homes to be deed restricted attainable housing.
- x. Establish zoning regulations that encourage small house and small dwellings with a greater density in the community that are compliant with the city adopted Building Regulations with local amendments as needed.
- xi. Revise the city's Parking Regulations to provide incentives for desired land uses.

- a. Allow for deed restricted attainable housing parking to be provided on-street if available.
- b. Allow for commercial use parking in the Downtown Core to be provided on-street.
- xii. Consider allowing duplexes, triplexes and four-plexes in the Historic Residential, Residential and Residential/Commercial areas either as a permitted or conditional use.
- xiii. Revisit all the land uses allowed in every zone district to ensure that the Overall Vision, goals and actions of the Community Plan are met.
 - a. Eliminate land uses that do not provide any community housing or other desired land uses in the city such as a prohibition on new RV parks, storage uses, and other uses that do not generate housing, economic development or jobs.
 - b. Encourage mixed-use development with supporting non-residential uses in the Residential/Commercial, Main Street; Commercial and Light Industrial areas to assure community sustainability and vitality.

ROLE OF THE FUTURE LAND USE PLAN

The Future Land Use Map is intended to show the locations of desired uses in the City to achieve the Overall Vision. Land use applications should generally conform to the Future Land Use Map as provided for in the Town's Land Use Code. The Future Land Use Map is NOT a zoning map, and any changes in current City zoning will require a public hearing process in association with a zoning change.



- xiv. Explore requiring new infill development to reach a minimum density for housing, activity and vitality to ensure that the limited land resources are not wasted on low density projects.
- xv. Encourage attainable housing to be provided in existing RV parks, light industrial, commercial and other properties through LUC and other incentives.
- xvi. Place a cap on short-term rentals due to a high percentage of vacant unoccupied housing rate, and surrounding communities have placed caps on the number of short-term rentals that further pressures the conversion of existing and new housing stock in the city.
- xvii. Revisit the city's nonconforming use, lot and building regulations as an incentive to desired infill development and redevelopment.
- xviii. Conduct an audit of the LUC and Municipal Code to determine amendments that will help Ouray become a more sustainable community. Provisions should be in the LUC to allow for all renewable energy systems, appropriate urban agriculture, and water and energy conservation.
- xix. Encourage infill development and redevelopment with land uses as envisioned on the Future Land Use Plan.

- xx. Utilize a robust communication and engagement process with property owners, business owners, residents and other stakeholders when amending the LUC through the city's adopted process.
 - xxi. Consider prohibiting lot line vacations that create a bigger lot that eliminate potential homesites (and eliminate density (no net loss of density) and create larger homes.
- B. Provide a balanced mix of uses to accommodate residents and visitors.
 - C. Encourage compact developments that create true neighborhoods, reduce the amount of land for residential use, minimize resources consumed, and are located next to existing infrastructure.
 - D. Explore the use of public-private partnerships to further the goals of the plan, such as the use of city land, County land or School District land for attainable housing.
 - E. Create, adopt, implement and maintain subarea plans for key areas of the city, such as the Hotel District, and the Downtown Core.
 - F. Consider a prohibition on new chain stores in the city.

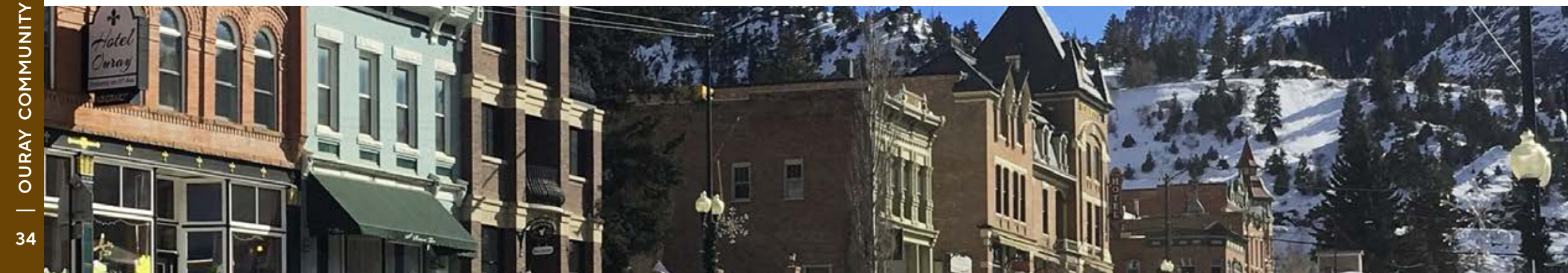
Goal LU-2: Encourage and promote development in the Downtown Core.

