CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
MARCH 28, 2023
CARBONDALE TOWN HALL AND
VIA ZOOM
6:00 P.M.

You are invited to a Zoom webinar.
When: Mar 28, 2023 05:30 PM Mountain Time (US and Canada)
Topic: The Town of Carbondale 3-28-2023 Regular Meeting

Please click the link below to join the webinar:
https://us02web.zoom.us/j/83672545470
Or One tap mobile :
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Dial(for higher quality, dial a number based on your current location):
US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 931 3860 or +1 689 278 1000 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325
Webinar ID: 836 7254 5470
International numbers available: https://us02web.zoom.us/u/k6clLNjCX
PLEASE NOTE THAT ALTHOUGH THE INVITATION TO THE ZOOM MEETING LISTS THE STARTING TIME AS 5:30 THE MEETING ACTUALLY STARTS AT 6:00 P.M.

TIME*		ITEM	DESIRED OUTCOME
6:00	1.	Roll Call	
6:05	2.	Consent Agenda a. Accounts Payable b. BOT 03/14/2023 Regular Meeting Minutes c. Mosquito Control IGA d. Arbitrage Compliance Contract e. Bond Compliance Reporting Contract f. Retail Marijuana License Renewal - Tumbleweed g. Special Event Liquor License – Roaring Fork Mountain Bike Association h. Authorization for EIAF Grant Application	 ATTACHMENT A ATTACHMENT B ATTACHMENT C ATTACHMENT D ATTACHMENT E ATTACHMENT F ATTACHMENT G ATTACHMENT H BOT Action Desired
6:10	3.	Persons Present Not on The Agenda	
6:15	4.	Trustee Comments	

6:30	**5.**	**Attorney's Comments**	
6:30	**6.**	**Manager's Comments**	
6:35	**7.**	**Special Event Liquor License – Dandelion Days**	**ATTACHMENT I** **BOT Action Desired**
6:45	**8.**	**Baseline Watering Standards - Continued**	**ATTACHMENT J** **Discussion**
7:15	**9.**	**Crystal River Restoration Project**	**ATTACHMENT K** **BOT Action Desired**
7:35	**10.**	**<u>Public Hearing</u> – Rezoning, Major Site Plan, Alternative Compliance Review** **RFSD Meadowood Housing Project** **Applicant: Robert Schultz Consulting LLC** **Location: Lots 2A and 2B, North Face Base Camp Subdivision**	**ATTACHMENT L** **BOT Action Desired**
8:35	**11.**	**Minutes/Correspondence** **a. Planning and Zoning Commission 2/23/23 Minutes** **b. Tree Board 2/16/23 Minutes** **c. Environmental Board 2/15/23 Minutes**	**ATTACHMENT M** **Information Only**
8:35	**12.**	**Adjourn**	

*** Please Note: times are approximate**

Board of Trustees Agenda Memorandum

Item No: Attachment A

Meeting Date: 3/28/2023

TITLE: Accounts Payable

SUBMITTING DEPARTMENT: Finance

ATTACHMENTS: Accounts Payable for 3/17/23 and 3/28/23

DISCUSSION: The accounts payable for March 17 includes CEBT insurance, UMB Bank P-Card, and utility payments for the Town. The accounts payable for March 28 includes the Town's computer replacement cycle for 2023 totaling $11,937, $57,411.76 for a commuter van purchase, $64,551.60 for a F350 truck purchase, $18,500 for RWAPA program and dues, $16,189 for an equipment trailer replacement, and $88,036.87 for ARPA expenditures.

A summary of Accounts Payable totals is below:

March 17, 2023	$ 150,176.87
March 28, 2023	$ 357,495.63

The payroll for 2/25/23 – 3/10/23 totaled $239,445.88. Tax liability for the Town was $15,416.80. Pension and Retirement liability was $13,943.83.

Please contact me if you have any questions concerning the accounts payable.

Sincerely,

Christy Chicoine

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
01-2175 INSURANCE PAYABLE						
10660	CEBT	Group Health Insurance Premium	INV00454711	15935	03/14/2023	106,481.10
Total 01-2175:						106,481.10
01-4111-2400 MISCELLANEOUS EXPENSE						
52880	UMB BANK	SUBSCRIPTIONS	031723	15924	03/01/2023	80.00
Total 01-4111-2400:						80.00
01-4111-3700 TRAVEL AND CONFERENCE						
52880	UMB BANK	ENERGY & ENVIRONMENT SYM	031723	15924	03/01/2023	395.00
Total 01-4111-3700:						395.00
01-4132-2110 OFFICE SUPPLIES						
52880	UMB BANK	NAME PLATE	031723	15924	03/01/2023	12.75
Total 01-4132-2110:						12.75
01-4132-2400 MISCELLANEOUS EXPENSE						
52880	UMB BANK	CLERKS MEETING	031723	15924	03/01/2023	33.54
Total 01-4132-2400:						33.54
01-4132-3300 DUES AND PUBLICATIONS						
52880	UMB BANK	CLERK MEMBERSHIPS	031723	15924	03/01/2023	322.08
Total 01-4132-3300:						322.08
01-4150-3311 RECRUITING EXPENSES						
52880	UMB BANK	JOB POSTINGS	031723	15924	03/01/2023	1,624.09
Total 01-4150-3311:						1,624.09
01-4151-9470 OFFICE EQUIPMENT						
52880	UMB BANK	RETURNED OFFICE CHAIR	031723	15924	03/01/2023	399.00-
Total 01-4151-9470:						399.00-
01-4191-2110 OFFICE SUPPLIES						
52880	UMB BANK	OFFICE SUPPLIES	031723	15924	03/01/2023	39.28
Total 01-4191-2110:						39.28
01-4191-3300 DUES AND PUBLICATIONS						
52880	UMB BANK	ANNUAL APA DUES	031723	15924	03/01/2023	724.00
Total 01-4191-3300:						724.00
01-4192-3560 SOFTWARE SERVICES						
52880	UMB BANK	SUBSCRIPTIONS	031723	15924	03/01/2023	292.40
Total 01-4192-3560:						292.40
01-4194-3410 UTILITIES						
92495	BLACK HILLS ENERGY	756 HWY 133, PUBLIC WORKS	031723	15923	03/08/2023	835.61

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
01-4194-3410 UTILITIES						
92495	BLACK HILLS ENERGY	TOWN HALL	031723	15923	03/08/2023	1,417.34
01-4194-3410 UTILITIES						
92495	BLACK HILLS ENERGY	THOMPSON HOUSE 301 LEWIE	031723	15923	03/08/2023	260.52
01-4194-3410 UTILITIES						
92495	BLACK HILLS ENERGY	761 INDUSTRY PLACE	031723	15923	03/08/2023	1,161.99
Total 01-4194-3410:						3,675.46
01-4194-3662 BLDG MAINT - THOMPSON HOUSE						
57760	XCEL ENERGY	200 LEWIE'S LANE	820051238,	15934	03/15/2023	26.92
Total 01-4194-3662:						26.92
01-4195-2250 SAFETY EQUIPMENT						
52880	UMB BANK	HACKED CARD CHARGE	031723	15924	03/01/2023	21.89
Total 01-4195-2250:						21.89
01-4195-2292 CLOTHING ALLOWANCE						
52880	UMB BANK	UNIFORM	031723	15924	03/01/2023	206.19
Total 01-4195-2292:						206.19
01-4195-2324 STREETS MAINTENANCE						
52880	UMB BANK	BACKHOE WATERPUMP, BACK	031723	15924	03/01/2023	1,235.28
Total 01-4195-2324:						1,235.28
01-4195-2325 PARKS MAINTENANCE						
52880	UMB BANK	2006 GATOR DRIVE SHAFT, DRI	031723	15924	03/01/2023	832.86
Total 01-4195-2325:						832.86
01-4195-2327 PUBLIC WORKS MAINTENANCE						
52880	UMB BANK	2011 ESCAPE WINDSHIELD	031723	15924	03/01/2023	307.50
Total 01-4195-2327:						307.50
01-4210-2100 POSTAGE						
52880	UMB BANK	POSTAGE	031723	15924	03/01/2023	12.25
Total 01-4210-2100:						12.25
01-4210-2110 OFFICE SUPPLIES						
52880	UMB BANK	OFFICE SUPPLIES	031723	15924	03/01/2023	73.69
01-4210-2110 OFFICE SUPPLIES						
52880	UMB BANK	OFFICE SUPPLIES	031723	15924	03/01/2023	303.18
Total 01-4210-2110:						376.87
01-4210-2290 GENERAL SUPPLIES						
52880	UMB BANK	ORGANIZING SUPPLIES, BATTE	031723	15924	03/01/2023	242.53
Total 01-4210-2290:						242.53

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
01-4210-2291	INVESTIGATION EXPENSE					
52880	UMB BANK	IPAD ACCESSORIES	031723	15924	03/01/2023	276.48
Total 01-4210-2291:						276.48
01-4210-2292	CLOTHING ALLOWANCE					
52880	UMB BANK	BOOTS	031723	15924	03/01/2023	129.95
Total 01-4210-2292:						129.95
01-4210-3360	PUBLIC EDUCATION					
52880	UMB BANK	ANNUAL FEE	031723	15924	03/01/2023	119.99
Total 01-4210-3360:						119.99
01-4210-3700	TRAVEL AND CONFERENCE					
52880	UMB BANK	REGISTRATION & LODGING FO	031723	15924	03/01/2023	1,337.54
Total 01-4210-3700:						1,337.54
01-4210-9420	COMPUTER EQUIP/SOFTWARE					
52880	UMB BANK	BATTERY BACKUP	031723	15924	03/01/2023	199.99
Total 01-4210-9420:						199.99
01-4210-9470	OFFICE EQUIPMENT					
52880	UMB BANK	CUBBIES FOR POLICE LOCKER	031723	15924	03/01/2023	218.33
Total 01-4210-9470:						218.33
01-4215-9460	PHONE EQUIPMENT					
52880	UMB BANK	CELLPHONE COVER	031723	15924	03/01/2023	9.99
Total 01-4215-9460:						9.99
01-4242-3210	PRINTING					
52880	UMB BANK	PRINTER	031723	15924	03/01/2023	28.79
Total 01-4242-3210:						28.79
01-4298-2290	GENERAL SUPPLIES					
52880	UMB BANK	DOG TAG ART FOR DOG TAGS	031723	15924	03/01/2023	143.50
Total 01-4298-2290:						143.50
01-4310-2110	OFFICE SUPPLIES					
52880	UMB BANK	CORK BOARD	031723	15924	03/01/2023	31.90
Total 01-4310-2110:						31.90
01-4310-2290	GENERAL SUPPLIES					
52880	UMB BANK	CLEANING SUPPLIES	031723	15924	03/01/2023	71.77
Total 01-4310-2290:						71.77
01-4310-3410	UTILITIES					
57760	XCEL ENERGY	1560 HENDRICKS DR ST LTS	820051238,	15934	03/15/2023	12.95

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
01-4310-3410 UTILITIES						
57760	XCEL ENERGY	204 JEWELS LANE	820051238,	15934	03/15/2023	82.23
01-4310-3410 UTILITIES						
57760	XCEL ENERGY	UNIT PED LIGHT 101 3RD ST	820051238,	15934	03/15/2023	28.57
01-4310-3410 UTILITIES						
57760	XCEL ENERGY	269 MAIN STREET IRRIGATION	820051238,	15934	03/15/2023	11.63
01-4310-3410 UTILITIES						
57760	XCEL ENERGY	200 JEWELS LANE	820051238,	15934	03/15/2023	231.39
01-4310-3410 UTILITIES						
57760	XCEL ENERGY	206 JEWELS LANE	820051238,	15934	03/15/2023	12.20
Total 01-4310-3410:						378.97
01-4310-3681 SNOW REMOVAL						
52880	UMB BANK	CREW EXPENSE	031723	15924	03/01/2023	42.50
Total 01-4310-3681:						42.50
01-4310-5310 MISCELLANEOUS RENTAL						
52880	UMB BANK	CARPET CLEANER	031723	15924	03/01/2023	134.96
Total 01-4310-5310:						134.96
01-4310-9200 BUILDING IMPROVEMENTS						
52880	UMB BANK	MOP	031723	15924	03/01/2023	40.16
Total 01-4310-9200:						40.16
01-4310-9410 TOOLS AND EQUIPMENT						
52880	UMB BANK	IMPACT KIT, GRINDER WHEELS	031723	15924	03/01/2023	560.82
Total 01-4310-9410:						560.82
01-4310-9440 VEHICLE PURCHASE						
52880	UMB BANK	GLOVES	031723	15924	03/01/2023	60.22
Total 01-4310-9440:						60.22
01-4318-3660 BLDG MAINTENANCE EXPENSE						
52880	UMB BANK	PAINT/SUPPLIES	031723	15924	03/01/2023	520.49
Total 01-4318-3660:						520.49
01-4500-2241 TROPHIES						
52880	UMB BANK	BROOMBALL/POTATO DAY TRO	031723	15924	03/01/2023	14.00
Total 01-4500-2241:						14.00
01-4500-2244 PROGRAM SUPPLIES						
52880	UMB BANK	HOCKEY GOALS	031723	15924	03/01/2023	641.97
Total 01-4500-2244:						641.97
01-4500-3300 DUES AND MEMBERSHIPS						
52880	UMB BANK	SURVEY MONKEY PROFESSIO	031723	15924	03/01/2023	468.00

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
Total 01-4500-3300:						468.00
01-4500-3410 UTILITIES						
92495	BLACK HILLS ENERGY	ARENA BUILDING	031723	15923	03/08/2023	79.38
Total 01-4500-3410:						79.38
01-4500-8000 SELF FUNDED SPECIAL EVENTS						
52880	UMB BANK	EASTER BASKETS FOR LITTLE	031723	15924	03/01/2023	79.96
Total 01-4500-8000:						79.96
01-4520-2250 SAFETY EQUIPMENT						
52880	UMB BANK	YELLOW SAFETY GLASSES FO	031723	15924	03/01/2023	10.28
Total 01-4520-2250:						10.28
01-4520-2292 CLOTHING ALLOWANCE						
52880	UMB BANK	WORK SHIRTS & PANTS	031723	15924	03/01/2023	1,660.06
Total 01-4520-2292:						1,660.06
01-4520-2380 SPRINKLER SYSTEM MAINTENANCE						
52880	UMB BANK	IRRIGATION ROTORS STOCKS,	031723	15924	03/01/2023	795.50
Total 01-4520-2380:						795.50
01-4520-2440 PARK MAINTENANCE SUPPLIES						
52880	UMB BANK	SPADE, SPRAY PAINT	031723	15924	03/01/2023	42.28
Total 01-4520-2440:						42.28
01-4520-3600 PARKS MAINTENANCE						
52880	UMB BANK	SOPRIS DRINKING FOUNTAIN I	031723	15924	03/01/2023	44.80
Total 01-4520-3600:						44.80
01-4520-3660 BLDG MAINTENANCE EXPENSE						
52880	UMB BANK	SHOP RAGS, CLEANING SUPPL	031723	15924	03/01/2023	676.75
Total 01-4520-3660:						676.75
01-4520-3684 TRAILS MAINTENANCE						
52880	UMB BANK	ICE MELT FOR TRAILS	031723	15924	03/01/2023	429.84
Total 01-4520-3684:						429.84
01-4520-3810 TRAINING						
52880	UMB BANK	CONFERENCE	031723	15924	03/01/2023	45.00
Total 01-4520-3810:						45.00
31-4335-2110 OFFICE SUPPLIES						
52880	UMB BANK	DESK, BUSINESS CARDS, OFFI	031723	15924	03/01/2023	303.11

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
Total 31-4335-2110:						303.11
31-4335-2111 LAB SUPPLIES						
52880	UMB BANK	LAB CHEMICALS	031723	15924	03/01/2023	461.13
Total 31-4335-2111:						461.13
31-4335-2250 SAFETY EQUIPMENT						
52880	UMB BANK	WORK GLOVES	031723	15924	03/01/2023	14.37
Total 31-4335-2250:						14.37
31-4335-2290 GENERAL SUPPLIES						
52880	UMB BANK	PHONE CASES & SCREEN PRO	031723	15924	03/01/2023	253.47
Total 31-4335-2290:						253.47
31-4335-2292 UNIFORMS						
52880	UMB BANK	UNIFORMS	031723	15924	03/01/2023	482.53
Total 31-4335-2292:						482.53
31-4335-2380 PLANT MAINTENANCE						
52880	UMB BANK	INDUSTRIAL STORAGE CABINE	031723	15924	03/01/2023	1,854.03
Total 31-4335-2380:						1,854.03
31-4335-3311 RECRUITING EXPENSES						
52880	UMB BANK	RECRUITMENT	031723	15924	03/01/2023	722.29
Total 31-4335-3311:						722.29
31-4335-3410 UTILITIES						
92495	BLACK HILLS ENERGY	DIGESTER	031723	15923	03/08/2023	5,226.23
31-4335-3410 UTILITIES						
92495	BLACK HILLS ENERGY	A BASIN	031723	15923	03/08/2023	381.21
31-4335-3410 UTILITIES						
92495	BLACK HILLS ENERGY	WWTP HEADWORKS	031723	15923	03/08/2023	1,039.28
31-4335-3410 UTILITIES						
92495	BLACK HILLS ENERGY	WW GARAGE	031723	15923	03/08/2023	273.69
31-4335-3410 UTILITIES						
92495	BLACK HILLS ENERGY	WATER GARAGE	031723	15923	03/08/2023	144.45
31-4335-3410 UTILITIES						
92495	BLACK HILLS ENERGY	UTIL ADMIN (1/2) 171 HWY 133	031723	15923	03/08/2023	86.23
Total 31-4335-3410:						7,151.09
31-4335-9410 TOOLS AND EQUIPMENT						
52880	UMB BANK	SLUDGE PUMP DISPENSOR, C	031723	15924	03/01/2023	406.09
Total 31-4335-9410:						406.09
41-4336-2111 LAB SUPPLIES						
52880	UMB BANK	LAB CHEMICALS	031723	15924	03/01/2023	461.11

