

**AGENDA
OURAY CITY COUNCIL**

Tuesday, September 9, 2025 - 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. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

April 9, 2024

June 11, 2024

October 29, 2024

March 11, 2025

May 13, 2025

4. CITIZENS COMMUNICATIONS

5. DISCUSSION ITEMS

5.a. Community Development Department Updates

5.b. Intro to non-conformities

5.c. Other

6. ADJOURNMENT

Ouray Planning Commission Special Meeting

Tuesday, April 9, 2024 4:00 PM

Ouray Community Center | Zoom: <https://zoom.us/j/98645657434> Password: 788405, 320 6th Ave, Ouray, CO 81427

CALL TO ORDER

Chairman Mike Fedel called the meeting to order at 4:00 pm

ROLL CALL

Planning Commissioners present for roll call were Chairman Mike Fedel, Vice Chair Glenn Boyd, Commissioner Jenny Hart, Commissioner Kevin Schiffer and McKenna Sumrak.

Present on behalf of the City of Ouray were Kristen Clothier, Director of Community Development, and Beverly Martensen, Deputy Clerk/Treasurer. City Administrator Silas Clarke was in attendance by Zoom.

MINUTES

Vice Chair Boyd moved and Commissioner Hart seconded the motion to approve the minutes of the March 12th Regular Planning Commission Meeting as written. The motion passed unanimously on a roll call vote.

CITIZENS COMMUNICATIONS

None.

PUBLIC HEARING

Ouray Waterview Homes PUD Final Plat Application

Name of Applicant/Owner: Ouray Homes, LLC
Project Name: Ouray Waterview Homes
Project Type: Planned Unit Development (PUD)
Address: 251 Uncompahgre Street, Ouray, Colorado 81427
Submission: PUD Application/Sketch Plan
Applicant/Owner: Home Trust of Ouray County
Address: 1507 North Oak Street in Ouray, CO

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, due to the need for flexibility relative to certain development standards including but not limited to floor area and parking.

Chairman Fedel opened the Public Hearing at 4:05 pm.

Dan Murphy SEH presented the Staff Report due to SEH involvement since last fall in the absence of a Community Development Director in Ouray. Staff finds the application conforms to the City's Master Plan and the Colorado PUD Act and recommends approval of the Ouray Riverwalk Affordable Rentals PUD with the condition of completion of a Lot Consolidation of the current 3 parcels known as Parcel 2 of the Hot Springs Subdivision.

Andrea Sokolowski, Home Trust of Ouray County presented as the Applicant outlining the funding for this project. She also described the management and regulation of the property, which consists mostly of affordable rentals, with a few units to be sold to businesses or the school district for rental to local workers.

Chairman Fedel opened the hearing to public comment at 5:30 pm.

Ross Crawford, 1500 N. Oak – Stated concerns regarding residential density and parking being so close to Oak Street. Feels it is too many units and cars in the small space.

Vicki Lane, 1518A Oak Street – Stated concerns regarding parking. Spoke in favor of requiring paving of parking spaces and sidewalks.

Alan Senter, 1518A Oak Street – Commented that buildings are attractive, but stated concerns regarding residential density and parking. Also stated concerns regarding the property being rentals.

Hearing no further comments, Chairman Fedel closed the hearing to public comment at 5:40 pm

The Planning Commission deliberated.

Vice Chair Boyd spoke in favor of approval, reminding that this is R-2 zoning which is high density. He spoke in favor of sidewalks and paved parking spaces.

Commissioner Schiffer feels that paving should occur if and when Oak Street gets paved. Less concerned about sidewalks, but feels neither should kill the project.

Chairman Fedel spoke in favor of approval, would like to require sidewalks.

Commissioner Hart spoke in favor of approval, suggesting that sidewalks be required and paving set aside.

The Planning Commission agreed to waive the paving requirements set forth in OMC Sec. 7-8-E-1-f thereby allowing all parking areas to be surfaced with gravel.

ACTION ITEMS

Consideration of Ouray Riverwalk Affordable Rentals PUD Sketch Application.

Vice Chair Boyd moved and Commissioner Hart seconded the motion to approve the Ouray Riverwalk Affordable Rentals PUD Sketch plan with the following conditions:

- 1) Applicant shall complete a Lot Consolidation of the three parcels known as Parcel 2 of the Hot Springs Subdivision and upon recordation of the Lot Consolidation, provide an electronic copy of the Plat to the City of Ouray.