Actions:

- A. Encourage and support efforts for infill development and redevelopment with appropriate density, mixed-use and with housing that creates an active, vital and sustainable Downtown Core.
- B. Create, adopt, implement and maintain a Downtown Core Placemaking Plan.
 - i. Engage the Colorado Department of Transportation to create a plan that uses the CDOT Highway 550 Right-of-Way to create a great place with potentially wider sidewalks for outdoor dining; reduced highway pavement; public amenity spaces; landscaping; improved crosswalks; and other improvements that are desired by the city citizens, business owners and property owners.
 - ii. Create and adopt a Downtown Core Master Plan.
- C. Consider creating a Downtown Development Authority, Urban Renewal Authority or similar entity for promoting and developing the Downtown Core.
- D. Explore financing mechanisms to improve the Downtown Core, such as Local Improvement District or a Tax Increment Financing special district.
- E. Pursue and embrace the Colorado Main Street Program and/or Downtown Colorado, Inc. to help improve the Downtown Core.

PLACEMAKING

Placemaking is a multi-dimensional bottom up approach to planning for a space with the intention of transforming for the betterment of the community without displacing existing users. This method focuses on observing the existing conditions and assets of a place, engaging the local community in order to create a plan that best understand the needs and goals of the users that is not a one size fits all plan. The intention is to study the existing conditions and enhance them to promote people's health, happiness and well-being without taking away from the natural character. It can be government driven or a grass roots community driven process. When done well, this type of planning instills pride in the existing community and invites new users, while enhancing underutilized and overlooked spaces in a community such as alleys, sidewalks, vacant parking spaces or lots.



**Goal LU-3:
Maintain, improve and protect Ouray’s historic small-town character while allowing for development to achieve the Overall Vision.**

Actions:

- A. Consider creating and adopting design and historic preservation regulations in the LUC that protect the community’s historic, small town and alpine character.
- B. Revisit the city’s Sign Regulations to ensure the community character is protected and businesses are allowed reasonable and effective signage.
- C. Revise the city Lighting Regulations to require new and existing lighting to be dark sky compliant.

**Goal LU-4:
Promote and encourage sustainable land use development.**

Actions:

- A. Promote a compact, sustainable land use pattern that prioritizes infill and redevelopment of existing developed land and is well-connected to existing and planned street, trail and sidewalk systems.
- B. Plan for and provide infrastructure for development as envisioned by the Community Plan.
- C. Conduct an audit of the LUC and Municipal Code to determine amendments that will help Ouray become a more sustainable community. Provisions should be in the LUC to allow for all renewable energy systems; urban agriculture; and water and energy conservation.
- D. Consider requiring new development to provide for livable and sustainable design such as the provision of green spaces; green building practices; amenities for residents; and pedestrian and bike connectivity.

**Goal LU-5:
Guide development to be located within the city to protect the surrounding mountainsides and rural County lands from development while looking at opportunities to provide attainable housing.**

Actions:

- A. Engage Ouray County and key stakeholders to create and adopt a Three Mile Plan for the city; and to revisit the Intergovernmental Agreement with Ouray County.
 - i. Create programs and regulations that ensure mining claims surrounding the city will not be developed in order to protect the scenic backdrop of the city. Such programs include a County and city Transfer of Development Rights program, and open space program purchase of claims.
 - ii. Plan, encourage and support the preservation and development of recreation assets on the mountainsides surrounding the city provided the scenic high alpine backdrop is maintained.
- B. Amend the Intergovernmental Agreement with Ouray County to implement the Three Mile Plan and recognize any sites in the City of Ouray Area of Influence that were identified for attainable housing.