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
Total 41-4336-2111:						461.11
41-4336-2250 SAFETY EQUIPMENT						
52880	UMB BANK	WORK GLOVES, TARP & FLASH	031723	15924	03/01/2023	102.36
Total 41-4336-2250:						102.36
41-4336-2290 GENERAL SUPPLIES						
52880	UMB BANK	CLEANING SUPPLIES, WATER F	031723	15924	03/01/2023	249.93
Total 41-4336-2290:						249.93
41-4336-2292 UNIFORMS						
52880	UMB BANK	UNIFORMS	031723	15924	03/01/2023	376.01
Total 41-4336-2292:						376.01
41-4336-2320 VEHICLE MAINTENANCE						
52880	UMB BANK	CHAINS FOR TRUCK, FLEX SEA	031723	15924	03/01/2023	257.19
Total 41-4336-2320:						257.19
41-4336-2380 PLANT & INTAKE MAINTENANCE						
52880	UMB BANK	PARTS TO MAKE REPAIRS AT R	031723	15924	03/01/2023	1,782.85
Total 41-4336-2380:						1,782.85
41-4336-2383 DISTRIBUTION MAINTENANCE						
52880	UMB BANK	RECRUITMENT	031723	15924	03/01/2023	722.28
41-4336-2383 DISTRIBUTION MAINTENANCE						
52880	UMB BANK	PUMP PARTS FOR RVR PUMP S	031723	15924	03/01/2023	1,178.36
Total 41-4336-2383:						1,900.64
41-4336-3410 UTILITIES						
92495	BLACK HILLS ENERGY	RFWTP	031723	15923	03/08/2023	520.71
41-4336-3410 UTILITIES						
92495	BLACK HILLS ENERGY	UTIL ADMIN (1/2) 171 HWY 133	031723	15923	03/08/2023	86.23
41-4336-3410 UTILITIES						
52880	UMB BANK	INTERNET FOR NETTLE CREEK	031723	15924	03/01/2023	100.84
Total 41-4336-3410:						707.78
41-4336-3580 PERMIT AND LAB FEES						
52880	UMB BANK	POSTAGE FOR WATER SAMPLE	031723	15924	03/01/2023	151.03
Total 41-4336-3580:						151.03
41-4336-3810 TRAINING						
52880	UMB BANK	WATER OPERATOR C EXAM FE	031723	15924	03/01/2023	100.00
Total 41-4336-3810:						100.00
41-4336-9410 TOOLS AND EQUIPMENT						
52880	UMB BANK	CUTTING DIAMOND BLADES, 2	031723	15924	03/01/2023	501.59

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
Total 41-4336-9410:						501.59
41-4338-2380 DITCH MAINTENANCE						
52880	UMB BANK	MATERIALS FOR DITCH WORK,	031723	15924	03/01/2023	157.94
Total 41-4338-2380:						157.94
41-4338-9340 CAPITAL IMPROVEMENTS						
52880	UMB BANK	STEEL FOR WEAVER HEADGAT	031723	15924	03/01/2023	394.64
Total 41-4338-9340:						394.64
71-4632-2400 MISCELLANEOUS EXPENSE						
52880	UMB BANK	HOTEL FOR EMPLOYEE HOUSI	031723	15924	03/01/2023	140.00
Total 71-4632-2400:						140.00
71-4632-3410 UTILITIES						
92495	BLACK HILLS ENERGY	101 HWY 133 1A TRAILER	031723	15923	03/08/2023	95.59
Total 71-4632-3410:						95.59
75-4500-2110 OFFICE SUPPLIES						
52880	UMB BANK	OFFICE SUPPIES	031723	15924	03/01/2023	36.27
Total 75-4500-2110:						36.27
75-4500-2244 PROGRAM SUPPLIES						
52880	UMB BANK	BASKETBALLS, SCOOTERS, RE	031723	15924	03/01/2023	746.82
Total 75-4500-2244:						746.82
75-4500-2290 GENERAL SUPPLIES						
52880	UMB BANK	RAG, MOP, KITCHEN TOWELS,	031723	15924	03/01/2023	128.75
Total 75-4500-2290:						128.75
75-4500-3311 RECRUITING EXPENSES						
52880	UMB BANK	JOB POSTING FOR AQUATICS	031723	15924	03/01/2023	149.50
Total 75-4500-3311:						149.50
75-4500-3450 UTILITIES						
92495	BLACK HILLS ENERGY	REC CTR	031723	15923	03/08/2023	1,234.56
Total 75-4500-3450:						1,234.56
75-4500-3560 SOFTWARE SERVICES						
52880	UMB BANK	CLOUD SOFTWARE	031723	15924	03/01/2023	477.45
Total 75-4500-3560:						477.45
75-4500-3660 BLDG MAINTENANCE & GROUNDS						
52880	UMB BANK	DRAINO & SNAKE FOR WATER	031723	15924	03/01/2023	51.56

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
Total 75-4500-3660:						51.56
75-4500-3700 TRAINING & TRAVEL						
52880	UMB BANK	TAX REFUND	031723	15924	03/01/2023	80.61-
Total 75-4500-3700:						80.61-
75-4500-8000 PROGRAMS						
52880	UMB BANK	PIZZA, GIFT CARDS, PUZZLES	031723	15924	03/01/2023	2,492.08
Total 75-4500-8000:						2,492.08
75-4500-9410 REC FACILITIES/EQUIPMENT						
52880	UMB BANK	BASKETBALL PUMP, BAR PADS	031723	15924	03/01/2023	64.93
Total 75-4500-9410:						64.93
75-4800-3410 UTILITIES						
57760	XCEL ENERGY	SHED	820051238,	15934	03/15/2023	11.63
Total 75-4800-3410:						11.63
Grand Totals:						150,176.87

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
01-32-16 CONTRACTOR LICENSES						
39017	BREWER, JULIA & TODD	REFUND CONTRACTOR LICEN	1180903	15932	03/07/2023	75.00
Total 01-32-16:						75.00
01-32-21 BUILDING PERMIT FEES						
39017	BREWER, JULIA & TODD	REFUND MECHANICAL PERMIT	1180903	15932	03/07/2023	55.00
Total 01-32-21:						55.00
01-36-22 RV PARK FEES						
39017	PHANNENSTIEL, LINDY	RV PARK CANCELLATION	WRSA-8QW	104340	03/09/2023	95.00
Total 01-36-22:						95.00
01-4012-3520 ATTORNEY FEES						
25640	HOLLAND & HART LLP	GENERAL LEGAL	2061779, 20	15936	03/16/2023	9,900.00
Total 01-4012-3520:						9,900.00
01-4121-3980 CONTRACT LABOR						
39010	BERGNER LAW OFFICE	MUNICIPAL COURT	8941	15921	03/09/2023	1,100.00
01-4121-3980 CONTRACT LABOR						
28280	JOHN COLLINS PC	JUDGE'S CONTRACT	032823	15919	03/01/2023	1,605.63
Total 01-4121-3980:						2,705.63
01-4132-9420 COMPUTER EQUIP/SOFTWARE						
69800	MITCHELL AND COMPANY	COMPUTER EQUIPMENT	139239, 139	1018218303	03/15/2023	1,533.00
Total 01-4132-9420:						1,533.00
01-4150-2110 OFFICE SUPPLIES						
6640	BASALT PRINTING	WINDOW ENVELOPES	0028202	15927	03/09/2023	324.00
Total 01-4150-2110:						324.00
01-4150-3310 ADVERTISING						
48260	SOPRIS SUN	LEGAL NOTICE	36915, 36911	15929	03/09/2023	125.00
Total 01-4150-3310:						125.00
01-4150-3311 RECRUITING EXPENSES						
18940	EMPLOYERS COUNCIL SERVIC	BACKGROUND CHECKS - TOW	455701	15926	02/24/2023	22.00
Total 01-4150-3311:						22.00
01-4150-3312 DOCUMENT RECORDING FEES						
21400	GARFIELD COUNTY CLERK	RECORDING FEES - HOUSE AC	032823	15931	03/28/2023	500.00
Total 01-4150-3312:						500.00
01-4150-3630 EQUIP MAINT AND REPAIR						
69800	MITCHELL AND COMPANY	COMPUTER SUPPORT	139239, 139	1018218303	03/15/2023	4,587.51
01-4150-3630 EQUIP MAINT AND REPAIR						
69800	MITCHELL AND COMPANY	COMPUTER SUPPORT	139239, 139	1018218303	03/15/2023	525.00

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
	Total 01-4150-3630:					5,112.51
01-4150-5140 DEDUCTIBLE EXPENSE						
39015	ASPEN BUILT	FIRE DAMAGE REPAIR FOR BA	4164	104334	03/09/2023	7,318.59
01-4150-5140 DEDUCTIBLE EXPENSE						
38943	BOARD BY DESIGN	RED HILL BROOM 50% BALANC	1659	104347	01/04/2023	2,050.00
	Total 01-4150-5140:					9,368.59
01-4150-5310 OFFICE EQUIPMENT RENTAL						
38929	IMPRESSIONS OF ASPEN	MONTHLY PRINTER CHARGE &	36913	15922	03/10/2023	77.49
	Total 01-4150-5310:					77.49
01-4151-9420 COMPUTER EQUIP/SOFTWARE						
69800	MITCHELL AND COMPANY	COMPUTER EQUIPMENT	139239, 139	1018218303	03/15/2023	100.00
	Total 01-4151-9420:					100.00
01-4191-3310 ADVERTISING						
48260	SOPRIS SUN	LEGAL NOTICE	36915, 36911	15929	03/09/2023	125.00
	Total 01-4191-3310:					125.00
01-4191-9420 COMPUTER EQUIP/SOFTWARE						
69800	MITCHELL AND COMPANY	COMPUTER EQUIPMENT	139239, 139	1018218303	03/15/2023	5,520.00
01-4191-9420 COMPUTER EQUIP/SOFTWARE						
69800	MITCHELL AND COMPANY	COMPUTER EQUIPMENT	139239, 139	1018218303	03/15/2023	644.00
	Total 01-4191-9420:					6,164.00
01-4192-3560 SOFTWARE SERVICES						
71997	REVIZE LLC	ANNUAL WEBSITE SUPPORT	15348	15884	02/22/2023	3,220.00
	Total 01-4192-3560:					3,220.00
01-4194-3660 BLDG MAINTENANCE EXPENSE						
41445	PYE BARKER FIRE & SAFETY L	SPRINKLER & BACKFLOW INSP	C434442	15938	03/02/2023	745.00
	Total 01-4194-3660:					745.00
01-4195-2321 POLICE MAINTENANCE						
38982	RHINEHART OIL CO LLC	OIL FOR VEHICLES & EQUIPME	IN-351100-23	37916	03/07/2023	436.27
	Total 01-4195-2321:					436.27
01-4195-2324 STREETS MAINTENANCE						
38982	RHINEHART OIL CO LLC	OIL FOR VEHICLES & EQUIPME	IN-351100-23	37916	03/07/2023	436.27
01-4195-2324 STREETS MAINTENANCE						
44700	ROCKY MOUNTAIN SUPPLY CO	2012 SWEEPER GUTTER BROO	16238, 1623	37913	03/06/2023	666.83
01-4195-2324 STREETS MAINTENANCE						
44700	ROCKY MOUNTAIN SUPPLY CO	2019 DUMP TRUCK SNOWPLO	16238, 1623	37913	03/06/2023	315.16
01-4195-2324 STREETS MAINTENANCE						
44700	ROCKY MOUNTAIN SUPPLY CO	2000 GRADER CUTTING EDGE	16238, 1623	37913	03/06/2023	1,186.26
01-4195-2324 STREETS MAINTENANCE						
76487	TWO VALLEY TIRE LLC	2020 BACKHOE REPAIR TIRE	39679	37922	11/22/2022	349.00

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
Total 01-4195-2324:						2,953.52
01-4195-2325 PARKS MAINTENANCE						
9740	CARBONDALE CAR CARE	2005 F150 STARTER, ALIGNME	97366	37919	03/17/2023	2,124.91
01-4195-2325 PARKS MAINTENANCE						
93945	POTESTIO BROTHERS EQUIPM	2006 GATOR STARTER	8714W	37920	03/17/2023	511.08
01-4195-2325 PARKS MAINTENANCE						
93945	POTESTIO BROTHERS EQUIPM	2006 MOWER BLADES	8714W	37920	03/17/2023	80.19
01-4195-2325 PARKS MAINTENANCE						
38982	RHINEHART OIL CO LLC	OIL FOR VEHICLES & EQUIPME	IN-351100-23	37916	03/07/2023	436.26
01-4195-2325 PARKS MAINTENANCE						
38937	ROARING FORK TIRE CENTER	20001 C1500 MOUNT/BALANCE	40520-1, 405	37915	03/10/2023	55.00
Total 01-4195-2325:						3,207.44
01-4195-2326 RECREATION MAINTENANCE						
38937	ROARING FORK TIRE CENTER	2001 VAN MOUNT/BALANCE	40520	37915	03/08/2023	50.00
Total 01-4195-2326:						50.00
01-4195-3630 PARKS PORT. EQUIPMENT MAINTENA						
93945	POTESTIO BROTHERS EQUIPM	AIR FILTERS FOR TRIMMERS	8714W	37920	03/17/2023	54.95
Total 01-4195-3630:						54.95
01-4210-2110 OFFICE SUPPLIES						
38929	IMPRESSIONS OF ASPEN	PD SQUAD PRINTER	36911	67402	03/10/2023	24.52
Total 01-4210-2110:						24.52
01-4210-2292 CLOTHING ALLOWANCE						
38945	SYMBOL ARTS	PERSONAL BADGES	0456477	67405	03/09/2023	60.00
Total 01-4210-2292:						60.00
01-4210-3300 DUES AND PUBLICATIONS						
92701	GARFIELD COUNTY PIO	MEMBERSHIP	2023-RAM	67403	03/13/2023	25.00
Total 01-4210-3300:						25.00
01-4210-3360 PUBLIC EDUCATION						
15050	CREATIVE PRODUCT SOURCE I	PUBLIC EDUCATION ACCESSO	CPI098658	67404	03/09/2023	501.77
Total 01-4210-3360:						501.77
01-4210-3700 TRAVEL AND CONFERENCE						
38905	LAZO, PAUL	DRE TRAINING REIMBURSEME	032823	67401	03/28/2023	167.28
Total 01-4210-3700:						167.28
01-4210-8010 State and Local Grants Police						
39017	E WENDY HUBER CONSULTING	SERVICES & SUPPLIES	FEBRRUAR	67406	03/01/2023	878.80
Total 01-4210-8010:						878.80

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
01-4242-3820 BOOKS						
73305	SIKES, MARY	REIMBURSEMENT FOR TEXTB	03071800	15928	03/09/2023	32.50
Total 01-4242-3820:						32.50
01-4242-3980 CONTRACT LABOR						
39010	CADFISH LLC	PLAN REVIEW CONSULTANT	1790	15942	03/20/2023	1,639.27
01-4242-3980 CONTRACT LABOR						
45625	SAFEbuilt LLC	PLAN REVIEW SERVICES	0096707-IN	15933	02/28/2023	220.00
Total 01-4242-3980:						1,859.27
01-4310-3410 UTILITIES						
25760	HOLY CROSS ENERGY	STREET LIGHTS	032823	15941	03/21/2023	544.21
01-4310-3410 UTILITIES						
57760	XCEL ENERGY	900 HWY 133 STREET LIGHTS	820226660,	15937	03/16/2023	100.43
01-4310-3410 UTILITIES						
57760	XCEL ENERGY	781 HWY 133 UNIT ST LTS	820226660,	15937	03/16/2023	13.93
01-4310-3410 UTILITIES						
57760	XCEL ENERGY	522 HWY 133 LIGHTS	820226660,	15937	03/16/2023	78.52
Total 01-4310-3410:						737.09
01-4310-3550 TREE MAINTENANCE						
39014	SAVATREE LLC	STUMP GRIND	12667631, 1	37935	03/15/2023	449.10
01-4310-3550 TREE MAINTENANCE						
39014	SAVATREE LLC	TREE REMOVAL	12667631, 1	37935	03/15/2023	4,111.86
01-4310-3550 TREE MAINTENANCE						
39014	SAVATREE LLC	TREE REMOVAL	12667631, 1	37935	03/15/2023	928.80
Total 01-4310-3550:						5,489.76
01-4310-3581 LANDFILLING FEES						
39810	PITKIN COUNTY LANDFILL	SWEEPER TAILINGS	340554, 340	37921	03/15/2023	222.00
01-4310-3581 LANDFILLING FEES						
39810	PITKIN COUNTY LANDFILL	SWEEPER TAILINGS	340554, 340	37921	03/15/2023	197.55
01-4310-3581 LANDFILLING FEES						
39810	PITKIN COUNTY LANDFILL	SWEEPER TAILINGS	340554, 340	37921	03/15/2023	182.55
01-4310-3581 LANDFILLING FEES						
39810	PITKIN COUNTY LANDFILL	SWEEPER TAILINGS	340554, 340	37921	03/15/2023	155.25
01-4310-3581 LANDFILLING FEES						
56520	WESTERN SLOPE MATERIALS	3/4" ROADBASE	146626	96212	03/18/2023	212.86
01-4310-3581 LANDFILLING FEES						
56520	WESTERN SLOPE MATERIALS	3/4" ROADBASE	146519	96200	03/11/2023	1,084.91
Total 01-4310-3581:						2,055.12
01-4318-3400 Rental Property Expense						
38945	MSP DEVELOPMENT GROUP L	LEASE LOT B	032823	15918	03/01/2023	777.01
Total 01-4318-3400:						777.01
01-4318-3660 BLDG MAINTENANCE EXPENSE						
5940	B & R SEPTIC SERVICE INC	PW SEPTIC TANK	21614	37910	02/27/2023	750.00
01-4318-3660 BLDG MAINTENANCE EXPENSE						
35420	MOUNTAIN WASTE & RECYCLI	PUBLIC WORKS	5200126V32	37918	03/01/2023	2,997.14