- 2) 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.

- 3) Strike provision C requiring public access to the riverwalk

The motion passed on unanimous roll call vote

ADJOURNMENT

Commissioner Hart moved and Vice Chair Boyd seconded the motion to adjourn at 6:12 pm. The motion passed on unanimous vote.

Mike Fedel, Chairman

ATTEST:

Sara Waldman, Deputy Clerk

Ouray Planning Commission Special Meeting

Tuesday, June 11, 2024 4:00 PM

Ouray Community Center | Zoom: <https://zoom.us/j/98645657434> Password: 788405, 320 6th Ave, Ouray, CO 81427

CALL TO ORDER

Chairman Mike Fedel called the meeting to order at 4:00 pm

ROLL CALL

Planning Commissioners present for roll call were Chairman Mike Fedel, Vice Chair Glenn Boyd, Commissioner Jenny Hart, Commissioner Kevin Schiffer and Commissioner McKenna Sumrak.

Present on behalf of the City of Ouray were Kristen Clothier, Director of Community Development and Beverly Martensen, Deputy Clerk/Treasurer. City Administrator Silas Clarke attended via Zoom.

MINUTES

Chairman Fedel stated Community Development Coordinator Kristen Clothier has determined the minutes from the April 9th Regular Planning Commission Meeting are still under development and will be presented at a later date.

CITIZENS COMMUNICATIONS

None.

PUBLIC HEARING

Ouray Riverwalk Affordable Rentals (PUD)

Project Type: Planned Unit Development (PUD)
Submission: Preliminary PUD Application
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 a Preliminary PUD application 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 Preliminary PUD application pursuant to OMC Sec. 7-5-D-5-j, Planned Unit Development.

Chairman Fedel opened the Public Hearing at 4:04 pm.

Dan Murphy with SEH, presented the Staff Report.

Chairman Fedel opened the hearing to public comment at 4:40 pm.

Hearing no comment, Chairman Fedel closed the hearing to public comment at 4:40 pm.

The Planning Commission deliberated.

Vice Chair Boyd spoke in favor of approval, reminding the Commission that this is R-2 zoning which is high density. He spoke in favor of sidewalks and paved parking spaces.

Commissioner Schiffer feels that paving should occur if and when Oak Street gets paved. Less concerned about sidewalks, but feels neither should kill the project.

Chairman Fedel spoke in favor of approval, stating he would like to waive the parking requirement and payment in lieu.

Commissioner Hart spoke in favor of approval, also agreeing waiving the park requirement and payment in lieu of.

The Planning Commission agreed to waive the paving requirements set forth in OMC Sec. 7-8-E-1-f thereby allowing all parking areas to be surfaced with gravel.

ACTION ITEMS

Consideration of Ouray Riverwalk Affordable Rentals PUD Preliminary Application.

Vice Chair Boyd moved and Commissioner Hart seconded the motion to approve the Ouray Riverwalk Affordable Rentals PUD Preliminary Sketch plan with the following five findings

- 1) Applicant following conditions:
- 2) Demonstrates compliance
- 3) Approval

Ap A
Conditions

- 1) Lot consolidation
- 2) Approval of this
- 3) Prior to plat recording
- 4) Upon recording

- 5) Storm water control
- 6) Applicant shall be required to install and maintain
- 7) Landscape plan
- 8) Planning Commission agrees to waive for park dedication
- 9) Planning Commission agrees to waiver in lieu of

The motion passed on unanimous roll call vote

.

ADJOURNMENT

Commissioner Boyd moved and Vice Chair Hart seconded the motion to adjourn at 6:12 pm. The motion passed on unanimous vote.

Mike Fedel, Chairman

ATTEST:

Sara Waldman, Deputy Clerk

Ouray Planning Commission Special Meeting

Tuesday, October 29, 2024 4:00 PM

Ouray Community Center | Zoom: <https://zoom.us/j/98645657434> Password: 788405, 320 6th Ave, Ouray, CO 81427

1. ADMINISTRATIVE

a. CALL TO ORDER

Chairman Mike Fedel called the meeting to order at 4:05 pm

b. ROLL CALL

Planning Commissioners present for roll call were Chairman Mike Fedel, Vice Chair Glenn Boyd, Commissioner Jenny Hart, Commissioner Kevin Schiffer and Commissioner McKenna Sumrak.