**Goal LU-6:
Plan and implement attractive and inviting gateways, corridors, civic centers and public spaces throughout the city.**

Actions:

- A. Engage stakeholders and the community to revisit the city brand and logo.
- B. Update and improve the two city gateways.
- C. Create, adopt, implement and maintain a Streetscape and Alleyway Plan that provides the desired landscaping and improvements for all the streets and avenues in the city.

- D. Improve and maintain the city parks areas as envisioned in the parks and recreation master plans.
- E. Support and encourage public right-of-way clean up, maintenance and beautification programs.

**Goal LU-7:
Avoid locating land use development in natural hazard areas unless mitigation is provided.**

Actions:

- A. Work with FEMA, DOLA and other agencies to obtain funding for the creation and adoption of a rockfall hazard study for the city that includes recommended regulatory policies.
- B. Amend the LUC to require development in an identified alluvial fan to be constructed above the base flood elevation as determined by an engineer.
- C. Amend the Floodplain Regulations to meet FEMA requirements.
- D. Ensure the LUC is amended to appropriately address development in other natural hazard areas such as steep slope areas that are 30% or greater.
- E. Conduct a Hazard Identification and Risk Assessment (HIRA) Process as outlined in Colorado’s Planning for Hazards Guide and integrate recommendations into the LUC, building regulations and Municipal Code.

**Goal LU-8:
Consider annexations to the city as appropriate to implement the Community Plan.**

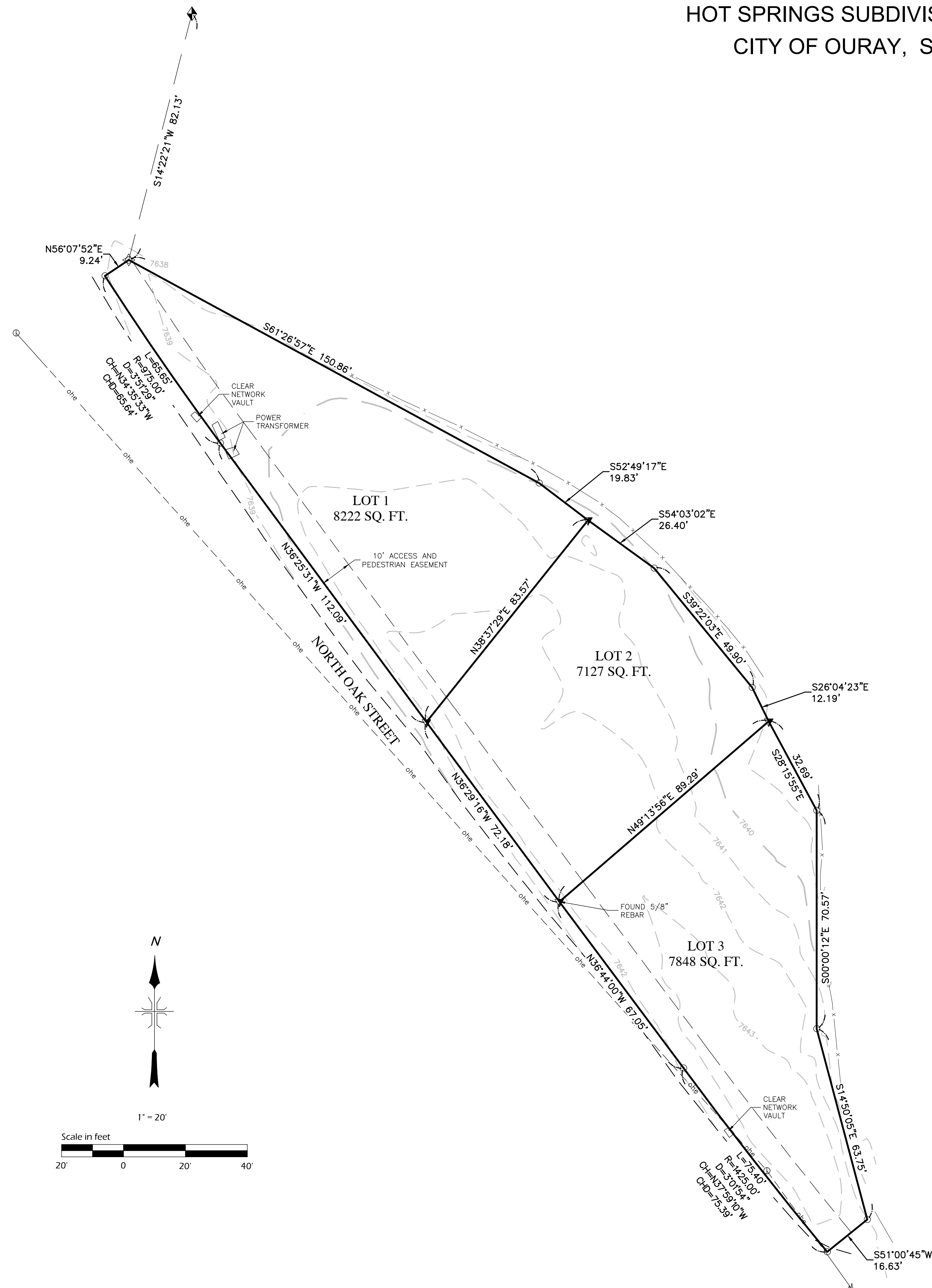
Actions:

- A. Amend the LUC to establish local policies and procedures for annexations.
- B. Only consider annexations that provide for a community benefit consistent with the Community Plan. All annexations shall generally conform to the Community Plan.
- C. Only consider annexations that provide a positive fiscal impact or positive benefit to the city, and reject annexations that create a negative fiscal impact or are contrary to the Community Plan or public interest. Annexations will pay their own way and not cause cost increases to existing city property owners or businesses.
- D. Evaluate annexation proposals to understand the impacts to demands for services, water resources, sewer resources and other infrastructure.
- E. Consider annexing the Ouray Ice Park properties to the city for ease of governance and management.



OURAY HOME TRUST EXHIBIT

HOT SPRINGS SUBDIVISION- FIRST AMENDMENT
CITY OF OURAY, STATE OF COLORADO




LEGEND

- = FOUND 2" ALUMINUM CAP ON 5/8" REBAR (LS 31160)
- ◆ = FOUND 3 1/4" ALUMINUM CAP ON 2 1/2" PIPE BLM
- ◇ = FOUND NAIL AND 3/4" BRASS DISC LS 31160
- ▼ = = FOUND 2" ALUMINUM CAP ON 5/8" REBAR (PLS 38727)

SP1.02
2 of 6

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

 DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2251 www.del-mont.com • service@del-mont.com			TITLE OURAY HOME TRUST EXHIBIT	
			CLIENT HOME TRUST OF OURAY COUNTY	
FIELD BOOK 888	DRAWN BY DCC	DATE 2023-07-12	ADDRESS & PHONE:	
SHEET 1 of 1	FILE 23123V_BDRY	JOB NO. 23123	TYPE EXHIBIT	



Landscape Architecture Firm

Linda Robinson Studio, Inc
LindaRobinsonStudio.com
Info@LindaRobinsonStudio.com
(970)739-0537

SKETCH -

Project Title

Ouray River Walk Rentals

1507 Oak St., Ouray, CO
81427

Date
January 2024

Sheet Title

Concept

Sheet No.

L0-00

24



Concept sketch 1/8/24

SP1.04
4 of 6

Ourray Riverwalk Rentals
Estimated Daily Gallons of Sewage
01/12/2024

Refer to the following Tables for the Estimated Daily Gallons of sewage for each building.

Table 1. Building A Estimated Daily Gallons of Sewage.

ESTIMATED DAILY GALLONS OF SEWAGE				
PROJECT: Ourray Riverwalk Rentals, Building A				DATE: 01/12/2024
APT/UNIT	BEDROOMS	NUMBER OF PEOPLE	GAL/PERSON/DAY	TOTAL (GAL/DAY)
1	1	2	65	130
2	2	3	65	195
3	2	3	65	195
4	1	2	65	130
TOTAL				650

NOTES:
1. Estimates are based on US Standards for water usage and sewage strength.
2. Number of People based on the following: 2 people for the first bedroom + 1 Person for each additional bedroom.

Table 2. Building B Estimated Daily Gallons of Sewage.