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
Total 01-4318-3660:						3,747.14
01-4500-3460 TOILET RENTAL						
35420	MOUNTAIN WASTE & RECYCLI	PARK TOILETS INVOICE #52000	5200003V32	104339	03/01/2023	104.50
Total 01-4500-3460:						104.50
01-4500-3980 CONTRACT LABOR						
75375	WEINHOLD, NANNETTE	PICKLEBALL LADDER LEAGUE I	032823	104344	03/28/2023	552.00
Total 01-4500-3980:						552.00
01-4500-9420 COMPUTER EQUIP/SOFTWARE						
69800	MITCHELL AND COMPANY	COMPUTER EQUIPMENT	139239, 139	1018218303	03/15/2023	1,476.00
01-4500-9420 COMPUTER EQUIP/SOFTWARE						
69800	MITCHELL AND COMPANY	COMPUTER EQUIPMENT	139239, 139	1018218303	03/15/2023	264.00
Total 01-4500-9420:						1,740.00
01-4520-2440 PARK MAINTENANCE SUPPLIES						
38948	POO FREE PARKS	DOGGIE BAGS INVOICE #PFP1	PFP1509	104341	03/21/2023	749.95
01-4520-2440 PARK MAINTENANCE SUPPLIES						
56350	WESTERN PAPER DISTRIBUTO	PARKS SUPPLIES INVOICE#455	4550158, 45	104345	03/08/2023	729.60
Total 01-4520-2440:						1,479.55
01-4520-3410 UTILITIES						
25760	HOLY CROSS ENERGY	CO MDW PARK TIMER	032823	15941	03/21/2023	6.00
Total 01-4520-3410:						6.00
01-4520-3600 PARKS MAINTENANCE						
56520	WESTERN SLOPE MATERIALS	IMPORT LOADS/SCREENED RO	146628, 146	104346	03/18/2023	82.55
01-4520-3600 PARKS MAINTENANCE						
56520	WESTERN SLOPE MATERIALS	CRUSHER FINES INVOICE #146	146628, 146	104346	03/18/2023	123.60
Total 01-4520-3600:						206.15
01-4525-3410 RV PARK UTILITIES						
25760	HOLY CROSS ENERGY	RV PARK SHOWERS	032823	15941	03/21/2023	384.15
01-4525-3410 RV PARK UTILITIES						
25760	HOLY CROSS ENERGY	RV PARK	032823	15941	03/21/2023	18.36
01-4525-3410 RV PARK UTILITIES						
38962	VALL TECHNOLOGIES INC.	GATEWAY RV PARK WIRELESS	IGWRV-MS-2	104343	03/11/2023	340.00
Total 01-4525-3410:						742.51
01-4717-3530 TRASH COLLECTION						
35420	MOUNTAIN WASTE & RECYCLI	TOWN HALL TRASH	5179893V32	15925	03/01/2023	182.74
01-4717-3530 TRASH COLLECTION						
35420	MOUNTAIN WASTE & RECYCLI	TOWN HALL TRASH	5179893V32	15925	03/01/2023	182.74
Total 01-4717-3530:						365.48
01-4717-3980 RECYCLING OPERATIONS						
35420	MOUNTAIN WASTE & RECYCLI	TOWN HALL RECYCLING	5179893V32	15925	03/01/2023	208.88

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
01-4717-3980 RECYCLING OPERATIONS						
35420	MOUNTAIN WASTE & RECYCLI	TOWN HALL RECYCLING	5179893V32	15925	03/01/2023	208.88
Total 01-4717-3980:						417.76
15-4800-2400 MISCELLANEOUS EXPENSE						
38905	Recycle Colorado	2023 MEMBERSHIP	1876	15943	12/02/2022	350.00
Total 15-4800-2400:						350.00
31-4335-2320 VEHICLE MAINTENANCE						
38982	RHINEHART OIL CO LLC	OIL FOR VEHICLES & EQUIPME	IN-351100-23	37916	03/07/2023	436.26
Total 31-4335-2320:						436.26
31-4335-2380 PLANT MAINTENANCE						
5980	B. A. LAWRENCE LLC	ANNUAL SERVICE FOR BLOWE	BA22223	96173	02/22/2023	1,890.00
Total 31-4335-2380:						1,890.00
31-4335-2381 SLUDGE DISPOSAL						
39810	PITKIN COUNTY LANDFILL	BIO- SOLIDS	340178, 340	962206	03/16/2023	288.60
31-4335-2381 SLUDGE DISPOSAL						
39810	PITKIN COUNTY LANDFILL	BIO- SOLIDS	340178, 340	962206	03/16/2023	267.00
Total 31-4335-2381:						555.60
31-4335-3311 RECRUITING EXPENSES						
18940	EMPLOYERS COUNCIL SERVIC	BACKGROUND CHECKS - WAS	455701	15926	02/24/2023	44.00
31-4335-3311 RECRUITING EXPENSES						
18940	EMPLOYERS COUNCIL SERVIC	BACKGROUND CHECKS - WAT	455701	15926	02/24/2023	66.00
Total 31-4335-3311:						110.00
31-4335-3410 UTILITIES						
25760	HOLY CROSS ENERGY	SEWER PLANT	032823	15941	03/21/2023	7,830.50
31-4335-3410 UTILITIES						
35420	MOUNTAIN WASTE & RECYCLI	2 YARD ROLL OFF WASTEWATE	5200952V32	96204	03/01/2023	223.59
Total 31-4335-3410:						8,054.09
31-4335-3575 UTILITY BILL OUTSOURCING						
2080	ADVANCED INFO SYSTEMS	UB OUTSOURCING	16089	96210	03/10/2023	110.94
Total 31-4335-3575:						110.94
31-4335-3630 COMPUTER EQUIPMENT & MAINT.						
69800	MITCHELL AND COMPANY	COMPUTER SUPPORT	139239, 139	1018218303	03/15/2023	284.37
Total 31-4335-3630:						284.37
31-4335-9420 COMPUTER EQUIP/SOFTWARE						
69800	MITCHELL AND COMPANY	COMPUTER EQUIPMENT	139239, 139	1018218303	03/15/2023	1,020.00
Total 31-4335-9420:						1,020.00

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
31-4335-9440 VEHICLE PURCHASE						
22460	GLENWOOD SPRINGS FORD	COMMUTER VAN	P034	37923	03/21/2023	14,352.94
Total 31-4335-9440:						14,352.94
31-4337-7850 ARPA						
51560	TIMBER LINE ELECTRIC & CON	MOSCAD REDUNDANT COMMU	21773	96202	03/15/2023	44,389.87
31-4337-7850 ARPA						
51560	TIMBER LINE ELECTRIC & CON	PLC UPGRADES FOR WWTP	21786	96209	03/13/2023	43,647.00
Total 31-4337-7850:						88,036.87
41-4336-2210 CHEMICALS						
17580	DPC INDUSTRIES INC	SODIUM HYPOCHLORIDE	737000756-2	96199	03/06/2023	1,454.08
Total 41-4336-2210:						1,454.08
41-4336-2320 VEHICLE MAINTENANCE						
38982	RHINEHART OIL CO LLC	OIL FOR VEHICLES & EQUIPME	IN-351100-23	37916	03/07/2023	436.27
Total 41-4336-2320:						436.27
41-4336-3410 UTILITIES						
35420	MOUNTAIN WASTE & RECYCLI	2 YARD ROLL OFF WASTEWATE	5200952V32	96204	03/01/2023	223.59
Total 41-4336-3410:						223.59
41-4336-3520 ATTORNEY FEES						
25640	HOLLAND & HART LLP	WATER LEGAL	2061779, 20	15936	03/16/2023	885.00
Total 41-4336-3520:						885.00
41-4336-3570 ENGINEERING/CONSULTING						
45340	RUEDI WATER & POWER AUTH	RWAPA ANS PROGRAM ANNUA	46	96205	03/10/2023	10,000.00
41-4336-3570 ENGINEERING/CONSULTING						
45340	RUEDI WATER & POWER AUTH	ANNUAL DUES	46	96205	03/10/2023	8,500.00
Total 41-4336-3570:						18,500.00
41-4336-3575 UTILITY BILL OUTSOURCING						
2080	ADVANCED INFO SYSTEMS	UB OUTSOURCING	16089	96210	03/10/2023	110.94
Total 41-4336-3575:						110.94
41-4336-3580 PERMIT AND LAB FEES						
1600	SGS ACCUTEST NORTH AMERI	DRINKING WATER ANALYSIS	5216014574	96203	03/15/2023	738.80
Total 41-4336-3580:						738.80
41-4336-3630 COMPUTER EQUIPMENT & MAINT.						
69800	MITCHELL AND COMPANY	COMPUTER SUPPORT	139239, 139	1018218303	03/15/2023	196.87
Total 41-4336-3630:						196.87
41-4336-3810 TRAINING						
24000	HACH CHEMICAL COMPANY	VIRTUAL TRAINING	13437783	96211	01/25/2023	187.00

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
Total 41-4336-3810:						187.00
41-4336-9410 TOOLS AND EQUIPMENT						
23240	FERGUSON WATERWORKS #11	4' CURB WRENCH	1405901	96207	03/14/2023	78.44
Total 41-4336-9410:						78.44
41-4336-9420 COMPUTER EQUIP/SOFTWARE						
69800	MITCHELL AND COMPANY	COMPUTER EQUIPMENT	139239, 139	1018218303	03/15/2023	1,020.00
Total 41-4336-9420:						1,020.00
41-4336-9440 VEHICLE PURCHASE						
22460	GLENWOOD SPRINGS FORD	COMMUTER VAN	P034	37923	03/21/2023	14,352.94
41-4336-9440 VEHICLE PURCHASE						
22460	GLENWOOD SPRINGS FORD	202 FORD F350 PURCHASE	N475	37924	03/21/2023	64,551.60
Total 41-4336-9440:						78,904.54
41-4338-2380 DITCH MAINTENANCE						
56520	WESTERN SLOPE MATERIALS	ROADBASE	146419	37911	03/04/2023	421.23
41-4338-2380 DITCH MAINTENANCE						
56520	WESTERN SLOPE MATERIALS	IMPORT LOADS	146519	96200	03/11/2023	250.00
Total 41-4338-2380:						671.23
41-4338-3550 DESIGN AND ENGINEERING						
48260	SOPRIS SUN	REQUEST FOR BIDS CRYSTAL	36915, 36911	15929	03/09/2023	500.00
Total 41-4338-3550:						500.00
41-4338-3982 TEMP SERVICES						
35460	MOUNTAIN TEMP SERVICES LL	DITCH LABOR	625343, 625	96201	03/16/2023	1,227.60
41-4338-3982 TEMP SERVICES						
35460	MOUNTAIN TEMP SERVICES LL	DITCH LABOR	625343, 625	96201	03/16/2023	209.25
41-4338-3982 TEMP SERVICES						
35460	MOUNTAIN TEMP SERVICES LL	DITCH LABOR	625343, 625	96201	03/16/2023	2,232.00
41-4338-3982 TEMP SERVICES						
35460	MOUNTAIN TEMP SERVICES LL	DITCH LABOR	625343, 625	96201	03/16/2023	2,887.65
Total 41-4338-3982:						6,556.50
51-4335-3575 UTILITY BILL OUTSOURCING						
2080	ADVANCED INFO SYSTEMS	UB OUTSOURCING	16089	96210	03/10/2023	110.94
Total 51-4335-3575:						110.94
71-2201 Deposit						
39009	GLEASON CHRIS	REFUND HOUSING DEPOSIT	032823	15930	02/03/2023	800.00
Total 71-2201:						800.00
71-4632-3400 RENTAL PROPERTY EXPENSE						
12130	CLEVELAND PLACE II HOA	QUARTERLY DUES	032823	15920	03/01/2023	40.00

Vendor	Vendor Name	GL Acct No / Description	Invoice No	PO No	Invoice Date	Amount
	Total 71-4632-3400:					40.00
71-4632-3410 UTILITIES						
25760	HOLY CROSS ENERGY	TRAILER A1	032823	15941	03/21/2023	18.35
	Total 71-4632-3410:					18.35
74-4337-7203 STREET RESURFACING						
22660	GMCO CORP	Crack Seal Material	23-4355	37914	03/08/2023	8,212.50
74-4337-7203 STREET RESURFACING						
48260	SOPRIS SUN	REQUEST FOR BIDS CHIP SEA	36915, 36911	15929	03/09/2023	600.00
74-4337-7203 STREET RESURFACING						
48260	SOPRIS SUN	REQUEST FOR BIDS CHIP SEA	36915, 36911	15929	03/09/2023	300.00
	Total 74-4337-7203:					9,112.50
74-4337-7206 SIDEWALK CONSTRUCTION						
48260	SOPRIS SUN	REQUEST FOR BIDS 8TH STRE	36915, 36911	15929	03/09/2023	300.00
	Total 74-4337-7206:					300.00
74-4337-9440 VEHICLES						
22460	GLENWOOD SPRINGS FORD	COMMUTER VAN	P034	37923	03/21/2023	28,705.88
74-4337-9440 VEHICLES						
39016	SILVER SPUR TRAILERS	EQUIPMENT TRAILER REPLAC	69870	37917	03/14/2023	16,189.00
	Total 74-4337-9440:					44,894.88
75-2201 DEPOSITS HELD						
92414	CARBONDALE ARTS	DAMAGE DEPOSIT GREEN IS T	1180002	104335	01/09/2023	2,000.00
	Total 75-2201:					2,000.00
75-4500-2290 GENERAL SUPPLIES						
56350	WESTERN PAPER DISTRIBUTO	REC CENTER CUSTODIAL SUP	4550158, 45	104345	03/08/2023	266.10
75-4500-2290 GENERAL SUPPLIES						
56350	WESTERN PAPER DISTRIBUTO	REC CENTER CUSTODIAL SUP	4550158, 45	104345	03/08/2023	631.82
	Total 75-4500-2290:					897.92
75-4500-3310 ADVERTISING						
48260	SOPRIS SUN	AD-HELP WANTED INVOICE #36	36910	104342	03/09/2023	300.00
	Total 75-4500-3310:					300.00
75-4500-3311 RECRUITING EXPENSES						
18940	EMPLOYERS COUNCIL SERVIC	BACKGROUND CHECKS - REC	455701	15926	02/24/2023	44.00
	Total 75-4500-3311:					44.00
75-4500-3530 EQUIP MAINTENANCE & REPAIR						
20100	FITNESS TECH	FITNESS EQUIPMENT MAINTEN	36759	104337	03/16/2023	2,025.00
	Total 75-4500-3530:					2,025.00

Vendor	Vendor Name	GL Acct No Description	Invoice No	PO No	Invoice Date	Amount
75-4500-3630	COMPUTER MAINT AND REPAIR					
69800	MITCHELL AND COMPANY	COMPUTER SUPPORT	139239, 139	1018218303	03/15/2023	147.50
	Total 75-4500-3630:					147.50
75-4500-3660	BLDG MAINTENANCE & GROUNDS					
19900	FIRE SPRINKLER SERVICES IN	FIRE SPRINKLER ANNUAL TEST	CB3723	104336	03/08/2023	655.00
	Total 75-4500-3660:					655.00
75-4500-3980	CONTRACT LABOR					
76452	ACE SECURITY AND SAFETY S	2023 GREEN IS THE NEW BLAC	1741	104333	03/20/2023	1,056.00
75-4500-3980	CONTRACT LABOR					
76375	HODDER, RICHARD	TAEKWONDO INSTRUCTION M	MARCH 202	104338	03/28/2023	510.60
	Total 75-4500-3980:					1,566.60
	Grand Totals:					357,495.63

MINUTES
CARBONDALE BOARD OF TRUSTEES
REGULAR MEETING
CARBONDALE TOWN HALL
AND VIA ZOOM
MARCH 14, 2023
MEETING

Mayor Bohmfalk called the Board of Trustees Regular Meeting to order March 14, 2023, at 6:00 p.m.

STUDENT OF THE MONTH

The following students from Crystal River Elementary School, and Ross Montessori School, were presented a Certificate of Achievement Award from Mayor Bohmfalk:

Israel Castillon	Anjelin Turcios
Adrian Barraza	Juniper Mullett
William Pinkham IV	Juliet Irigoyeh

ROLL CALL:

The following members were present for roll call:

Mayor	Ben Bohmfalk
Trustees	Marty Silverstein
	Lani Kitching
	Chris Hassig
	Luis Yllanes
	Erica Sparhawk
	Colin Laird

Staff Present:

Town Manager	Lauren Gister
Town Clerk	Jessica Markham
Finance Director	Christy Chicoine
Town Attorney	Mark Hamilton

CONSENT AGENDA

- Accounts Payable totaling $ 340,052.13
- BOT 02/21/2023 Work Session Minutes
- BOT 02/28/2023 Regular Meeting Minutes
- Liquor License Modification of Premises – Allegria
- Retail Marijuana Store Renewal – Plum Manufacturing
- Medical Marijuana Store Renewal – Plum Manufacturing
- Website Renewal Agreement with Revise

Trustee Hassig asked if the Website can have a large Spanish button to translate the site. Town Manager Lauren replied that she is working with Revise to make something like that an option.

Trustee Sparhawk made a motion to approve the Consent Agenda. Trustee Silverstein seconded the motion and it passed with:

7 yes votes: Kitching, Bohmfalk, Hassig, Silverstein, Sparhawk, Yllanes, Laird

PERSONS PRESENT NOT ON THE AGENDA

Richard Voltero of Carbondale spoke to the board about his experience with Canada Thistle and would like the Town to integrate the Nature Park into an organic place. He stated that he has had success with mechanically removing the thistle. He also implored the board to be very compassionate about the Michael Francisco case and to think of the best outcome for the town and its citizens.

Mayor Bohmfalk directed Mr. Voltero to speak with the town's Park Director about the thistle at the nature park.

TRUSTEE COMMENTS

Trustee Silverstein informed the board that he attended the most recent Carbondale Chamber of Commerce meeting, where the Town Arborist gave a presentation about the trees on Main Street. He also noted that the Arts District will take over First Fridays from the chamber after this year.

Trustee Sparhawk also attended the Chamber of Commerce meeting and noted that there were two new members: Hazy Oak and WeCycle.

Trustee Yllanes attended the Parks & Rec Commission meeting. They are starting the capital campaign for the pool. The Art around Town reception is scheduled for June 1st.

Trustee Hassig congratulated those who were involved in the Fashion Show. He also expressed his sympathies to the friends and family of Julia Marshall, a Carbondale Native who gave many contributions to the community over her lifetime.

Trustee Laird will be attending the Regional Housing Summit in Aspen on March 22nd. He also attended the Colorado Association of Ski Towns meeting in Denver, where he joined the Housing Task Force. He also reported that RFTA joined the Regional Housing Coalition.

Trustee Kitching attended the SWIM (detox facility) meeting and stated they are not ready to match the proforma and will meet again in two weeks.

Mayor Bohmfalk congratulated the Town on another successful First Friday. He mentioned that a new store had opened next to Bonfire Coffee. He also attended the RFTA meeting and stated that their goal is to transition their fleet to be 1/3 electric, 1/3

natural gas, and 1/3 diesel vehicles. He also stated that Dan Blankenship has signed on to be CEO of RFTA for another 4 years.

ATTORNEY'S COMMENTS

The Attorney did not have any comments.

MANAGER'S REPORT

Lauren stated that the Garfield County Housing Authority conducted its lottery drawing for a unit that was up for sale in Carbondale. She stated that the Authority received 99 applications for the affordable housing unit, which was the most they've ever seen, highlighting the need for housing in the area.

She stated that WeCycle is moving forward and should go live with their bike share program this summer depending on the availability of parts.

The Town Center and ArtSpace RFP is out now and due back next week. Art Space will be updating the board in May.

She also stated that the pool proposals each received 3 bids and Wember is interviewing now.

The Mayor asked Trustee Laird to be present at the pool conversations.

PROCLAMATION: NATIONAL DONATE LIFE MONTH

Jessi Rochel, Executive Director of the Chris Klug Foundation, spoke to the board about the importance of life-saving organ and tissue donation. Mayor Bohmfalk read a few passages from the National Donate Life Month Proclamation, proclaiming April 23 as National Donate Life Month.

SPECIAL EVENT LIQUOR LICENSE – 5 POINT FILM FESTIVAL

Trustee Yllanes recused himself.