Present on behalf of the City of Ouray were Kristen Clothier, Director of Community Development and Beverly Martensen, Deputy Clerk/Treasurer.

2. PUBLIC HEARING

2.a. Ouray Waterview Homes PUD Final Plat Application

Name of Applicant/Owner: Ouray Homes, LLC

Project Name: Ouray Waterview Homes


Project Type: Planned Unit Development (PUD)

Address: 251 Uncompahgre Street, Ouray, Colorado
81427

Parcel #: 451725113002

Legal Description: Ouray Waterview Subdivision Lot 2 Lot
Split | City of Ouray; Lot: 2B S: 25 T: 44 R: 8

The Applicant has submitted a Subdivision – Final Plat Application for Phase 1 of the Ouray Waterview Homes Planned Unit Development (“Waterview PUD”), a project to construct 21 affordable, owner-occupied residential units via single-family homes, duplexes, and triplexes,

to construct 21 affordable, owner-occupied residential units via single-family homes, duplexes, and triplexes, including two (2) in-home childcare housing units on a 3.91-acre site located at 251 Uncompahgre Street in Ouray, CO. The applicant has submitted this Subdivision – Final Plat Application pursuant to Ouray Municipal Code Section 7-7-C-4 – Subdivision Development Regulations – Final Plat and Section 7-8 – Planned Unit Developments. Note: This Project is governed by the Ouray Land Use Code (Chapter 7 of the Ouray Municipal Code) adopted prior to November 16, 2023. 

3. ACTION ITEM

3.a. Consideration of Ouray Waterview Homes PUD Final Plat Application

Kristen Clothier, presented the Staff Report noting that project is nearly complete and thanked previous City Administrator, Interim City Administrator, Interim Building Inspector, City Attorney have worked closely with applicant’s team in all phases of the design process.

She noted that the Sketch PUD received approval on March 21, 2023. Preliminary PUD approval was received on May 23, 2023. Final PUD will go before Council at the Regular City Council on November 4, 2024.

Final three items from preliminary plat are: renaming of the Waterview Street, to Namichi, deeds and restrictions (condition has been met), and final documents will be cross-referenced so that all bases are covered.

Of the 11 conditions required in Preliminary Plat, 7 are complete and all remaining 4 are in progress.

Staff has determined that it is substantially complete. Staff recommends approval of final plat to Planning Commission with a Development Improvement Agreement for outstanding issues, prior to occupation of any of the 21 units.

Paul Major, Developer and Applicant for Waterview Homes, presented the application of

21 for sale homes ranging from \$275K-\$485K. Lots 1-8 are ready for buyer closing and move-in. Lots 9-21 should be closing through December.

Chairman Fedel opened the hearing to public comment at 4:45 pm.

Hearing no comment, Chairman Fedel closed the hearing to public comment at 4:45 pm.

The Planning Commission deliberated.

Vice Chair Boyd spoke in favor of approval and thanked the applicant for all the hard work and quality attention to detail.

Commissioner Schiffer feels that paving should occur if and when Oak Street gets paved. Less concerned about sidewalks, but feels neither should kill the project.

Chairman Fedel spoke in favor of approval, stating he would like to waive the parking requirement and payment in lieu.

Commissioner Hart spoke in favor of approval, also agreeing waiving the park requirement and payment in lieu of.

The Planning Commission agreed to recommend to City Council waiving the paving requirements set forth in OMC Sec. 7-8-E-1-f thereby allowing all parking areas to be surfaced with gravel.

Vice Chair Boyd moved and Commissioner Sumrak seconded the motion to approve the recommendation to City Council of the final plat for Ouray Waterview Homes PUD with conditions as stated in the Staff Report dated October 29th, 2024

The motion passed on unanimous roll call vote.

ADJOURNMENT

Vice Chair Boyd moved and Commissioner Sumrak seconded the motion to adjourn at 5:55 pm. The motion passed on unanimous vote.

Mike Fedel, Chairman

ATTEST:

Sara Waldman, Deputy Clerk

Ouray Planning Commission Regular Meeting

Tuesday, March 11, 2025 4:00 PM

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

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

1. CALL TO ORDER

Chairman Fedel called the meeting to order at 4:01 pm

2. ROLL CALL

3. CITIZENS COMMUNICATIONS

None.