ESTIMATED DAILY GALLONS OF SEWAGE				
PROJECT: Ourray Riverwalk Rentals, Building B				DATE: 01/12/2024
APT/UNIT	BEDROOMS	NUMBER OF PEOPLE	GAL/PERSON/DAY	TOTAL (GAL/DAY)
1	1	2	65	130
2	3	4	65	260
3	3	4	65	260
4	3	4	65	260
5	1	2	65	130
TOTAL				1040

NOTES:
1. Estimates are based on US Standards for water usage and sewage strength.
2. Number of People based on the following: 2 people for the first bedroom + 1 Person for each additional bedroom.

Table 3. Building C Estimated Daily Gallons of Sewage.

ESTIMATED DAILY GALLONS OF SEWAGE				
PROJECT: Ourray Riverwalk Rentals, Building C				DATE: 01/12/2024
APT/UNIT	BEDROOMS	NUMBER OF PEOPLE	GAL/PERSON/DAY	TOTAL (GAL/DAY)
1	1	2	65	130
2	2	3	65	195
3	2	3	65	195
4	1	2	65	130
TOTAL				650

NOTES:
1. Estimates are based on US Standards for water usage and sewage strength.
2. Number of People based on the following: 2 people for the first bedroom + 1 Person for each additional bedroom.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santh Barbara

On 1/19/2023 before me, NICHOLAS MARIN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Robert W. Eberhardt
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

NICHOLAS MARIN
COMM. # 2278970
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MARCH 9, 2023

E-RECORDED

Land Title

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

State Documentary Fee
Date: January 20, 2023
\$67.50

Grantor(s), 2005 ROBERT W EBERHARDT REVOCABLE TRUST, DATED MARCH 29, 2005, whose street address is 2038 Cielito Lane, Santa Barbara, CA 93105, City or Town of Santa Barbara, County of Santa Barbara and State of California, for the consideration of (\$675,000.00) Six Hundred Seventy Five Thousand and 00/100^{ths} dollars, in hand paid, hereby sell(s) and convey(s) to HOME TRUST OF OURAY COUNTY, A COLORADO NONPROFIT CORPORATION, whose street address is 95 MEADOWS CIRCLE, Ridgway, CO 81432, City or Town of Ridgway, County of Ouray and State of Colorado, the following real property in the County of Ouray and State of Colorado, to wit:

LOTS 1, 2 AND 3, HOT SPRINGS SUBDIVISION - FIRST AMENDMENT, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 230220, COUNTY OF OURAY, STATE OF COLORADO.

also known by street and number as: LOT 1, 2, & 3 OAK STREET, OURAY, CO 81427

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of 1/19/2023.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: HOME TRUST OF OURAY COUNTY, A COLORADO NONPROFIT CORPORATION
95 MEADOWS CIRCLE, Ridgway, CO 81432

Form 1089 closing/deeds/statutory/wd_statutory.html 85007841 (100267937)

Warranty Deed with Statutory Exceptions
SIGNATURE PAGE

2005 ROBERT W EBERHARDT REVOCABLE TRUST,
DATED MARCH 29, 2005

By: Robert W. Eberhardt
ROBERT W. EBERHARDT, AS TRUSTEE

State of _____)
County of _____)

The foregoing instrument was acknowledged before me on this day of _____ by ROBERT W. EBERHARDT AS TRUSTEE OF THE 2005 ROBERT W EBERHARDT REVOCABLE TRUST, DATED MARCH 29, 2005

Witness my hand and official seal

My Commission expires: _____
Notary Public

Tommy Tsunami
Design, LLC
THOMAS W. UMBHAU
AIA, NCARB
Physical:
1480 E. 2nd Avenue, Suite 8
Durango, CO 81301
Mailing:
PO Box 3873
Durango, CO 81302
(970) 382-9130
tommysunami.com

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL RIGHTS RESERVED

OURAY RIVER WALK AFFORDABLE RENTALS
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427
PROJECT NO: 009-2023 ASSESSORS PARCEL NO. 4515-303-19-002
SET DESCRIPTION: SKETCH PLAN SUBMITTAL 2024-01-18

Date	#	Revisions

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
TWU	--/--
CHECKED BY	
TWU	
DRAWING TITLE	
OTHER DOCUMENTS	
SHEET NO.	
SP1.06	
6 of 6	