Aly Sanguily, Charlie Turnbull, and Tracy Wilson presented some of the highlights and changes to the upcoming 5 point Film Festival. They have hired security and will have 10-14 volunteers along with 2-3 paid security staff, under the Town's new Event Security regulations. Trustee Silverstein asked them to provide feedback after the event so the town knows how the new regulations are working.

Trustee Silverstein made a motion to approve the special event liquor license for the 5 Point Film Festival. Trustee Hassig seconded the motion and it passed with:

6 yes votes: Hassig, Silverstein, Sparhawk, Bohmmfalk, Kitching, Laird

Trustee Hassig made a motion to approve waiving the stage fees associated with the film festival. Trustee Sparhawk seconded the motion and it passed with:

6 yes votes: Laird, Hassig, Bohmfalk, Kitching, Sparhawk, Silverstein

SPECIAL EVENT LIQUOR LICENSE – COLORADO ANIMAL RESCUE

Wes Boyd, Executive Director, and Michelle Marlow informed the board of their plans for the May First Friday event at Chacos Park.

Trustee Silverstein made a motion to approve the Special Event Liquor License. Trustee Yllanes seconded the motion and it passed with:

7 yes votes: Sparhawk, Hassig, Yllanes, Laird, Kitching, Silverstein, Bohmfalk

MODIFICATION OF PREMISES – PLUM MANUFACTURING

No parties were present representing Plum Manufacturing. Mayor Bohmfalk asked the Clerk if she could provide insight into the request. Jessica stated that the company was looking to make its manufacturing facilities smaller. They are planning to rent the space to a catering company.

Trustee Kitching asked if there was any concern about having a catering company next to a marijuana manufacturing facility. Jessica stated that catering is an approved use for the space and that the unit being rented will be completely sealed off from the manufacturing facilities, with separate entrances and utilities.

Mayor Bohmfalk stated that it would have been beneficial to have a representative from the company to answer specific questions, but it was not a requirement.

Trustee Sparhawk made a motion to approve the Modification of the Premises of Plum Manufacturing. Trustee Laird seconded the motion and it passed with:

7 yes votes: Silverstein, Laird, Hassig, Bohmfalk, Kitching, Yllanes, Sparhawk

SHORT TERM RENTAL LICENSING AND COMPLIANCE

Lauren presented the board with the current status of the short term rental licensing program. She stated that there are currently 65 licensed units in Carbondale. Approximately 2/3 of those appear to be second homes or investment properties. There are currently only three owners with multiple licenses, and all are multiple units in the same building (duplex, condo, or house with ADU).

She stated that it would be difficult to determine how many more STRs are being advertised that are not in compliance. She believes that there are a few unlicensed units still operating. The staff has researched compliance platforms and proposed contracting with GovOS's "Short Term Rental Solution". Staff is currently using MuniRevs financial accounting software, also by GovOS. The two software programs would work

seamlessly together to enable compliance monitoring and short-term rental tax collection.

Lauren stated that the software comes with a cost of $18,000 for the first year. However, this program will increase accessibility and help move the town toward a less paper-driven service model.

Lauren also brought up some issues with the current wording of the current ordinance and reminded the board that discussions on updating the ordinance need to happen this summer.

Mayor Bohmfalk stated that the board should talk about the digital platform first.

Trustee Silverstein stated that while $18,000 is a lot of money, it is less than hiring a staff member to conduct the needed tasks.

Mayor Bohmfalk confirmed that the fees would come from the licensing fees, and not the tax collected.

The discussion then came to updates to the code itself. Ben asked if any of the board members heard of any requests for changes or complaints from citizens.

Trustee Sparhawk Stated that grandfathered license would draw in a lot of people, and asked staff to report on any feedback they've received.

Mayor Bohmfalk stated that he does not anticipate taking away licenses.

Trustee Yllanes asked if it was permissible for an investor to build a property strictly for the purpose of short-term rental. Lauren responded that the Historic Commercial Core was designated for this purpose.

Trustee Sparhawk asked that staff provide a map of current licenses.

Mayor Bohmfalk asked if implementing this software could mean seeing data by May, Lauren responded that the Board would definitely have data by May.

Trustee Kitching asked if HOA's can adopt their own rules regarding Short Term Rentals. Lauren stated that, yes, an HOA can adopt their own rules, but if it is in town limits, it needs to follow town laws. Ben clarified that an HOA can be more restrictive than town laws, but not less.

Ben concluded that going forward, topics to touch back on are:

- The HCC. How is this working, what will it look like going forward?
- Will properties that are currently grandfathered, be allowed in perpetuity?
- Town would like to see data from Colorado Association of Ski Towns (CAST) as well as the new software.
- Discuss concerns about one owner owning multiple properties and licenses.
- Are there any exceptions that will be allowed?
- Discuss whether ADUs will be allowed, licenses.

Trustee Silverstein made a motion to approve the execution by the Town Manager of the Short Term Rental Solution Agreement with GovOS for Short-Term Rental Identification, Licensing, and Compliance. Trustee Laird seconded the motion and it passed with:

7 yes votes: Silverstein, Laird, Hassig, Bohmfalk, Kitching, Yllanes, Sparhawk

EXECUTIVE SESSION- MICHAEL FRANCISCO V. CITY MARKET, INC., ET AL CASE

Trustee Silverstein made a motion to go into an Executive Session at 7:45 p.m. for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section24-6-402(4)(b). Trustee Kitching seconded the motion and it passed with:

7 yes votes: Sparhawk, Hassig, Yllanes, Laird, Kitching, Silverstein, Bohmfalk

Trustee Sparhawk made a motion to adjourn the Executive Session and return to the regular meeting at 8:32 p.m. Trustee Kitching seconded the motion and it passed with:

7 yes votes: Bohmfalk, Kitching, Silverstein, Sparhawk, Laird, Yllanes, Hassig

ADJOURNMENT

The March 14, 2023, regular meeting adjourned at 8:35 p.m. The next regular meeting has been scheduled on March 28, 2023, at 6:00 p.m.

APPROVED AND ACCEPTED

ATTEST

_____
Ben Bohmfalk, Mayor

_____
Jessica Markham, Town Clerk

ATTACHMENT C

Garfield County

COUNTY ATTORNEY'S OFFICE
108 8th Street, Suite 219
Glenwood Springs, CO 81601
(970) 945-9150

March 16, 2023

Lauren Gister, Town Manager
Town of Carbondale
lgister@carbondaleco.net
Jessica Markham, Town Clerk
markham@carbondaleco.net

Travis Elliott, Town Manager
Town of Parachute
telliott@parachutecolorado.com
Lucy Spalenka, Town Clerk
lspalenka@parachutecolorado.com

Jeff Layman, Town Administrator
Town of Silt
jlayman@townofsilt.org
Sheila McIntyre
sheila@townofsilt.org

David Reynolds, Town Administrator
Town of New Castle
dreynolds@newcastlecolorado.org
Melody Byram, Town Clerk
mbyram@newcastlecolorado.org

Steve Boyd, Acting City Manager
City of Glenwood Springs
steve.boyd@cogs.us
Ryan Muse, City Clerk
ryan.muse@cogs.us

Tommy Klein, City Manager
City of Rifle
tklein@rifleco.org
Misty Williams, City Clerk
mwilliams@rifleco.org

Re: 2023 IGA – Mosquito Control

Dear Parties:

Enclosed, please find one (1) full copy of the 2023 Intergovernmental Agreement for Mosquito Control for your review, consideration and submittal to your City or Town Council for authorization for signature and attestation by the City or Town Clerk..

After execution by the appropriate officials, please return one (1) fully executed IGA to, "Garfield County Attorney's Office, Attention: Mary Lynn Stevens" at the above address.

Letter to Parties
Mosquito IGA
March 16, 2023

Once this office receives the signature pages from all entities and after signature by the Chairman of the Board, you will be sent a fully executed copy for your files

If you have any questions, please do not hesitate to contact this office.

Sincerely,

Mary Lynn Stevens

MARY LYNN STEVENS
Paralegal / Office Manager

MLS
Attachments (IGA)

cc: Steve Anthony, Director, Vegetation Mgmt.

INTERGOVERNMENTAL AGREEMENT FOR MOSQUITO CONTROL – 2023

THE PARTIES to this Intergovernmental Agreement for Mosquito Control ("IGA") are the **BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, STATE OF COLORADO,** (hereinafter referred to as "**County**"); the **CITY OF GLENWOOD SPRINGS, STATE OF COLORADO**, (hereinafter referred to as "**Glenwood**"); the **TOWN OF CARBONDALE, STATE OF COLORADO,**(hereinafter referred to as "**Carbondale**"); the **CITY OF RIFLE, STATE OF COLORADO,**(hereinafter referred to as "**Rifle**"); the **TOWN OF SILT, STATE OF COLORADO,**(hereinafter referred to as "**Silt**"); the **TOWN OF NEW CASTLE, STATE OF COLORADO**, (hereinafter referred to as "**New Castle**"); and the **TOWN OF PARACHUTE, STATE OF COLORADO**, (hereinafter referred to as "**Parachute**").

WHEREAS, the parties to this IGA are authorized by Section 29-1-201, *et seq.*, C.R.S., as amended, to provide for joint funding and cooperation to provide services and functions which each is otherwise lawfully authorized to provide; and

WHEREAS, the parties to this IGA desire to cooperate in funding and making available a County-wide mosquito control and education program; and

WHEREAS, a coordinated effort by the County and the municipalities within the County will permit a more effective mosquito control and education program and specifically will aid control of the mosquito species responsible for the spread of West Nile Virus.

NOW, THEREFORE, in mutual consideration of the premises and the covenants and promises set forth below, the parties to this IGA agree as follows:

1. PROJECT. The Project that is the subject of this IGA is a comprehensive integrated larval and adult mosquito control program, on public and private property throughout Garfield County that will be designed specifically for Garfield County and the municipalities by an independent contractor. The Project will provide surveillance, identifying mosquito breeding habitats and areas with high numbers of mosquito larvae and adults, with an emphasis on Culex mosquitoes. Surveillance will include the use of GIS mapping technology. The Project will include the use of chemical pesticides for adult and larval mosquito control in a manner safe to citizens, the environment and pets. Chemical applications will only be done when the elected officials of each pertinent jurisdiction, or their designated staff member, determine that mosquito levels have reached a threshold that poses a public health risk. Each jurisdiction is responsible for working with the Contractor to ensure that their jurisdiction is in compliance with the Federal Clean Water Act and the Colorado Discharge Permit System as administered by the Colorado Department of Public Health and Environment. The independent contractor will also provide community outreach and public education.

2. PROJECT COSTS. The cost for the entire Project that is the subject of this IGA shall not exceed Two Hundred Five Thousand Dollars and No Cents ($205,000.00), with each town and city contributing the amounts set forth below for a total contribution of Fifty-Nine Thousand Seven Hundred Dollars and No Cents ($59,700.00) of the Project Cost. The remainder will be contributed by the County for the twenty-nine (29) square miles of service area outside of the municipalities.

3. COUNTY RESPONSIBILITIES. The County shall be the coordinating entity and the contracting and fiscal authority for the Project. The County's responsibilities shall include the

creation of the Request For Proposals ("RFP"), management of the RFP process, selection of the contractor and management of the contract. The County shall pay an amount not to exceed One Hundred Forty-Five Thousand Three Hundred Dollars and No Cents ($145,300.00) of the total Project Cost of Two Hundred Five Thousand Dollars and No Cents ($205,00.000), unless emergency services are required.

4. GLENWOOD SPRINGS RESPONSIBILITIES. Glenwood Springs shall be responsible for payment to the County of $6,200.00.

5. CARBONDALE RESPONSIBILITIES: Carbondale shall be responsible for payment to the County of $8,200.00.

6. RIFLE RESPONSIBILITIES: Rifle shall be responsible for payment to the County of $22,250.00.

7. SILT RESPONSIBILITIES: Silt shall be responsible for payment to the County of $6,000.00.

8. NEW CASTLE RESPONSIBILITIES: New Castle shall be responsible for payment to the County of $6,750.00.

9. PARACHUTE RESPONSIBILITIES: Parachute shall be responsible for payment to the County of $10,300.00.

10. PARTY RESPONSIBILITIES: All parties to this IGA shall cooperate with and assist the independent contractor chosen by the County to perform the work of the Project.

11. REMEDIES. If any of the cities or towns, identified in Paragraphs 4 through 9 above, fails to perform their payment obligation(s), the County may assume responsibility for the defaulting payment(s), and all other obligations of this IGA shall remain in full force and effect.

12. CONTRACT AWARD. The contract anticipated to define the Scope of Work needed for the Project shall be awarded by Garfield County pursuant to the terms of its Procurement Manual. The Notice to Proceed may be awarded prior to the payment obligations of the municipalities and towns being met.

13. INDEMNIFICATION. The parties acknowledge each is subject to the constitutional prohibitions against indemnification in Colo. Const. art XI, § 1. Neither can indemnify the other.

Nothing herein shall be interpreted as a waiver of governmental immunity to which each party would otherwise be entitled under Section 24-10-101, *et seq.*, C.R.S., as amended.

14. APPROPRIATION. This IGA is contingent upon appropriation and budgeting for the costs required for the Project. Should any party fail to appropriate or have available sufficient funds to pay for the costs of its obligations set forth herein, this IGA shall be considered of no force or effect, except to the extent that the County has assumed the obligations of another party, as set forth herein. This IGA is not intended to, nor does it create a multi-year fiscal obligation as defined by Section 20, Article X of the Constitution of the State of Colorado.

15. EFFECTIVE DATE. This IGA shall be effective January 1, 2023 through December 31, 2023, no matter the date of execution.

16. AMENDMENT. This IGA may be amended by the parties solely through a written agreement signed by each.

17. FACSIMILES AND COUNTERPARTS. This IGA may be signed in counterparts, and facsimile signatures may be substituted for original signatures.

18. GOVERNING LAW. The laws of the State of Colorado shall govern the validity, performance and enforcement of this IGA. Venue for any action instituted pursuant to this IGA shall lie in Garfield County, Colorado.

19. AUTHORITY. Each person signing this IGA represents and warrants that said person is fully authorized to enter into and execute this IGA and to bind the party represented to the terms and conditions hereof.

20. NOTICE. All notices required under this IGA shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid to the addresses of the parties set forth below. Notice addresses may be changed without amendment to this IGA.

Notice to County:	Board of County Commissioners Attn: County Manager 108 8th Street, Suite 213 Glenwood Springs, CO 81601 Phone: (970) 945-9150 Fax: (970) 384-5005
Notice to Glenwood:	City of Glenwood Springs Attn: City Manager 101 W. 8th St. Glenwood Springs, CO 81601 Phone: 384-6400
Notice to Carbondale:	Town of Carbondale Attn: Town Manager 511 Colorado Avenue Carbondale, CO 81623 Phone: (970) 963-2733 Fax: (970) 963-9140

Notice to Rifle:	City of Rifle Attn: City Manager 202 Railroad Avenue P.O. Box 1908 Rifle, CO 81650 Phone: (970) 625-2121
Notice to Silt:	Town of Silt Attn: Town Administrator 231 N. 7th St., Box 70 Silt, CO 81652 Phone: (970) 876-2353
Notice to New Castle:	Town of New Castle Attn: Town Administrator 450 W. Main P.O. Box 90 New Castle, CO 81647 Phone: (970) 984-2311
Notice to Parachute:	Town of Parachute Attn: Town Administrator 222 Grand Valley Way Box 100 Parachute, CO 81635 Phone: (970) 285-7630

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO

_____
Clerk to the Board

By: _____
Chairman

Dated: _____

ATTEST:

CITY OF GLENWOOD SPRINGS, STATE OF COLORADO

_____
City Clerk

By: _____
Mayor

Dated: _____

ATTEST:

TOWN OF CARBONDALE STATE OF COLORADO

_____
Town Clerk

By: _____
Mayor

Dated: _____

ATTEST:

CITY OF RIFLE STATE OF COLORADO

_____
City Clerk

By: _____
Mayor

Dated: _____

ATTEST:

TOWN OF SILT STATE OF COLORADO

_____
Town Clerk

By: _____
Mayor

Dated: _____

ATTEST:

TOWN OF NEW CASTLE
STATE OF COLORADO

_____
Town Clerk

By: _____
Mayor

Dated: _____

ATTEST:

TOWN OF PARACHUTE
STATE OF COLORADO

_____
Town Clerk

By: _____
Mayor

Dated: _____

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Board of Trustees Agenda Memorandum

Item No:

Meeting Date: 3/28/2023

TITLE: Approval of Agreement for Arbitrage Rebate Compliance Services

SUBMITTING DEPARTMENT: Finance

ATTACHMENTS: Agreement for Arbitrage Rebate Compliance Services

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DISCUSSION: During the time that the Town of Carbondale has outstanding bonds for the pool project, the Town will be required to calculate Arbitrage annually. Arbitrage is the difference in the interest rate between the tax-exempt bonds and the interest rate received by the Town on those investments. The Town can only keep the interest up to the percentage interest rate on the bonds, which is an average of 4.1633% for arbitrage purposes. These reports are fairly involved, so we are recommending Hilltop Securities calculate the arbitrage for us. This cost is a part of the cost of bonded debt, and will be paid by the Recreation Fund. The annual cost of this report per year totals $1,400. There could be an additional $2,000 in one year at some point if an arbitrage refund to the IRS was required.

The Town's bond legal representation, Butler Snow, reviewed both this agreement and the Compliance agreement in a different agenda item.

Sincerely,

Christy Chicoine

Form No. 148(f); Revised 02/01/2022

AGREEMENT FOR
ARBITRAGE REBATE COMPLIANCE SERVICES
BETWEEN
TOWN OF CARBONDALE, COLORADO
(Hereinafter Referred to as the "*Issuer*")
AND
HILLTOP SECURITIES ASSET MANAGEMENT, LLC
(Hereinafter Referred to as "HSAM")

$8,000,000
PARKS AND RECREATION SALES AND USE TAX REVENUE BONDS
SERIES 2022

It is understood and agreed that the Issuer, in connection with the sale and delivery of certain bonds, notes, certificates, or other tax-exempt obligations, indicated above (the "***Obligations***" or "***Bonds***"), will have the need to determine to what extent, if any, it will be required to rebate certain investment earnings (the amount of such rebate being referred to herein as the "***Arbitrage Amount***") from the proceeds of the Obligations to the United States of America pursuant to the provisions of Section 148(f)(2) of the Internal Revenue Code of 1986, as amended (the "***Code***"). For purposes of this Agreement, the term "Arbitrage Amount" includes payments made under the election to pay penalty in lieu of rebate for a qualified construction issue under Section 148(f)(4) of the Code.

If it is accepted by the Issuer, it shall become the agreement (the "Agreement") between the Issuer and HSAM and will become effective at the date of its acceptance as provided for herein below.