4. ACTION ITEMS

a. City of Ouray Land Use Code Amendment: Street Naming and Addressing - Consideration of Proposed Updates to the City of Ouray Land Use Code (LUC) to Incorporate Addressing and Street Naming Standards to Improve Consistency, Public Safety, and Emergency Response Efficiency. The Discussion will also Consider Input from Relevant Stakeholders, Including Emergency Services and Planning Staff. *Dan Murphy gave an overview of 4a on the agenda, noting that Dan Reardon and Montrose 9-1-1 were also involved in this process. Mr. Murphy discussed the code amendment draft for "Street Naming and Addressing". Reviewed and discussed with the Fire Department and Montrose 9-1-1 before presenting to Planning Commission. Mr. Murphy went through the Assignment of Address form. Commissioner Boyd had concerns about the narrow scope of language of addressing only focusing on the City, instead of including the County as well, so the addressing matches within the County. Commissioner Hart asked about new developments outside these mentioned areas in item #6. Commissioners agreed to edit the document as new areas come up. Chairman Fedel asked how ADUs would be addressed separately from the dwelling. Mr. Murphy said the City will work with 9-1-1 staff and defer to them for recommendation to ensure prompt service. The Commissioners requested a subsection regarding ADUs and 1/2 addresses. Commissioner Boyd asked if existing addresses would be grandfathered in. Mr. Murphy confirmed, even if the property sells. Commissioner Sumrak asked to clarify what side of the alley would 1/2 addresses be assigned. Chairman Fedel and Commissioner Boyd said it would be the closest street to the main structure. Mr. Murphy stated that codes are not written for specifics but more guiding generalizations, and that the City will work closely with 9-1-1 to eliminate these issues/delays. Commissioner Fedel suggested adding an "e" to Section 6 to cover the east side of town. Ray Snider requested his 1512 Oak Street Lot C be re-addressed, and suggested a specific address for his home. Chairman Fedel advised that this is not the scope of this meeting. Mr. Murphy said he would bring a revised version of the document to the next meeting for approval.*

b. City of Ouray Zoning Verification Form - Consideration of the Drafted Zoning Verification Form Intended for Property Owners within the City of Ouray. Issued by the Community Development Department, this Document Aims to Provide Clear and Consistent Zoning Information. Community Members and City Staff are Encouraged to Share Input and Ask Questions to Ensure the Form Meets the Needs of all Stakeholders.

Amended motion to approve the Zoning Verification Form without a fee structure and removing the "Graphic depiction of lettering" from the form. This motion, made by Glenn Boyd and seconded by

McKenna Sumrak, Carried.

Glenn Boyd: Yea, Mike Fedel: Nay, Jenny Hart: Yea, Kevin Schiffer: Yea, McKenna Sumrak: Yea
Chairman Fedel presented the form. Commissioner Hart asked why it was necessary. Mr. Murphy said the form is very common to have in place. It certifies property details to the owner whether for sale or future development, and acknowledges the City zoning code and what the owner is entitled to. We want to have our own form instead of using another form when requested. It may only be used 1–2 times a year, but it is good to have a certified template. Commissioner Schiffer asked what has been used in the past. Mr. Murphy said he has simply used emails to verify any zoning requests. Commissioner Hart felt that it provides great transparency. Commissioner Sumrak asked why "Graphic depiction of proposed lettering/logos" was in the submittal requirements. Mr. Murphy said that was a mistake and needed to be removed. Mr. Murphy explained that the certifications are based on the date issued. Commissioner Schiffer felt this could be helpful for financing companies. Mr. Murphy said this form will be completed by request only by the Community Development Director. Commissioner Boyd asked for confirmation that this would streamline things instead of simply an email confirmation. Mr. Murphy confirmed. Commissioner Sumrak liked the form and streamlined process. Commissioner Boyd felt there was no need to add fees for something done 1–2 times per year. Commissioner Boyd made a motion to approve the Zoning Verification Form. Commissioner Sumrak seconded the motion.

5. DISCUSSION ITEMS

a. Community Development Department Updates

Mr. Murphy welcomed new City Administrator Michelle Metteer. Interim City Administrator Joe Coleman and Mr. Murphy decided to hold off on the DOLA/ Prop 123 housing grant application until Michelle started, and if the planning commission had any suggestions going forward. Commissioner Hart asked for clarification on what the grant was for. Commissioner Boyd said grants are disappearing quickly, and suggested applying for whatever is available. Mr. Murphy said he would ask Robyn or DOLA to attend the next meeting to give grant details to the group.

b. Other

Commissioner Schiffer reported that the City Council adopted the Code 7-7-K amendment to ease workforce housing in town, meaning workforce housing projects do not need to go through the planning commission. Commissioner Hart if there were updates on Waterview Phase 2. No one has heard anything specific, but Rural Homes may be waiting to see how Phase 1 does before moving forward. There is a desire to change AMI requirements to get more qualified buyers, but that may affect great funding options.

Commissioner Hart asked if there was any news on hiring a Director. Ms. Metteer said there would be an interview this Friday, March 14th, and that SEH is willing to stay on and train the new employee.

Commissioner Hart also asked for an update on the building inspector position. Ms. Metteer said HR is working on interviews and Dan Reardon will also stay on during the transition.

Commissioner Schiffer reported that the City agreed to contribute \$200,000 towards the purchase of Swiss Village by a co-op of the residents.

Mr. Murphy asked to move the next meeting out one week to April 15th since he'll be out of town, or skip the April meeting. Chairman Fedel asked if May would be ok. Planning Commission agreed to meet in May.

6. ADJOURNMENT

Motion to adjourn at 5:20 pm. This motion, made by Glenn Boyd and seconded by McKenna Sumrak, Carried.

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

Mike Fedel, Chairman

ATTEST:

Sara Waldman, Deputy Clerk

May 13, 2025

Planning commission minutes started at 4:09 pm

Roll Call

Glen Boyd –Present

Jenny Heart –Present

Makenna Sumrak –Present

Kevin Schiffer –Present

Mike Fedel –absent

Public hearing - Leaver parcels 51 and 52 for a 3 lot minor subdivision that will be lot 51a 52b and 53c

Public hearing 4:11pm

Dan Murray – Applicant- Fred Ballard applicant is not present they were aware they had to be present.

3 lot residential plot is currently vacant on east.

Public Comment

Virginia Austin representing Wiesbaden- has concerns in the flow of the hot springs and water monitoring. Dan Murphy stated if any construction rock fall happens the applicant would be responsible.

Inanna Char Richards- has concerns about splitting lots, accessibility.

Committee Vote

Motion to Approve

Mckenna Sumrak voted to approve with the six conditions and survey findings.

Jenny Heat- seconded vote

Glen Boyd- yes

Kevin Schiffer - yes

Motion Passes

Section 7-11 Public Street Naming and Addressing

Dan Murphy -911 Authority Montrose dispatch also stated that outside the city limits, we would refer to the county scheme.

Recommend the city council for adoptions by McKenna Sumrak with the conditions:

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-i, Minor Subdivisions.
2. The application materials demonstrate general compliance with the applicable provisions of OMC Secs. 7-5, 7-6, 7-8 and 7-9.
3. Approval of this project shall allow the applicant to proceed with final platting

Roll Call Vote

McKenna Summak

Second- Jenny Heart

Glen Boyd -eye

Kevin Schiffer –eye

Action Items- None

DOLA Group Dan Spoke about affordable housing and the need for a GIS software.

Meeting adjourned 6:00pm

Mike Fedel, Chairman

ATTEST:

Sara Waldman, Deputy Clerk

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

Date: September 9, 2025
To: City of Ouray
From: Dan Murphy, Community Development Director
Re: Bear Safety Tips

The City of Ouray is a thriving community with an active full-time population and a steady stream of visitors drawn to our abundant recreational opportunities. With this unique mix of residents and guests, it is more important than ever that we work together to safely coexist with wildlife. Our choices directly impact mountain ecosystems, and it is our shared responsibility to protect both people and animals.

One of the most important measures is the proper handling of household refuse. Bears, as an example, are highly food-motivated, and unsecured trash is one of the leading causes of human-bear conflicts. The Ouray Municipal Code requires that all refuse receptacles be secured in a manner to prevent or significantly inhibit access by wildlife until the morning of collection. Property owners and occupants are expected to follow these rules diligently. By doing so, we reduce the likelihood of attracting bears into our neighborhoods and help prevent situations that can be dangerous for both bears and people.