1. This Agreement shall apply only to the Obligations, to the extent that the Obligations do not qualify for exceptions to the rebate requirements in accordance with Section 148 of the Code and related Treasury regulations.

Covenants of Hilltop Securities Asset Management

2. We agree to provide our professional services in determining the Arbitrage Amount with regard to the Obligations. The Issuer will assume and pay the fee of HSAM as such fee is set out in Appendix A attached hereto. HSAM shall not be responsible for any extraordinary expenses incurred on behalf of Issuer in connection with providing such professional services, including any costs incident to litigation, mandamus action, test case or other similar legal actions.

3. We agree to perform the following duties in connection with providing arbitrage rebate compliance services:

   a. To cooperate fully with the Issuer in reviewing the schedule of investments made by the Issuer with (i) proceeds from the Obligations, and (ii) proceeds of other funds of the Issuer which, under Treasury Regulations Section 1.148, or any successor regulations thereto, are subject to the rebate requirements of the Code.

   b. To perform, or cause to be performed, consistent with the Code and the regulations promulgated thereunder, calculations to determine the Arbitrage Amount under Section 148(f)(2) of the Code; and

   c. To provide a report to the Issuer specifying the Arbitrage Amount based upon the investment schedule, the calculations of bond yield and investment yield, and other information deemed relevant by HSAM. In undertaking to provide the services set forth in paragraph 2 and this paragraph 3, HSAM does not assume any responsibility for any record retention requirements which the Issuer may have under the Code or other applicable laws, it being understood that the Issuer shall remain responsible for compliance with any such record retention requirements. HSAM shall maintain Issuer records and work product pursuant to its own internal document retention policy.

Covenants of the Issuer

4. In connection with the performance of the aforesaid duties, the Issuer agrees to the following:

   a. The fees due to HSAM in providing arbitrage rebate compliance services shall be calculated in accordance with Appendix A attached hereto. The fees will be payable upon delivery of the report prepared by HSAM for each issue of Obligations during the term of this Agreement. The Issuer's obligation to pay fees and expenses hereunder in any fiscal year is subject to specific appropriation therefor by the Issuer. Nothing contained herein shall obligate the Issuer to make payments beyond those appropriated for any fiscal year during which this Agreement is in effect. This Agreement shall not be construed to be a debt or multiple fiscal year financial obligation of the Issuer within the meaning of any constitutional, statutory, or home rule charter limitation.

   b. The Issuer will provide HSAM all information regarding the issuance of the Obligations and the investment of the proceeds therefrom, and any other information necessary in connection with calculating the Arbitrage Amount. HSAM will rely on the information supplied by the Issuer without inquiry, it being understood that HSAM will not conduct an audit or take any other steps to verify the accuracy or authenticity of the information provided by the Issuer.

   c. The Issuer will notify HSAM in writing of the retirement, prior to the scheduled maturity, of any Obligations included under the scope of this Agreement within 30 days of such retirement. This notification is required to provide sufficient time to comply with Treasury Regulations Section 1.148-3(g) which requires final payment of any Arbitrage Amount within 60 days of the final retirement of the Obligations. In the event the Issuer fails to notify HSAM in a timely manner as provided hereinabove, HSAM shall have no further obligation or responsibility to provide any services under this Agreement with respect to such retired Obligations.

5. In providing the services set forth in this Agreement, it is agreed that HSAM shall not incur any liability for any error of judgment made in good faith by a responsible officer or officers thereof and, except to the limited extent set forth in this paragraph, shall not incur any liability for any other errors or omissions, unless it shall be proved that such error or omission was a result of the gross negligence or willful misconduct of said officer or officers. In the event a payment is assessed by the Internal Revenue Service due to an error by HSAM, the Issuer will be responsible for paying the correct Arbitrage Amount and HSAM's liability shall not exceed the amount of any penalty or interest imposed on the Arbitrage Amount as a result of such error. Additionally, it is understood and agreed that HSAM shall incur no liability for any errors, omissions, or failure to make a timely payment in connection with any IRS Computation Date calculations occurring prior to the effective date of the Initial Agreement with the Issuer, even if the error is discovered after the date of HSAM's engagement.

No Coordination with Private Activity Regulations

6. The purpose of our engagement is to determine the Arbitrage Amount pursuant to §148(f)(2) of the Code. Sections 141-147 of the Code and the related Treasury Regulations set forth requirements with respect to the amount of bond proceeds that may be used for the benefit of a private person or entity. Treasury Regulations Section 1.141-6(a) requires that allocations of expenditures of bond proceeds for purposes of computing the Arbitrage Amount must be the same as the allocations of expenditures used to test the private use of projects financed with proceeds of the Obligations.

7. For purposes of calculating the Arbitrage Amount, our calculations assume that the allocation of the expenditures of Obligation proceeds as provided to us are the same for both purposes of Sections 141-147 and Section 148 of the Code. The scope of this engagement does not include procedures to analyze the private use limitations associated with the Obligations.

Effective Date of Agreement

8. This Agreement shall become effective at the date of acceptance by the Issuer as set out herein below and shall automatically renew for successive one year terms upon the appropriation by the Issuer of sufficient funds to pay HSAM's fees hereunder for the upcoming calendar year provided, however, that this Agreement may be terminated

with or without cause by the Issuer or HSAM upon thirty (30) days prior written notice to the other party. In the event of such termination, it is understood and agreed that only the amounts due to HSAM for services provided and extraordinary expenses incurred to and including the date of termination will be due and payable. No penalty will be assessed for termination of this Agreement. In the event this Agreement expires or is terminated prior to the completion of its stated term, all records provided to HSAM with respect to the investment of monies by the Issuer shall be returned to the Issuer as soon as practicable following written request by Issuer, provided that such records have not been destroyed pursuant to HSAM's internal document retention policy. In addition, the parties hereto agree that, upon termination of this Agreement, HSAM shall have no continuing obligation to the Issuer regarding any arbitrage rebate related services contemplated herein, regardless of whether such services have previously been undertaken, completed, or performed.

Acceptance of Agreement

9. When accepted by the Issuer in accordance with the terms hereof, it, together with Appendix A attached hereto, will constitute the entire Agreement between the Issuer and HSAM for the purposes and the consideration herein specified. In order for this Agreement to become effective, it must be accepted by the Issuer within sixty (60) days of the receipt of the Issuer. After the expiration of such 60-day period, acceptance by the Issuer shall only become effective upon delivery of written acknowledgement and reaffirmation by HSAM that the terms and conditions set forth in this Agreement remain acceptable to HSAM.

Counterpart Signatures

10. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Each Party may execute this Agreement on a facsimile or PDF hereof. In addition, facsimile or PDF signatures of either Party shall be valid and binding, and delivery of a facsimile or PDF signature by either Party shall constitute due execution and delivery of this Agreement.

Governing Law

11. This Agreement will be governed by and construed in accordance with the laws of the State of Colorado, without regard to its principles of conflicts of laws.

Acceptance

12. Acceptance will be indicated by returning one executed copy to HSAM. An electronic version is acceptable. HSAM will then execute the Agreement and return a fully executed electronic version of the Agreement to the Issuer.

Respectfully submitted,

HILLTOP SECURITIES ASSET MANAGEMENT, LLC

By_____

David K. Medanich, President

Date_____

ISSUER'S ACCEPTANCE CLAUSE

The above and foregoing is hereby in all things accepted and approved by _____, on this the _____ day of _____, _____.

By_____

Authorized Representative

Title _____

Printed Name _____

APPENDIX A – FEES

The Obligations to be covered under this Agreement include only the Obligations defined on the first page of the Agreement.

The fee for any Obligations under this Agreement shall only be payable if a computation is required under Section 148(f)(2) of the Code. In the event that any of the Obligations fall within an exclusion to the computation requirement as defined by Section 148 of the Code or related regulations and no calculations were required by HSAM to make that determination, no fee will be charged for such issue. For example, certain obligations are excluded from the rebate computation requirement if the proceeds are spent within specific time periods. In the event a particular issue of Obligations fulfills the exclusion requirements of the Code or related regulations, the specified fee will be waived by HSAM if no calculations were required to make the determination.

HSAM's fee for arbitrage rebate services is based upon a fixed Calculation Period fee per issue. The Calculation Period fee is charged based upon the number of Calculation Periods that proceeds exist subject to rebate from the delivery date of the issue to the Calculation Date.

HSAM's fees are payable upon delivery of the report. The first report will be made following one Calculation Period from the date of delivery of the Obligations and on each Calculation Date thereafter during the term of the Agreement. The fees for computations of the Arbitrage Amount which encompass more, or less, than one Calculation Period shall be prorated to reflect the longer, or shorter, period of work performed during that period.

The fee for each of the Obligations included in this Agreement shall be based on the table below. ***Additionally, due to significant time saving efficiencies realized when investment information is submitted in an electronic format, HSAM passes the savings to its clients by offering a 10% reduction in its fees if information is provided in a spreadsheet or electronic text file format.***

Description	Fee
ANNUAL COMPUTATION DATE FEE	**$ 1,400**
COMPREHENSIVE ARBITRAGE COMPLIANCE SERVICES INCLUDE:	
• Commingled Funds Analysis & Calculations • Spending Exception Analysis & Calculations • Yield Restriction Analysis & Calculations (for yield restricted Project Funds, Reserve Funds, Escrow Funds, etc.) • Parity Reserve Fund Allocations • Transferred Proceeds Calculations • Universal Cap Calculations • Debt Service Fund Calculations (including earnings test when required) • Preparation of all Required IRS Paperwork for Making a Rebate Payment / Yield Reduction Payment • Retention of Records Provided for Arbitrage Computations • IRS Audit Assistance • Delivery of Rebate Calculations Each Year That Meets the Timing Requirements of the Audit Schedule • On-Site Meetings, as Appropriate, to Discuss Calculation Results / Subsequent Planning Items	**INCLUDED**
OTHER SERVICES AVAILABLE:	
IRS Refund Request – Update calculation, prepare refund request package, and assist issuer as necessary in responding to subsequent IRS Information Requests	**$2,000**

EXPLANATION OF TERMS:

a. **Bond Year**: A "Bond Year" is each 1-year period selected by the issuer. The first and last bond years may be short periods. If no bond year is selected, bonds years will end on each anniversary date of the issue and at final maturity.

b. **Computation Date:** A "Computation Date" is a five bond year period no longer than five years after the issue date. Subsequent Computation Dates will be for a period not later than 5 years after the previous Computation Date and at final maturity of the issue.

c. **Calculation Period:** A "Calculation Period" represents a one year period from the delivery date of the issue to the date that is one calendar year after the delivery date, and each subsequent one-year periods thereafter. Therefore, if a calculation is required that covers more than one Calculation Period, the Calculation Period fee is multiplied by the number of periods contained in the calculation being performed. If a calculation includes a portion of a Calculation Period, i.e., if the calculation includes 1 ½ Calculation Periods, then the base fee will be multiplied by 1.5.

d. **Electronic Data Submission:** The data should be provided electronically in MS Excel or ASCII text file (comma delimited text preferred) with the date, description, dollar amount, and an activity code (if not in debit and credit format) on the same line in the file.

e. **Variable/Floating Rate Bond Issues:** Special services are also required to perform the arbitrage rebate calculations for variable rate bonds. A bond is a variable rate bond if the interest rate paid on the bond is dependent upon an index which is subject to changes subsequent to the issuance of the bonds. The computational requirements of a variable rate issue are more complex than those of a fixed rate issue and, accordingly, require significantly more time to calculate. The additional complexity is primarily related to the computation of the bond yield, which must be calculated on a "bond year" basis. Additionally, the regulations provide certain flexibility in computing the bond yield and determining the arbitrage amount over the first IRS reporting period; consequently, increased calculations are required to determine which bond yield calculation produces the lowest arbitrage amount.

f. **Commingled Fund Allocations:** By definition, a commingled fund is one that contains either proceeds of more than one bond issue or proceeds of a bond issue and non-bond proceeds (i.e., revenues) of $25,000 or more. The arbitrage regulations, while permitting the commingling of funds, require that the proceeds of the bond issue(s) be "carved out" for purposes of determining the arbitrage amount. Additionally, interest earnings must be allocated to the portion of the commingled fund that represents proceeds of the issue(s) in question. Permitted "safe-harbor" methods (that is, methods that are outlined in the arbitrage regulations and, accordingly, cannot be questioned by the IRS under audit), exist for allocating expenditures and interest earnings to issues in a commingled fund. HSAM uses one of the applicable safe-harbor methods when doing these calculations.

g. **Debt Service Reserve Funds:** The authorizing documents for many revenue bond issues require that a separate fund be established (the "Reserve Fund") into which either bond proceeds or revenues are deposited in an amount equal to some designated level, such as average annual debt service on all parity bonds. This Reserve Fund is established for the benefit of the bondholders as additional security for payment on the debt. In most cases, the balance in the Reserve Fund remains stable throughout the life of the bond issue. Reserve Funds, whether funded with bond proceeds or revenues, must be included in all rebate calculations.

h. **Debt Service Fund Calculations:** Issuers are required under the regulations to analyze the invested balances in their debt service funds annually to determine whether the fund depletes as required during the year and is, therefore, "bona fide" (i.e., potentially exempt from rebate in that year). It is not uncommon for surplus balances to develop in the debt service fund that services an issuer's tax supported debt, particularly due to timing differences of when the funds were due to be collected versus when the funds were actually collected. HSAM performs this formal analysis of the debt service fund and, should it be determined that a surplus balance exists in the fund during a given year, allocates the surplus balance among the various issues serviced by the fund in a manner that is acceptable under IRS review.

i. **Earnings Test for Debt Service Funds:** Certain types of bond issues require an additional level of analysis for the debt service fund, even if the fund depletes as required under the regulations and is "bona fide." For short-term, fixed rate issues, private activity issues, and variable rate issues, the regulations require that an "earnings test" be

performed on a bona fide debt service fund to determine if the interest earnings reached $100,000 during the year. In cases where the earnings reach or exceed the $100,000 threshold, the entire fund (not just the surplus or residual portion) is subject to rebate.

j. **Transferred Proceeds Calculations:** When a bond issue is refinanced (refunded) by another issue, special services relating to "transferred proceeds" calculations may need to be performed. Under the regulations, when proceeds of a refunding issue are used to retire principal of a prior issue, a pro-rata portion of the unspent proceeds of the prior issue becomes subject to rebate and/or yield restriction as transferred proceeds of the refunding issue. The refunding issue essentially "adopts" the unspent proceeds of the prior issue for purposes of the arbitrage calculations. These calculations are required under the regulations to ensure that issuers continue to exercise due diligence to complete the project(s) for which the prior bonds were issued.

k. **Universal Cap:** Current regulations provide an overall limitation on the amount of gross proceeds allocable to an issue. Simply stated, the value of investments allocated to an issue cannot exceed the value of all outstanding bonds of the issue. For example, this situation can occur if an issuer encounters significant construction delays or enters into litigation with a contractor. It may take months or even years to resolve the problems and begin or resume spending the bond proceeds; however, during this time the debt service payments are still being paid, including any scheduled principal payments. Thus, it's possible for the value of the investments purchased with bond proceeds to exceed the value of the bonds outstanding. In such cases, a "de-allocation" of proceeds may be required to comply with the limitation rules outlined in the regulations.

l. **Yield Restriction Analysis/Yield Reduction Computations:** The IRS strongly encourages issuers to spend the proceeds of each bond issue as quickly as possible to achieve the governmental purpose for which the bonds were issued. Certain types of proceeds can qualify for a "temporary period," during which time the proceeds may be invested at a yield higher than the yield on the bonds without jeopardizing the tax-exempt status of the issue. The most common temporary period is the three-year temporary period for capital project proceeds. After the end of the temporary period, the proceeds must be yield restricted or the issuer must remit the appropriate yield reduction payment when due. HSAM performs a comprehensive yield restriction analysis when appropriate for all issues having proceeds remaining at the end of the applicable temporary period and also calculates the amount of the yield reduction payment due to the IRS.

Board of Trustees Agenda Memorandum

Item No:

Meeting Date: 3/28/2023

TITLE: Approval of Agreement for Continuing Disclosure Services

SUBMITTING DEPARTMENT: Finance

ATTACHMENTS: Agreement for Continuing Disclosure Services

DISCUSSION: During the time that the Town of Carbondale has outstanding bonds for the pool project, the Town will be required to submit an annual report to the EMMA (Electronic Municipal Market Access) disclosure system. These reports are fairly involved, so we are recommending Hilltop Securities complete those reports for us. This cost is a part of the cost of bonded debt, and will be paid by the Recreation Fund. The annual cost of this report per year totals $1,500.

Sincerely,

Christy Chicoine

AGREEMENT
FOR
CONTINUING DISCLOSURE SERVICES
BY AND BETWEEN

TOWN OF CARBONDALE, COLORADO
(HEREINAFTER REFERRED TO AS THE "ISSUER")

AND
HTS CONTINUING DISCLOSURE SERVICES,
A DIVISION OF HILLTOP SECURITIES INC.

In connection with the sale and delivery of certain bonds, notes, certificates, or other municipal obligations (the "Bonds"), the Issuer has made certain undertakings to disclose to the investing public, on a periodic and continuing basis, certain information, as more fully set forth in such undertakings and as contemplated by the provisions of Securities and Exchange Commission Rule 15c2-12, as amended (the "Rule").

The Issuer has agreed to engage HTS Continuing Disclosure Services, a Division of Hilltop Securities Inc. ("Continuing Disclosure Services"), to assist it with these continuing disclosure obligations, for the consideration and on the terms and conditions set forth herein, including the preparation and submission of annual reports (the "Annual Reports") and the reporting of certain specified events (the "Events"), which are set forth in the Issuer's undertakings, the Rule and in Subsection 2c. below.

This agreement (the "Agreement") between the Issuer and the Continuing Disclosure Services shall become effective as of the date of its acceptance as provided for below.

The parties agree as follows:

1. This Agreement shall apply to all issues of Bonds delivered subsequent to the effective date of the continuing disclosure requirements as specified in the Rule, to the extent that any particular issue does not qualify for exceptions to the continuing disclosure requirements of the Rule.