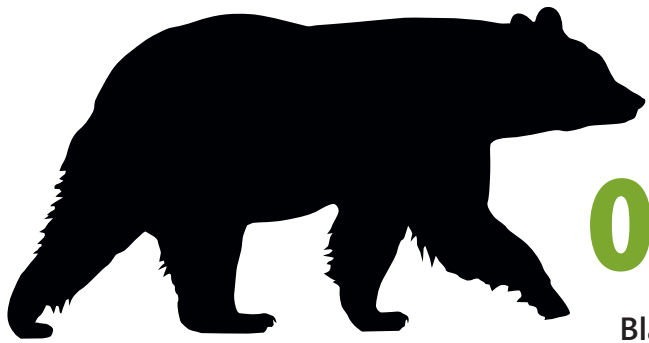
City staff has been engaged with Colorado Parks and Wildlife who is part of the BearWise campaign, specializing in bear safety practices. Included with this memo are *BearWise's Safety Outdoor Tips*. We encourage all community members to review these recommendations, and for those who own rental properties, to include the pamphlet as a welcoming coffee-table resource for guests. Some precautions noted include proper storage and disposal of food items, and tips for how to encounter a bear.

Thank you for doing your part to keep our community and wildlife safe. By working together, we can ensure that everyone, residents and visitors alike, can continue to enjoy this incredible place we are lucky to call home.

Sincerely,

Daniel J. Murphy
Community Development Director





BearWise Outdoor Safety Tips

Black bears are seldom aggressive and rarely injure people. Follow these BearWise tips to avoid encounters.

Camping



- Keep a clean camp.
- Don't burn food scraps or trash in your fire ring or grill.
- **Do not store food, trash, clothes worn when cooking, or toiletries in your tent.** Store in approved bear-resistant containers OR out of sight in a locked vehicle OR suspended at least 10 feet above the ground and 10 feet from any part of the tree. *Local storage regulations vary.*
- Cook downwind and as far from your tent as possible.
- Set up backcountry camps away from dense cover and natural food sources.



Precautions for Cycling, Jogging

If you travel quickly or quietly, you can easily surprise bears. **Stay alert;** music and phones are distracting. Be aware of your surroundings; make noise periodically.

Hiking, Walking



- Be aware of your surroundings.
- Try not to hike alone.
- Keep kids within sight and close by.
- Make noise periodically so bears in the area can avoid you.
- **Keep dogs leashed at all times, or leave them at home.** Don't force a bear to defend itself.
- Double bag your food and pack out all food and trash. *Leaving scraps, wrappers or "harmless" items like apple cores teaches bears to associate trails and campsites with food.*

Fishing, Hunting



- You are more likely to encounter bears when moving quietly and traveling early and late day when bears are most active.
- Follow tips for hiking and camping safely.
- Know that carcasses, gut piles, and bait may attract bears.
- If a bear beats you to your catch or kill, don't try to reclaim it; leave the area when it is safe to do so.



Carry Bear Spray & Know How To Use It

Keep bear spray accessible; it's proven to be the easiest and most effective way to deter a bear that threatens you. It doesn't work like bug repellent, so **never** spray your tent, campsite or belongings.

If You Encounter a Black Bear

- **If you see a bear before it notices you,** don't approach. Stand still, enjoy the moment, then quietly move away.
- **If a bear sees you,** back away slowly. Never run; running may trigger a chase response.
- **If a bear approaches,** hold your ground, wave your arms and yell "Hey Bear" until it leaves. Always stay with your group. **If the bear keeps approaching,** use bear spray.
- **If a black bear makes contact with you,** do NOT play dead; fight back aggressively.



Black bear is a species; colors include black, brown and cinnamon.



Learn More:
BearWise.org

BearWise® is a program of the Association of Fish & Wildlife Agencies © 2022



City of Ouray Planning Commission Non-Conformities 101

September 9, 2025



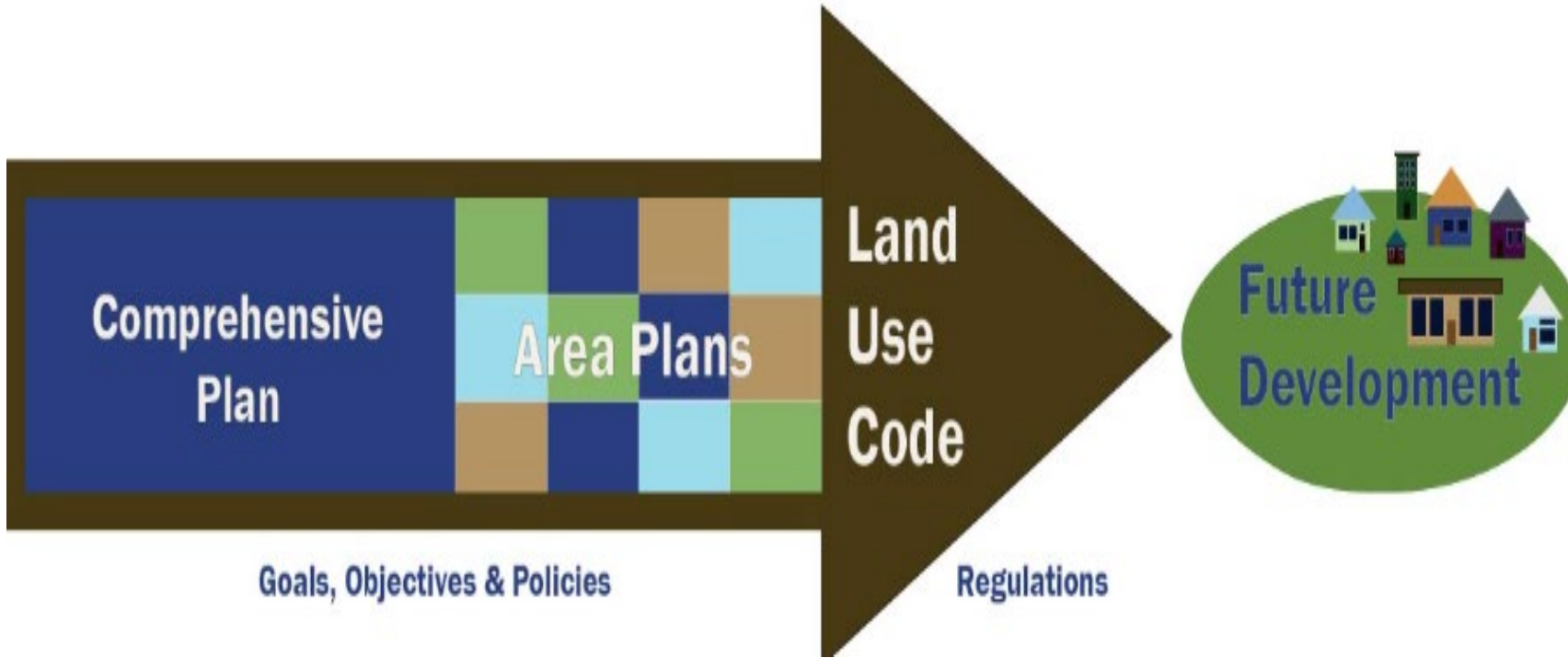
CITY OF
OURAY
COLORADO

Welcome!

Dan Murphy
Community Development Director
dmurphy@cityofouray.com



CITY OF
OURAY
COLORADO



What is a Non-Conformity?

“A nonconforming use is a use of land that lawfully existed prior to the enactment of a zoning ordinance, or of an amendment to an ordinance, but which does not conform to the use regulations of the zoning district in which it is located after the effective date of the ordinance or amendment.”

Anderson’s American Law of Zoning, 4th ed., § 6.01 (1996)

General Overview

- Flexibility
 - Allows for continued use of property with allowable increase.
 - Alterations would have maximum limitations (e.g., 15%).
 - A tool for continued housing development.
- Gradual Transition
 - Encourages (eventual) conformity of the use or property with new zoning districts/standards.
 - Important in historic communities.
- Clarity
 - Sets out regulations for expansion, repair, or replacement of nonconforming uses and structures, reducing uncertainty for both property owners and planning staff.

Example

- A cabin was built in 1952.
- The structure was placed 5ft from the front property boundary (setback), which includes a deck.
- New code adopted in 1999 which adopted 20ft. front setbacks.
- A tree falls on a portion of the deck...

Result

Without a non-conforming section would unlikely be able to re-construct their deck due to inability to meet new setbacks.



Timeline

- Draft code amendment in coming weeks
- First draft October 14th Planning Commission Meeting

Comments/Suggestions

Dan Murphy

dmurphy@cityofouray.com