2. Continuing Disclosure Services agrees to perform the following in connection with providing services relating to the Issuer's continuing disclosure obligations:

a. assist the Issuer in compiling data determined or selected by the Issuer to be disclosed;

b. assist the Issuer in identifying other information to be considered by Issuer for continuing disclosure reporting purposes;

c. assist the Issuer in preparing the presentation of such information, to include Annual Reports containing financial information and operating data of the type provided in the final official statement of applicable issues, and Material Event Notices concerning the occurrence of the specified Events and other items listed below:

1) Principal and interest payment delinquencies
2) Non-payment related defaults
3) Unscheduled draws on debt service reserves reflecting financial difficulties
4) Unscheduled draws on credit enhancements reflecting financial difficulties
5) Substitution of credit or liquidity providers, or their failure to perform

6) Adverse tax opinions or events affecting the tax-exempt status of the security
7) Modifications to rights of security holders
8) Bond calls and tender offers
9) Defeasances
10) Release, substitution, or sale of property securing repayment of the securities
11) Rating changes
12) Bankruptcy, insolvency, receivership or similar proceeding
13) Mergers, consolidations, acquisitions, the sale of all or substantially all of the assets of the obligated person or their termination
14) Appointment of a successor or additional trustee or the change of the name of a trustee
15) Incurrence of a financial obligation of the obligated person, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation, any of which affect security holders
16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties
17) Noncompliance with the Rule

d. assist the Issuer in distributing or filing, in the Issuer's name, the above mentioned Annual Reports, notices and audited annual financial statements to the Municipal Securities Rulemaking Board's ("MSRB") Electronic Municipal Market Access ("EMMA"), appropriate State Information Depository ("SID"), rating agencies, and other entities, as required by the Issuer's continuing disclosure obligations.

e. provide to the Issuer confirmation of distribution or dissemination of reports and notices.

3. Issuer acknowledges and agrees to the following:

a. Continuing Disclosure Services will be compensated for the performance of services with respect to assisting the Issuer with preparation and submission of continuing disclosure reports in accordance with the schedule as set forth below:

1. $1,500 per year for assistance in distribution of audited annual financial statements, if Issuer is not exempt from filing with EMMA, and Material Event Notice Filings, or

2. $3,500 per year for assistance in preparation and distribution of each annual report and assistance in distribution of audited annual financial statements, if Issuer is not exempt from filing reports with EMMA, and Material Event Notice Filings.

b. Issuer will provide to Continuing Disclosure Services, and Continuing Disclosure Services shall be entitled to rely upon, all information regarding the issuance of the Bonds, including the final official statement and the Issuer's commitment or undertaking regarding continuing disclosure as contained in the resolution authorizing issuance of the Bonds or separate contract or agreement; annual financial information and operating data of the type provided in the final official statement; information concerning the occurrence of an Event or noncompliance with the Rule; and any other information necessary to prepare continuing disclosure reports.

c. Issuer will provide to Continuing Disclosure Services, and Continuing Disclosure Services shall be entitled to rely upon, annual written confirmation of all outstanding Bond issues for which the Issuer has a continuing disclosure obligation.

d. Issuer will provide to Continuing Disclosure Services all information required for preparation of each Annual Report, including financial information and operating data of the type provided in the final official statement and other information deemed necessary by Issuer, no later than 45 days prior to the date on which each Annual Report is due.

e. Issuer will provide full and complete copies of the audited annual financial statement no later than ten (10) days prior to the date on which it is due.

f. Issuer will notify Continuing Disclosure Services immediately upon the occurrence or immediately upon the Issuer's knowledge of the occurrence of each Event or noncompliance with the Rule, and the Issuer will immediately provide all information necessary for preparation of the notice of occurrence of each such Event or noncompliance with the Rule.

g. Issuer shall have the sole responsibility for determining the disclosure to be made in all cases. The Issuer shall review and provide approval of the content and form of all continuing disclosure reports and notices, with the exception of the following, which will be filed automatically on the Issuer's behalf, unless the Issuer has notified Continuing Disclosure Services otherwise in writing: bond calls, defeasances, and rating changes. In the event of a disagreement between the Issuer and Continuing Disclosure Services regarding the disclosure to be made, either the Issuer or Continuing Disclosure Services may, but neither is obligated to, terminate this Agreement by written notice to the other party.

h. A separate Annual Report will be prepared and distributed for each type of security pledge in effect for outstanding financing issues or Bonds of the Issuer.

i. Issuer will inform Continuing Disclosure Services of the retirement of any Bonds included under the scope of this Agreement within 30 days of such retirement.

4. In the event that Continuing Disclosure Services and the Issuer determine that advice of counsel is appropriate with respect to any question concerning disclosure, then (i) the Issuer may consult with its counsel, or (ii) the Issuer may authorize Continuing Disclosure Services to seek legal advice from independent counsel regarding the disclosure. The Issuer agrees that it shall be responsible for the fees and expenses of its own counsel. The Issuer agrees to reimburse Continuing Disclosure Services the fees and expenses of independent counsel, subject to annual appropriation therefor, if paid by Continuing Disclosure Services, for advice rendered pursuant to authorization by the Issuer.

5. The Issuer agrees to hold harmless and to indemnify, to the extent permitted by law and subject to annual appropriation of funds therefor, Continuing Disclosure Services and its employees, affiliates, officers, directors, and agents from and against any and all claims, damages, losses, liabilities, reasonable costs and expenses whatsoever, including attorneys' fees and expenses ("Losses and Expenses") that Continuing Disclosure Services may incur by reason of or in connection with the distribution of information in the disclosure reports in accordance with this Agreement, except to the extent such Losses and Expenses result directly from Continuing

Disclosure Services' willful misconduct or gross negligence in the distribution of such information.

In the event that such Losses and Expenses are attributable to the concurrent negligence or other fault of both the Issuer and Continuing Disclosure Services, each party shall bear proportionate responsibility for the degree of negligence or other fault attributable to each. Notwithstanding the foregoing, Continuing Disclosure Services, shall not be obligated to contribute any amount hereunder that exceeds the amount of fees previously received by Continuing Disclosure Services pursuant to this Agreement.

6. The fees and expenses due to Continuing Disclosure Services in providing Continuing Disclosure Services shall be calculated in accordance with Section 3a. of this Agreement. The fees will be invoiced each year during the term of the Agreement, unless terminated earlier, and fees will be payable within 30 days of receipt of invoice. The Issuer's obligation to pay fees and expenses hereunder in any fiscal year is subject to specific appropriation therefor by the Issuer. Nothing contained herein shall obligate the Issuer to make payments beyond those appropriated for any fiscal year during which this Agreement is in effect. This Agreement shall not be construed to be a debt or multiple fiscal year financial obligation of the Issuer within the meaning of any constitutional, statutory, or home rule charter limitation.

In addition, the Issuer agrees to reimburse Continuing Disclosure Services for the following expenses, subject to annual appropriation of funds therefor: (i) legal fees and expenses of counsel incurred by Continuing Disclosure Services pursuant to the terms of Section 4. above, and (ii) other out-of-pocket expenses reasonably incurred by Continuing Disclosure Services in performing its obligations hereunder. The Issuer shall remit payment for expenses to Continuing Disclosure Services within 30 days of receipt of invoice.

7. Bonds Issued Subsequent to Agreement: The provisions of this Agreement will include additional municipal bonds and financings (including financing lease obligations) issued during the stated term of this Agreement, if such bonds are subject to the continuing disclosure requirements. In this connection, the Issuer agrees that the Issuer will notify Continuing Disclosure Services of any municipal bonds and financing (including financing lease obligations) issued by the Issuer during any fiscal year of the Issuer during the term of this Agreement, and will provide Continuing Disclosure Services with such information as shall be necessary in order for Continuing Disclosure Services to perform the services contracted for hereunder.

8. Effective Dates of Agreement: This Agreement shall become effective as of the date of acceptance by the Issuer as set out below and be subject to renewal as stated below. Unless Continuing Disclosure Services or Issuer shall notify the other party in writing at least thirty (30) days in advance of the end of each calendar year during which this Agreement is in effect that this Agreement will not be renewed, this Agreement will be automatically renewed for successive one year terms upon the appropriation by the Issuer of sufficient funds to pay Continuing Disclosure Services' fees hereunder for the upcoming calendar year. This agreement may be terminated with or without cause by the Issuer or Continuing Disclosure Services upon thirty (30) days' written notice to the other party. In the event of such termination, it is understood and agreed that only the amounts due to Continuing Disclosure Services for services provided and expenses incurred to and including the date of termination will be due and payable. No penalty will be assessed for termination of this Agreement. In the event this Agreement is terminated prior to its stated term, all records provided to Continuing Disclosure Services by the Issuer shall be returned to the Issuer as soon as practicable. In addition, the parties hereto agree that upon termination of this

Agreement Continuing Disclosure Services shall have no continuing obligation to the Issuer regarding any service contemplated herein. Notwithstanding the foregoing, all indemnification, hold harmless and/or contribution obligations, pursuant to Section 5 of this Agreement, shall survive any termination, regardless of whether the termination occurs as a result of the expiration of the term hereof or the Agreement is terminated sooner by either the Issuer or Continuing Disclosure Services under this Section 8, pursuant to Subsection 3.g., or otherwise.

9. Provision of Notices

Provision of information, delivery of certification and notices of Events and noncompliance with the Rule, unless directed otherwise in writing, shall be sent to:

Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623
Ms. Christy Chicoine
Finance Director
Phone: (970) 510-1204
Email: cchicoine@carbondaleco.net

HTS Continuing Disclosure Services, a Division of Hilltop Securities Inc.

717 North Harwood Street, Suite 3400
Dallas, Texas 75201
Attention: Tanya Calvit
Senior Vice President-Continuing Disclosure Manager
Phone: (214) 953-4037
Fax: (214) 953-4050
Email: tanya.calvit@hilltopsecurities.com

10. Choice of Law: This Agreement shall be construed and given effect in accordance with the laws of the State of Colorado.

11. Acceptance of Agreement

This Agreement is submitted in triplicate originals. When accepted by the Issuer, it will constitute the entire Agreement between the Issuer and Continuing Disclosure Services for the purposes and the consideration specified above.

Acceptance will be indicated on all copies and returned to Continuing Disclosure Services. An executed original will be returned for your files.

Respectfully submitted,

HTS Continuing Disclosure Services, a Division of Hilltop Securities Inc.

By _____
Lou Ann Heath
Managing Director

By _____
Tanya Calvit
Senior Vice President-Continuing Disclosure Manager

Date _____

ACCEPTANCE CLAUSE

The above and foregoing is hereby in all things accepted and approved by the Issuer, on this the _____day of _____, **2023**.

By _____
Authorized Representative

_____
Title

Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623
Retail Marijuana Facility Renewal Application

Annual Fee: $2,000.00	$ $2,000.00
Renewal License Fee $500	$ $500.00
TOTAL DUE	$ $2,500.00

Applicant is renewing a:

- ☒ Store
- ☐ Lab
- ☐ Cultivation
- ☐ Other (Please Specify)
- ☐ Manufactured Infused Products (MIP)

Licensee Name: (ie. Corporation Name)	Trade Name (DBA)	Sales Tax No.
Tumbleweed Carbondale LLC	Tumbleweed Carbondale	37454492-000

Street Address:	Business Phone:
304 Highway 133, Carbondale,CO 81623	970-510-3065
Mailing Address	**email address**
1187 Gore Trail, Edwards, CO 81632	madison@vedasconsulting.com

Operating Manager	Home Address:	Phone:
Jay King	1187 Gore Trail,Edwards,CO 81632	612.961.2430

1. Do you have legal possession of the premises at the street address above? Yes ☒ No ☐
   Is the premises owned or rented ☐ Owned ☒ Rented. If rented, expiration date of lease 09.03.2026
2. Is the establishment within 500 ft. of a school? ☐ Yes ☒ No
3. Since the date of filing of the last annual application, has there been any change in the financial interest (loans, etc.) or organizational structure (change of officers, managing members, etc.)? If yes, explain in detail and provide documentation. NO
4. Since the date of the filing of the last annual application, has the applicant or any of its agents, owners managers been convicted of a felony? If yes, attach a detailed explanation ☐ Yes ☒ No
5. Since the date of the filing of the last annual application, has the applicant hired any new employees? ☒ Yes ☐ No If yes, have they been: fingerprinted ☒ Yes ☐ No
   Had a background check performed? ☒ Yes ☐ No

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Town of Carbondale Municipal Code, which affects my license.

Applicant Signature:	Date:	Title:
Sherri Marzario	3/16/2023	Sherri Marzario, Owner

Has the local authority conducted a site visit to ensure that the premises is in compliance with Town Code ☐ Yes ☐ No

THIS APPLICATION HAS BEEN: ☐ Approved ☐ Denied

Authorized Signature:	Title:	Date:

Attest	Title	Date:

ATTACHMENT G

TOWN OF CARBONDALE
APPLICATION FOR A SPECIAL EVENTS PERMIT

IN ORDER TO QUALIFY FOR A SPECIAL EVENTS PERMIT, YOU **MUST BE NON-PROFIT** AND ONE OF THE FOLLOWING:

[ ]	SOCIAL	[X]	ATHLETIC	[ ]	PHILANTRHOPIC INSTITUTION
[ ]	FRATERNAL	[ ]	CHARTERED BRANCH, LODGE OR CHAPTER	[ ]	POLITICAL CANDIDATE
[ ]	PATRIOTIC	[ ]	OF A NATIONAL ORGANIZATION OR SOCIETY	[ ]	MUNICIPALITY
[ ]	POLITICAL	[ ]	RELIGIOUS INSTITUTION		

TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR:

[X] MALT, VINOUS AND SPIRITUOUS LIQUOR $50 PER DAY

LIQUOR PERMIT NUMBER

1. NAME OF APPLICANT ORGANIZATION OR POLITICAL CANDIDATE: Roaring Fork MTB Assoc.

STATE SALES TAX NUMBER **(REQUIRED)**

2. MAILING ADDRESS OF ORGANIZATION OR POLITICAL PARTY: 725 Vine Street, Aspen, CO 81611

3. ADDRESS OF SPECIAL EVENT: 520 S. Third st, Carbondale, CO 81623

	NAME	DATE OF BIRTH	EMAIL ADDRESS	PHONE NUMBER
4.	PRES/SEC'Y OF ORG. OR POLITICAL CANDIDATE: Mike Pritchard	07/15/1977	mike.pritchard@rfmba.org	970 948 3486
5.	EVENT MANAGER: Matt Laufer	06/21/1972	matthew.laufer@gmail.com	303 324 3798

6. HAS APPLICANT ORGANIZATION OR POLITICAL CANDIDATE BEEN ISSUED A SPECIAL EVENT PERMIT THIS CALENDAR YEAR?

[X] NO [ ] YES HOW MANY DAYS? ___

7. IS PREMISES NOW LICENSED UNDER STATE LIQUOR OR BEER CODE?

[ ] NO [X] YES TO WHOM? Colin Laird

8. DOES THE APPLICANT HAVE POSSESSION OR WRITTEN PERMISSION FOR THE USE OF THE PREMISES TO BE LICENSED?

[ ] NO [X] YES HOW MANY DAYS? 1

LIST BELOW THE EXACT DATES(S) FOR WHICH APPLICATION IS BEING MADE FOR PERMIT

Date	Date	Date	Date
04/29/2023			
Hours From 5 m 30	Hours From m	Hours From m	Hours From m
To 10 m 00	To m	To m	To m

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge

SIGNATURE	TITLE	DATE
Matt	IT Director	03/15/2023

REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended

THEREFORE, THIS APPLICATION IS APPROVED.

SIGNATURE	TITLE	DATE

LOCAL LICENSING AUTHORITY	ATTEST

DR 8439 (07/07/22)

Application Information and Checklist

The following supporting documents must be attached to this application for a permit to be issued:

- [x] Appropriate fee.
- [x] Diagram of the area to be licensed (not larger that 8 1/2" X 11" reflecting bars, walls, partitions, ingress, egress and dimensions. **Note:** If the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
- [x] Copy of deed, lease, or written permission of owner for use of the premises.
- [x] Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; **or**
- [ ] If not incorporated, a NONPROFIT charter; **or**
- [ ] If a political Candidate, attach copies of reports and statements that were filed with the Secretary of State.

- [ ] Application must first be submitted to the Local Licensing Authority (city or county) at least thirty (30) days prior to the event.
- [ ] Public notice of the proposed event and procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least (10) days before approval of the permit by Local Licensing Authority. (44-5-106 C.R.S.)
- [ ] State Licensing Authority must be notified of approved applications by Local Licensing Authorities within ten (10) days of approval.
- [ ] Check payable to the Colorado Department Of Revenue

Qualifications for Special Events Permit

(44-5-102 C.R.S.)
A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 4 and 3 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being non profit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the Secretary of State pursuant to Article 45 of Title 1, C.R.S. A Special Event permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.

THIRD STREET CENTER

March 13, 2023

Approval to apply for liquor license from Town of Carbondale for event at Third Street Center

Roaring Fork Mountain Bike Association has rented our Community Hall for an event on **April 29, 2023 from 5:30pm to 10:00pm**.

They have our permission to apply to the Town of Carbondale for special event liquor license for that event. All liquor consumption must say within the Community Hall and should not be in any other part of the building nor outside the facility. We will coordinate security for the event and building.

Sincerely,

Colin Laird
Director
Third Street Center

A community place promoting inspiration, sustainability and creative exchange

520 South Third Street, Carbondale, CO 81623
T 970.963.3221 F 970.963.0178
www.thirdstreetcenter.net

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Roaring Fork Mountain Bike Association - RFMBA

is a

Nonprofit Corporation

formed or registered on 04/16/2014 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20141242368 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/14/2023 that have been posted, and by documents delivered to this office electronically through 03/15/2023 @ 15:47:51 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/15/2023 @ 15:47:51 in accordance with applicable law. This certificate is assigned Confirmation Number 14784848 .

Jena Griswold

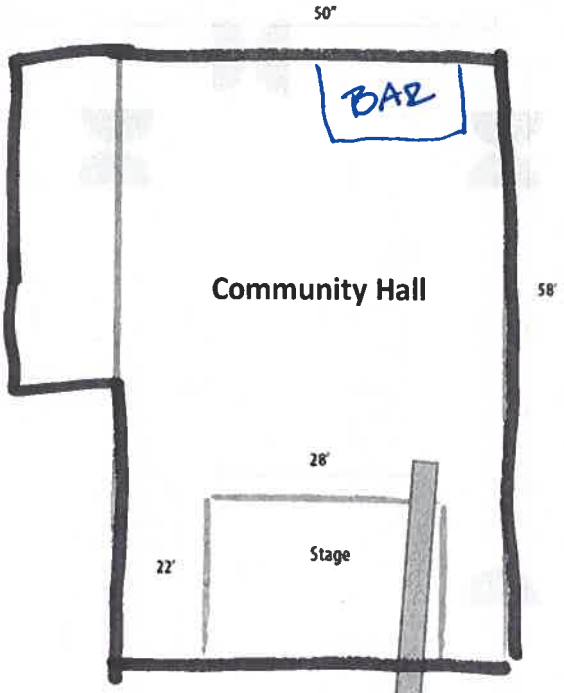
Secretary of State of the State of Colorado

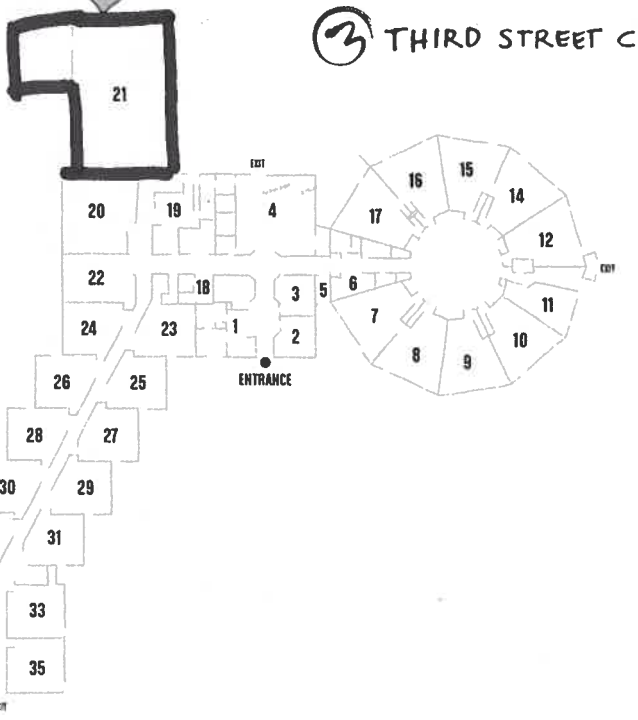
**********End of Certificate**********

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, https://www.coloradosos.gov/biz/CertificateSearchCriteria.do entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, https://www.coloradosos.gov click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

Fenced

Community Hall





(3) THIRD STREET CENTER

Town of Carbondale Police Department

511 Colorado Avenue, Suite 911 Carbondale, Colorado 81623 (970) 963-2662

To: Mayor Ben Bohmfalk and
Carbondale Board of Trustees

From: Kirk Wilson
Chief of Police, Carbondale Police Department

Ref.: Liquor License Special Event for Roaring Fork Mountain Bike Association.

Date: March 16, 2023

Roaring Fork Mountain Bike Association submitted an application for a liquor license special event to be held at the 520 S. Third Street on April 29, 2023 from 5:30 p.m. – 10:00 p.m. I have found no records that would cause me to recommend denial of this liquor license special event application to serve alcohol.

Matt Laufer Event Manager

I recommend approval of this liquor license.

RESOLUTION NO. 3
SERIES OF 2023

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO, AUTHORIZING THE TOWN MANAGER TO APPLY FOR GRANT FUNDING FOR THE TOWN CENTER INFILL PREDEVELOPMENT PROJECT

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO, that Town Manager Lauren S. Gister is hereby authorized to submit applications, sign agreements and receive funds on behalf of the Town of Carbondale in support of and to accomplish Carbondale's pre-development obligations for the Town Center Infill Project. This includes but is not limited to applications for Housing, Space to Create or Energy Impact Funds through the Department of Local Affairs (DOLA), the Boettcher Foundation, Colorado Creative Industries, and other sources which may be appropriate to the Project. The Town Manager is specifically authorized to commit matching funds as have been approved or appropriated by the Board of Trustees, and/or which are allowable through the use of other grant monies or sources.

INTRODUCED, READ AND PASSED this 28th day of March, 2023.

THE TOWN OF CARBONDALE

_____
Erica Sparhawk, Mayor Pro Tem

ATTEST:

_____
Jessica Markham, Town Clerk

March 14, 2023

Dandelion Day under the Environmental Board with KDNK Liquor Permit

May 13th, 2023 Sopris Park

10 am – 5 pm

Review, comments, concerns and signatures needed. After you sign please place in subsequent staff's box.

If you have any pressing concerns about this event please contact me and contracts can be amended to address those concerns.

Eric Brendlinger Carbondale Parks & Recreation Director

ebrendlinger@carbondaleco.net

www.carbondalerec.com

970-510-1277 (O) 970-319-2494 (cell)

Parks & Recreation Director EB

Public Works Director

Police Chief

Town Manager

Town Clerk

ATTACHMENT I

RECEIVED
MAR 16 2023
BY: 118049 & 118050

TOWN OF CARBONDALE
PARK (OR) STREET RENTAL USE AGREEMENT/ SPECIAL EVENT MANAGEMENT PLAN

Completing this *Park (or) Street Rental Use Agreement and Special Event Management Plan* is required for large special events that will impact the Carbondale community. The purpose is to assist the Event Organizer in planning their special event so that it meets the requirements established by the Town of Carbondale. This Rental Use Agreement & Special Event Management Plan should be submitted 45- 60 days prior to the event. After review by town staff, you will be notified if the event is approved, denied, or if additional information and/or a meeting with town staff is needed.

SECTION 1 - EVENT SUMMARY:

1. **Name of Event:** Dandelion Day (under the umbrella of Carbondale Arts)
2. **Primary Event Organizer Name:** Quinn Parr
   a. **Cell Phone:** 949.533.8152
   b. **Email:** dandelionday81623@gmail.com
   c. **Address:** 883 Main Street, Carbondale, CO 81623
3. **Secondary Event Organizer Name:** Luke Wander
   a. **Cell Phone:** 970.389.8023
   b. **Email:** advertisedandelionday@gmail.com
   c. **Address:** 785 Merrill Ave, Carbondale, CO 81623
4. **Event Location:** Sopris Park
5. **Event Date(s):** Saturday May 13th, 2023
6. **Event Time(s):** 10:00am - 5:30 pm
7. **Event Set-up Time(s):** 7:00am - 10:00am
8. **Event Break-Down Time(s):** 5:00pm - 7:pm

Procedures must be in place to avoid neighborhood noise disturbance with event break-down. Breakdown within town parks must end at 10:30 pm; and Downtown breakdown at 11:30 pm

SECTION 2 - EVENT SUMMARY INFORMATION:

1. **Approximate number of people expected to attend event:** 500
2. **Approximate Event Personnel Numbers:**
   a) **Event Staff Leaders/Committee Organizers in charge:** 3
   b) **Event Volunteers:** 67 (slots)
   c) **Event Contractors:** 3-4 musicians
   d) **Event Security Personnel:** 2
   e) **Event Vendors:** 55
3. **Event training for personnel?** (Y) (N)
   Describe? Day-of training traffic training by George Wear, TIPS training by KDNK
4. **Fee charged to participants?** (Y) (N) **If yes, how much?**
5. **Amplified music at event?** (Y) (N)
   If yes, times music is played (including sound checks)
   9:00am - 5:00pm

Note: Amplified sound cannot exceed 90 decibels which event organizer is responsible to monitor. Amplified music must be approved by Board of Trustees; Music beyond 9 pm requires Trustee approval.

SECTION 3 – EVENT SITE PLAN (OR PARADE/RACE ROUTE) MAP:

Please provide an accurate detailed drawing or map depicting physical layout of event that includes the following. Must initial each requirement or write N/A (Not Applicable).

1. **Boundaries**
   - ☐ Delineate the boundary for the entire event venue, including the names of all streets or areas that are part of the venue and surrounding area QP
   - ☐ If the event involves a moving route of any kind, show the particular route, indicate the direction of travel, label street names, and identify any street closures QP
   - ☐ Locate fencing, barriers/barricades, points of ingress/egress, emergency access QP
2. **Site Improvements**
   - ☐ Location of stage, tents, canopies, booths, bleachers, other temporary structures QP
   - ☐ Location of generators, electricity sources, speakers, soundboards, lighting QP
   - ☐ Location area for trailers, trucks, or other event vehicles QP
   - ☐ Identify start & finish area (if a race) N/A
3. **Security, Medical and Safety**
   - ☐ Show security check points N/A
   - ☐ Show placement of traffic control personnel N/A
   - ☐ Locate first aid station, ambulance access point QP
   - ☐ Locate portable night lighting N/A
4. **Transportation and Parking**
   - ☐ Identify all parking areas (on/off site) N/A
   - ☐ Locate any drop-off/pick-up areas N/A
   - ☐ Locate area of park where vehicles, food trucks, or other cars will be in park QP
5. **Sanitation and Solid Waste**
   - ☐ Locate/identify restrooms/portable toilets and hand wash stations QP
   - ☐ Locate trash and recycle containers and dumpsters QP
6. **Alcohol, Food Service, Vending Booth Areas**
   - ☐ Locate bar/beer garden area, with location of security fencing and entry/exit gates QP
   - ☐ Location of food service vendor booths QP
   - ☐ Location of merchandise vendor booths; information and/or demonstration booths QP
7. **Smoking Area**
   - ☐ Public special events on town parks/streets are non-smoking, unless area is designated QP
8. **Businesses and Neighbors**
   - ☐ Communication is needed to neighboring houses and/or businesses regarding your event. Some events may affect local businesses or impact traffic/noise to neighbors. Please make contact to anyone in the immediate vicinity of your event QP

SECTION 4 – SECURITY PLAN:

Please describe your plan to provide a safe and secure environment (required if dispensing alcohol).

Security is required for events larger than 500 attendees. If alcohol is to be served, event organizer shall provide (1) licensed security officer per (250) people in attendance. If alcohol is not to be served, event organizer shall provide (1) licensed security officer per (350) people in attendance.

1. **Have you hired a professional security company to manage event security?** (Y) **(N)**
   If Yes, please provide the following information:
   - ☐ Name of Security Company: Colorado Protective Services
   - ☐ Person in charge at event: Tom
   - ☐ His/Her Cell Phone contact at event: (970) 379-4201
   - ☐ His/Her Cell Phone Text email address at event: _____
   - ☐ Number of security personnel assigned to event: 2
   - ☐ Event times they will be in place: 10:

- ☐ Describe duties & functions: _____
- ☐ Emergency Operations Plan must be submitted to the Carbondale Police Department 45-days prior to the event. Emergency operations plan shall include evacuation plan and mass casualty incident plan. (Most security companies provide this as part of their contract)

2. **Will Town of Carbondale Police Dept. enforcement services be requested?** (Y) **(N)**
   If Yes, please provide the following information:
   - ○ **List purposes (enforcement, traffic, parking control, event walk-thru):** enforcement / parade
   - ☐ **List # of officers & times when needed:** 2 officers 10-5

Town law enforcement services charged out at Town cost in an agreement with Chief of Police, who has right to place officers as deemed necessary in the best interest of public safety.

SECTION 5 – MEDICAL & EMERGENCY SERVICES PLAN:

Please describe your medical and emergency services plan.

1. **Will emergency medical services be summoned through 911?** (Y) **(N)**
   If Yes, please provide the following information:
   - ☐ Name & cell phone of on-site staff designated as medical point of contact: Quinn Part 949.533.8152

2. **Will a licensed Emergency Medical Service provider or EMT be provided on-site?** (Y) **(N)**
   If Yes, please provide the following information:
   - ☐ Name & cell phone of service provider or EMT: _____
   - ☐ Aid Station location & hours: _____

3. **Have you notified the National Weather Service, Grand Junction Office 970-243-7007, of your event dates?**
   (Y) (N)
   Please provide the following information:
   - ☐ Name & cell phone of the person receiving emergency weather updates: Quinn Part 949.533.8152

SECTION 6 – TRANSPORTATION & ROAD CLOSURE TRAFFIC MANAGEMENT CONTROL PLAN:

Required of events involving a road closure. Main Street closure requests require 4-6 months notification to obtain approval. Event organizers must submit an aerial drawing or map, showing event location, along with the following information shown on the drawing or map. Must initial each section.

- ☐ Road and/or traffic lane closure request: (Y) (N)
- ☐ Location of barricades and/or traffic cones: N/A
- ☐ Proposed traffic flow map around road closure: QR
- ☐ Location of informational signage within road closure area: N/A
- ☐ Location of safety lighting bar (if needed) within road closure area: N/A
- ☐ Running or Bike Race route description (with start & finish line) if applicable: N/A
- ☐ Parade route description (with start & finish) if applicable: QR

With this information the Public Works Director will determine a "traffic control plan" and will indicate the required road closure barricades and road detour signage needed for the event. If equipment is supplied by the Town, it will be provided at Town cost in covering staff expenses on delivery/pickup and setup/takedown. Deposit on Town equipment may be required. At the Town's discretion, to save expenses, Event Organizer may be requested to set up/take down and safely secure the road closure barricades and signage before and after their event with instructions from the Town. Cost to the

event organizer will be determined after review of your event road closure request. If a street must be posted "No Parking" by the Town, the cost is $5.00 per side of block.
If it's determined by the Public Works Director that the Town is unable to provide a "traffic control plan," it may be required that the Event Organizer obtain a plan from a certified traffic control specialist. If the Public Works Director determines that the Town lacks the necessary barricades and signage due to scope and size of road closure (with limited inventory available), it may be required that Event Organizer contract all or a portion of their road closure traffic control management need services with a privately owned traffic control company.

Town of Carbondale Parks & Recreation Department has a gross weight limit and additional rules on food trucks and other vehicles allowed into Town parks for special events. For large special events, that have permission to bring vehicles into the park, we will require that there is a plan to protect the turf with techniques that will include the following stipulations: . Must initial each requirement or write N/A (Not Applicable).

- ☐ **No vehicle access into the park if the natural weather has saturated the turf.** QP
- ☐ **If necessary (i.e.-food truck locations), the entry/exit would be protected with sheets of plywood and plywood would be placed under truck wheels where they are parking for the duration of the event.** QP
- ☐ **Gross vehicle weight cannot exceed 10,000 lbs. This is a light duty commercial truck class 1 & 2 only.** QP
- ☐ **Turf damage will be repaired using the damage deposit collected from the event organizer.** QP

SECTION 7 – REFUSE/TRASH PLAN:

Event organizer shall provide for the pickup and removal of all refuse/trash and recyclable materials, both on and off event site, which results from hosting the event. Throughout the duration of the event and immediately upon conclusion, the park and/or street area must be returned to a clean condition (no later than 10:00 am the next day following event). Event organizer may use Town trash receptacles available within the event area, but will need to provide additional containers at their expense, either by hiring a trash contractor who provides appropriate containers, providing their own containers, or provide a refuse removal plan that prevents the accumulation and overflow of refuse from containers provided by the Town.

Failure to perform adequate cleanup, or if damage occurs to public property due to event, and mitigation attempts fail, event organizers will be billed at full Town cost recovery rates for cleanup and repair. In addition, such failure may result in denial of future special event approval.

Event organizer is encouraged to consider a refuse/trash recycling plan for your event. Event organizer is further encouraged to consider creating a "Green" Event. These services can be provided for a fee by local companies. If using a contracted company please provide the following:

- ☐ **Name of Service Provider:** Evergreen Zero Waste
- ☐ **Contact Person:** Alysta Reindel
- ☐ **Mailing Address:** PO Box 1661, Aspen, CO 81612
- ☐ **Cell Phone:** 970-930-7900 **Email:** info@evergreenzerowaste.com

SECTION 8 - PORTABLE RESTROOM PLAN:

Event organizer shall provide portable restroom facilities unless you can show the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event. Please make sure these facilities are shown on your site plan. Portable toilets shall be removed from event site by 11:00 am the next day following event. Event organizer is responsible for keeping both portable toilets and park bathrooms clean, unplugged, and stocked with toilet paper from beginning to end of event. Multiple day events may require portable toilets to be pumped out daily. Please use the formula below to figure out your event's porta potty needs.

Duration of Event and number of Portable Toilets needed

(4)

Number Of Participants	1 hr	2 hr	3 hr	4hr	5 hr	6 hr	7 hr	8 hr
50	1	1	1	1	2	2	2	2
100	2	2	2	2	3	3	3	3
250	3	3	3	4	4	4	5	5
500	4	4	5	5	6	6	7	7
1,000	6	7	8	8	9	9	10	10
2,000	9	12	15	16	17	17	18	18

Do you plan to provide portable restroom facilities at your event? **(Y)** **(N)**
If yes, how many: _____
Number of ADA accessible portable toilets: _____
Is portable handwashing station being provided? **(Y)** **(N)**
If no, is there a sanitizer dispenser within toilet? **(Y)** **(N)**
Please provide the following information regarding event portable restroom provider:

- Name of Service Provider: _____
- Contact Person: _____
- Mailing Address: _____
- Cell Phone: _____ Email: _____

SECTION 9 – ALCOHOL MITIGATION PLAN & PERMIT REQUIRED:

Responsible sale and/or distribution of alcohol is critical to a safe and successful event. A Town of Carbondale Liquor License Special Event permit application ***($50.00 per day of alcohol service payable to: Town of Carbondale)*** *must be obtained from the Town Clerk, and submitted and approved by the Board of Trustees to sell alcohol (beer & wine) at your event. Only an incorporated non-profit organization is eligible for obtaining a special event liquor permit. The special event permit you receive will prohibit the consumption of alcohol outside of a controlled area or beer garden. Liquor liability coverage with a $1,000,000 limit must be included on your certificate of insurance (also naming the Town as additionally insured).* ***You must submit your special event liquor license application to the Town Clerk at least 30 days prior to your event.*** *Applications submitted to the Town will require a hearing before the Town Trustees. Event Organizer must post a notice at event site 10-days prior to hearing before Town Trustees. Town Clerk will schedule hearing and provide notice board to be posted by event organizers.*

If your event is going to involve the sale and/or distribution of alcoholic beverages, please provide following information:

- ☑ **Hours of operation of event (include dates & times):** 10:00am - 5:00pm May 13th 2023
- ☑ **Alcohol service times:** 12:00 - 5:30pm
  (required ending is 15 minutes prior to event shutdown, although 30 minutes prior is recommended)
- ☑ **A designated fenced-in or secured area for the dispensation and consumption of alcoholic beverages is required. Show this area on your site plan and describe measures taken to secure the area:** _____
- ☑ **Must provide non-transferable ID bands/bracelets for persons 21 and over (Describe your process for identifying legal vs underage patrons):** ID + wristband
- ☑ **Describe how TIPS trained servers will monitor alcohol consumption and intoxication:** We will not serve to visibly intoxicated folks and will remain calm and respectful when handling any "situations." We will also monitor how often a customer orders.

(Note: Servers should not consume alcohol while working a shift, and should not return to shift if they consumed alcohol)

- ☑ **Describe how Security staff and/or event server volunteers will provide friendly intervention to individuals who appear intoxicated:**
  We will practice discretion and remain calm, supply water and help if needed. We will ask anyone who needs help if they came with anyone else, and contact their friends. We will be respectful when refusing service

- ☐ **Consider (but not required) designating a "family friendly" seating area. If included, describe the location and include on site plan:** _____
- ☑ **Will event provide alternative beverages to alcohol? If so, what?** Seltzers + Sodas
- ☑ **Will food be available at all times? If so, what?** There will be food vendors at the event.
- ☐ **Is there a designated smoking area? If so, describe the location and show it on your site plan:** _____ No smoking in the park.
- ☑ **How will you handle and mitigate an obviously intoxicated person who is drunk and may be driving home?** We will ask if they can call a friend to pick them up, find them a safe ride, uber, or bus. Ask authorities if they can help when necessary.

KDNK Contact for Liquor License:

· Aly Sanguily → aly@kdnk.org → 970.[redacted] 963.0139

SECTION 10 – FOOD PLAN & PERMIT:

These guidelines should assist you in developing plans for food handling, preparation, and distribution in the most responsible and legal manner. Garfield County Public Health Department paperwork process for Temporary and Special Food Service Events must be followed if you will be having any event in Garfield County where food will be sold to the public. (This includes, fairs, festivals, carnivals, farmers markets.) All vendors must obtain a retail food establishment license to serve open foods (including ice), and potentially hazardous foods that need to be temperature controlled. The event organizer is required to fill out a Garfield County Public Health Event Coordinator Plan Review (appendix A) and each vendor at your event must fill out and apply for an annual Garfield County Public Health Temporary Vendor Application (Appendix B) and a Garfield County Public Health Commissary Agreement (Appendix C) Temporary Vendor Permit Flow Chart (Appendix D). All food vendors at your event must have their original Colorado Retail Food Establishment license on premise at all times.

☑ **Please list food vendors at your event, name of vendor and product (s) served:**
will submit list to Garfield
cant Public Health

☑ **Vendors Exempt from Licensing (Exempt foods include popcorn or kettle corn, raw agricultural commodities such as honeycomb and uncut produce, commercially pre-packaged products that do not require refrigeration and cottage foods such as pickled fruits and vegetables , spices, teas, dehydrated produce, nuts, seeds, honey, jams ,jellies, preserves, fruit butter, flour and baked goods, including candies, fruit empanadas, tortillas and other similar products that do not require refrigeration for safety. Please list food vendors exempt from licensing at your event, name of vendor and product (s) served:**
will submit list when vendors are
secured

SECTION 11 – SALES TAX LICENSE SUBMITTAL PLAN:

If goods and/or services (including the sale of alcohol and food) are to be sold at event, each vendor must obtain a Town of Carbondale Sales Tax License, which they must purchase and pay for at Carbondale Town Hall, 511 Colorado Avenue. Cost is $15.00 for a temporary one-day license; $25.00 for an annual license; and FREE for a governmental agency or charitable organization. ***Note:*** *A governmental agency or charitable organization must still obtain a Sales Tax License, and if making taxable sales, they shall collect sales tax and consumers shall pay sales tax on such sales.*
Event organizer is responsible for submitting a list of Vendors working event to the Town of Carbondale Recreation Dept.no later than one week prior to your event. Vendors who did not obtain a Sales Tax License, and who attempt to work the event, shall be shut down by Event Organizers and/or Town staff. Event Organizers are responsible to visually verify and make sure that each vendor has their license and that it is posted within booth.

SECTION 12 – LIABILITY INSURANCE:

Liability insurance coverage must be provided for special event. If your event includes alcohol, liquor liability coverage must also be included. At least one week prior to the event, a certificate of insurance must be submitted to the Town Clerk. The certificate shall name the Town of Carbondale as an additional insured (for example: "Town of Carbondale, its officers, employees, & agents"). This commercial general liability insurance certificate requires the following minimum amount of coverage. Please initial each section.

☑ **$1,000,000 each occurrence; $2,000,000 aggregate:** KMK for Liquor - Ask for Carbondale event
☑ **Host and general liquor liability insurance required in the same amounts listed above:**

SECTION 13 – EVENT DEBRIEFING:

An event debriefing may be held following your event at Town of Carbondale staff discretion. You are encouraged to attend this debriefing to help offer insight into the success of your event. The purpose of the debriefing will be to identify areas of success, and also areas in need of improvement, should you decide to hold your event annually.

SECTION 14 – FEES AND DEPOSITS

PARK (OR) STREET RENTAL USER FEE:

- ☐ *$100.00 User Fee per each day of use between 100 – 300 participants* *Paid Date*_____
- ☑ *$200.00 User Fee per each day of use with over 300 participants* *Paid Date* 3/13/23 Carbondale Rec Ck # 19547

PARK (OR) STREET CLEANUP/DAMAGE DEPOSIT FEE:

- ☐ *$200.00 Cleanup/Damage Deposit Fee for event with 100 – 300 participants* *Paid Date*_____
- ☑ *$500.00 Cleanup/Damage Deposit Fee for events with over 300 participants* *Paid Date* 3/13/23 Carbondale Rec Ck # 19548

These amounts may be increased if it is deemed necessary for a particular event or activity.

Event Organizer shall submit **two (2) checks payable to: *TOWN OF CARBONDALE***

One check designated for Rental User Fee of the Park/Street, and the other check designated for Park/Street Cleanup/Damage Deposit Fee. ***These fees must be submitted with your application*** and will be returned if denied. *Please note that if the Town deems necessary, a portion of the cleanup/damage deposit fee may be utilized by the Town for the purpose of payment of unforeseen costs necessary to insure and protect public safety during the event, and to ensure the terms and conditions of this Rental Agreement are fulfilled. The deposit shall not limit Event Organizer from liability for such expenses in excess of the Cleanup/Damage Deposit Fee submitted. A refund check for deposit amount (minus any deductions if required) will be issued after the event.*

Initial here: QP

SECTION 15 – LICENSES, PERMITS, AND FEES

Event Organizer shall adhere to all local and state requirements regarding business licenses, taxes, vending, and special event permits and policies.

Initial here: QP

SECTION 16 – INDEMNIFICATION:

Event Organizer agrees to indemnify the Town, its officers, agents and employees, and to hold them harmless as to any claim, liability or damages, including attorney fees and court costs, arising out of, or directly or indirectly resulting from the conduct of the event. **Certificates of insurance shall be provided to the Town Clerk at least one week prior to event.**

Initial here: QP

SECTION 17 – CANCELLATION OF EVENT:

Event may be cancelled by the Carbondale Town Manager, or his designee, if a recommendation is made by the Parks & Recreation Director, Public Works Director, or Chief of Police that the terms of this Agreement and Event Management Plan are not substantially fulfilled in a timely manner, or in the event of an unforeseen catastrophic event or act of God. In the event of such cancellation, the Town shall remit to Event Organizer all rental fees and damage deposits minus any expenditures incurred by the Town. Neither party shall be liable to the other for any lost profits, lost revenues or consequential damages in the event of such cancellation.

Initial here: QP

SECTION 18 – RELEASE OF LIABILITY:

The Town assumes no responsibility whatsoever, for any non-municipal property used within the premises of Event, and the Town is hereby expressly released and discharged from any and all liabilities for any loss, injury or damages to any person or property of Event Organizer, its employees, agents and concessionaires, or of any performer or spectator that may be sustained by reason of the occupancy within the premises of event under this Agreement. I further acknowledge and accept that there are presently additional health risks associated with my participation in this program during the COVID-19 pandemic, and hereby agree to comply with all Town of Carbondale regulations, policies and rules related to the COVID-19 pandemic for so long as the ongoing local COVID-19 health emergency exists as declared by the Town of Carbondale Board of Trustees. With full awareness and appreciation of the risks involved, I also hereby forever release, waive, discharge, and covenant not to sue, the Town of Carbondale, its Parks & Recreation department, officers, employees and agents, with regard to any and all liability, claims, demands, and causes of action whatsoever, directly or indirectly arising out of or related to any loss, damage, or injury, including death, I may sustain related to COVID-19 due to my participation in this program, regardless of any negligence by the Town or its officers, employees and/or agents.

Initial here: QP

SECTION 19 – AUTHORITY TO CONTRACT:

The Town of Carbondale and Event Organizer represent that each has the power to enter into this Agreement, and grant or receive as the case may be, the license herein granted; each represents that it does not require the consent of any other person or entity (governmental or otherwise), and that this Agreement constitutes a valid and binding obligation of the Town of Carbondale and Event Organizer which is enforceable against the respective parties in accordance with the terms hereof.

Initial here: QP

SECTION 20 – ATTORNEY'S FEES:

In the event that suit is brought (or arbitration instituted) or any attorney is employed or retained by any party to this Agreement to enforce the terms of this Agreement, to collect any money due there under, or to collect any money damages for breach thereof, the prevailing party shall be entitled to recover, in addition to any other remedy, reimbursement for reasonable attorney's fees and costs incurred in connection therewith, including the reasonable value of salaried attorney's time.

Initial here: QP

SECTION 21 – FIRST AMENDMENT ACTIVITY:

The Event Organizer acknowledges that the constitutional right to free speech and expression is afforded careful protection in traditional public forums like Town parks, streets, and sidewalks.

If an event is open to the general public and occurring on or within a Town park, street, or sidewalk, the Event Organizer acknowledges that the Town, including its Police Department, will not enforce or otherwise support any restrictions on an individual or group's First Amendment rights, except if determined, in the Town's sole discretion, that the First Amendment activity raises a significant and real issue of governmental concern, including but not limited to public health, safety, or pedestrian or vehicular traffic impediments, or significantly interferes with the specific expressive message of the event.

Initial here: QP

I further acknowledge and accept that there are presently additional health risks associated with my participation in this program during the COVID-19 pandemic, and hereby agree to comply with all Town of Carbondale regulations, policies and rules related to the COVID-19 pandemic for so long as the ongoing local COVID-19 health emergency exists as declared by the Town of Carbondale Board of Trustees. With full awareness and appreciation of the risks involved, I also hereby forever release, waive, discharge, and covenant not to sue, the Town of Carbondale, its Parks & Recreation department, officers, employees and agents, with regard to any and all liability, claims, demands, and causes of action whatsoever, directly or indirectly arising out of or related to any loss, damage, or injury, including death, I may sustain related to COVID-19 due to my participation in this program, regardless of any negligence by the Town or its officers, employees and/or agents.

Event Organizer Name (Please print): Quinn Port

Signature: Q Port **Date:** 3/14/23

SPECIAL EVENT MANAGEMENT PLAN STAFF REVIEW & RECOMMENDATION

(With Comments, Conditions, and/or Requirements for Event)

PARKS & RECREATION DIRECTOR:

Approval: ✓ **Approval Pending:** _____ (see above) **Denial:** _____

Signature: _____ **Date:** 3/16/2023

PUBLIC WORKS DIRECTOR:

Approval: ✓ **Approval Pending:** _____ (see above) **Denial:** _____

Signature: _____ **Date:** 3-20-23

CHIEF OF POLICE:

PLEASE MAKE SURE BEER GARDEN DOES NOT ALLOW UNDERAGE / OVERSERVICE

Approval: ✓ **Approval Pending:** _____ (see above) **Denial:** _____

Signature: _____ **Date:** 3/20/2023

TOWN CLERK: (Liquor Licensing Approval)

Approval: ✓ **Approval Pending:** _____ (see above) **Denial:** _____

Signature: _____ **Date:** 3/21/23

TOWN MANAGER:

Approval: ✓ **Approval Pending:** _____ (see above) **Denial:** _____

Signature: _____ **Date:** 3-21-23

ATTACHMENT I

CARBCOU-12 RMURRAY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/3/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776
HUB International Insurance Services (COL)
2000 S. Colorado Blvd
Tower 2, Suite 150
Denver, CO 80222

CONTACT NAME:
PHONE (A/C, No, Ext): (303) 893-0300 FAX (A/C, No): (866) 243-0727
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Alliance of Nonprofits for Insurance, Risk Retention Group (ANI)	10023
INSURER B : QBE	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Carbondale Arts
PO Box 175
Carbondale, CO 81623

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER POLICY PRO-JECT LOC OTHER	X		2023-18738	2/10/2022	2/10/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG LIQUOR	$ 1,000,000 $ 500,000 $ 20,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $ 1,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			2023-18738	2/10/2022	2/10/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
B	Accident			2023-18738 ACC	2/10/2022	2/10/2024	Limit:	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Events
Carbondale Recreation and Community Center, its Elected and Appointed Officials, Employees and Volunteers are included as Additional Insured with respects to Commercial General Liability.

CERTIFICATE HOLDER

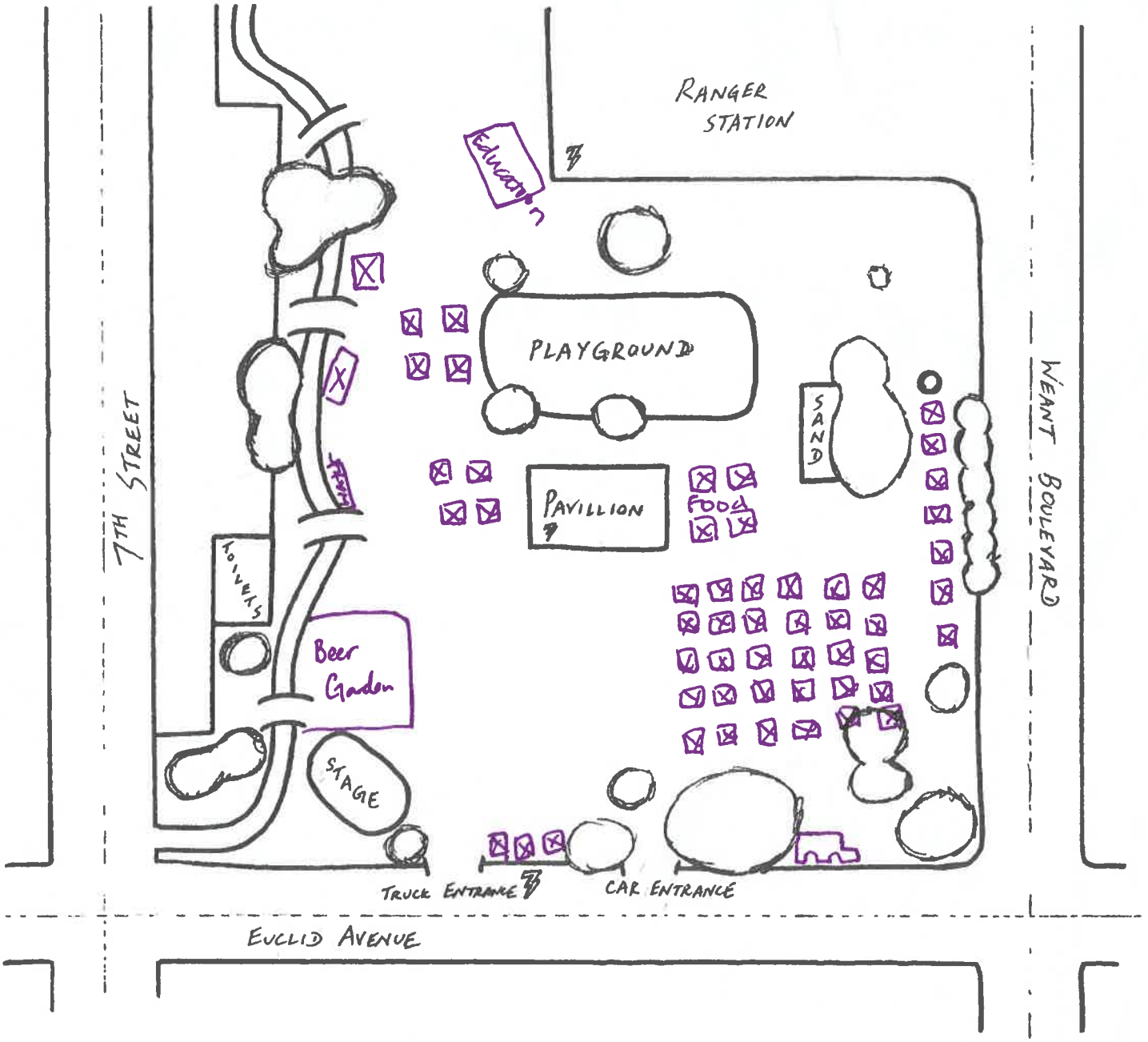
Carbondale Recreation and Community Center
567 Colorado Avenue
Carbondale, CO 81623

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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RANGER STATION
Entrance
PLAYGROUND
SAND
PAVILLION
FOOD
7TH STREET
WEANT BOULEVARD
TOILETS
Beer Garden
STAGE
TRUCK ENTRANCE
CAR ENTRANCE
EUCLID AVENUE

ATTACHMENT I

TOWN OF CARBONDALE
APPLICATION FOR A SPECIAL EVENTS PERMIT

IN ORDER TO QUALIFY FOR A SPECIAL EVENTS PERMIT, YOU **MUST BE A NON-PROFIT** AND ONE OF THE FOLLOWING:

- [✓] SOCIAL
- [ ] FRATERNAL
- [ ] PATRIOTIC
- [ ] POLITICAL
- [ ] ATHLETIC
- [ ] CHARTERED BRANCH, LODGE OR CHAPTER
- [ ] OF A NATIONAL ORGANIZATION OR SOCIETY
- [ ] RELIGIOUS INSTITUTION
- [ ] PHILANTHROPIC INSTITUTION
- [ ] POLITICAL CANDIDATE
- [ ] MUNICIPALITY

TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR:

- [✓] MALT, VINOUS, AND SPIRITUOUS LIQOUR $50 PER DAY
- [ ] FEMENTED MALT BEVERAGE (3.2 BEER) $10 PER DAY

LIQUOR PERMIT NUMBER:

1. NAME OF APPLICANT ORGANIZATION OR POLITICAL CANDIDATE: KDNK Community Access Radio (Carbondale Community Radio)

STATE SALES TAX NUMBER (REQUIRED): 00465629-0003

2. MAILING ADDRESS OF ORGANIZATION OR POLITICAL PARTY: PO BOX 1388, Carbondale, CO 81623

3. ADDRESS OF SPECIAL EVENT: Sopris park, Carbondale, CO. 81623

NAME	DATE OF BIRTH	EMAIL ADDRESS	PHONE NUMBER
4. PRES/SEC'Y OF ORG. OR POLITICAL CANDIDATE: Aly Sanguily	2/4/93	aly@kdnk.org	970-963-0139
5. EVENT MANAGER: Quinn Port			

6. HAS APPLICANT ORGANIZATION OR POLITICAL CANDIDATE BEEN ISSUED A SPECIAL EVENT PERMIT THIS CALENDAR YEAR?
[ ] NO [✓] YES HOW MANY DAYS? 1

7. IS PREMISES NOW LICENSED UNDER STATE LIQOUR OR BEER CODE?
[✓] NO [ ] YES TO WHOM? _____

8. DOES THE APPLICANT HAVE POSSESSION OR WRITTEN PERMISSION FOR THE USE OF THE PREMISES TO BE LICENSED?
[ ] NO [✓] YES HOW MANY DAYS? 1

LIST BELOW THE EXACT DATE(S) FOR WHICH APPLICATION IS BEING MADE FOR PERMIT

DATE: 5/13/23 HOURS FROM:	DATE: Liquor HOURS FROM: 12p--5:30p	DATE: HOURS FROM:	DATE: HOURS FROM:

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my

SIGNATURE	TITLE	DATE
Aly Sanguily	Development Director	2/24/22

REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended

THEREFORE, THIS APPICATION IS APPROVED.

SIGNATURE	TITLE	DATE

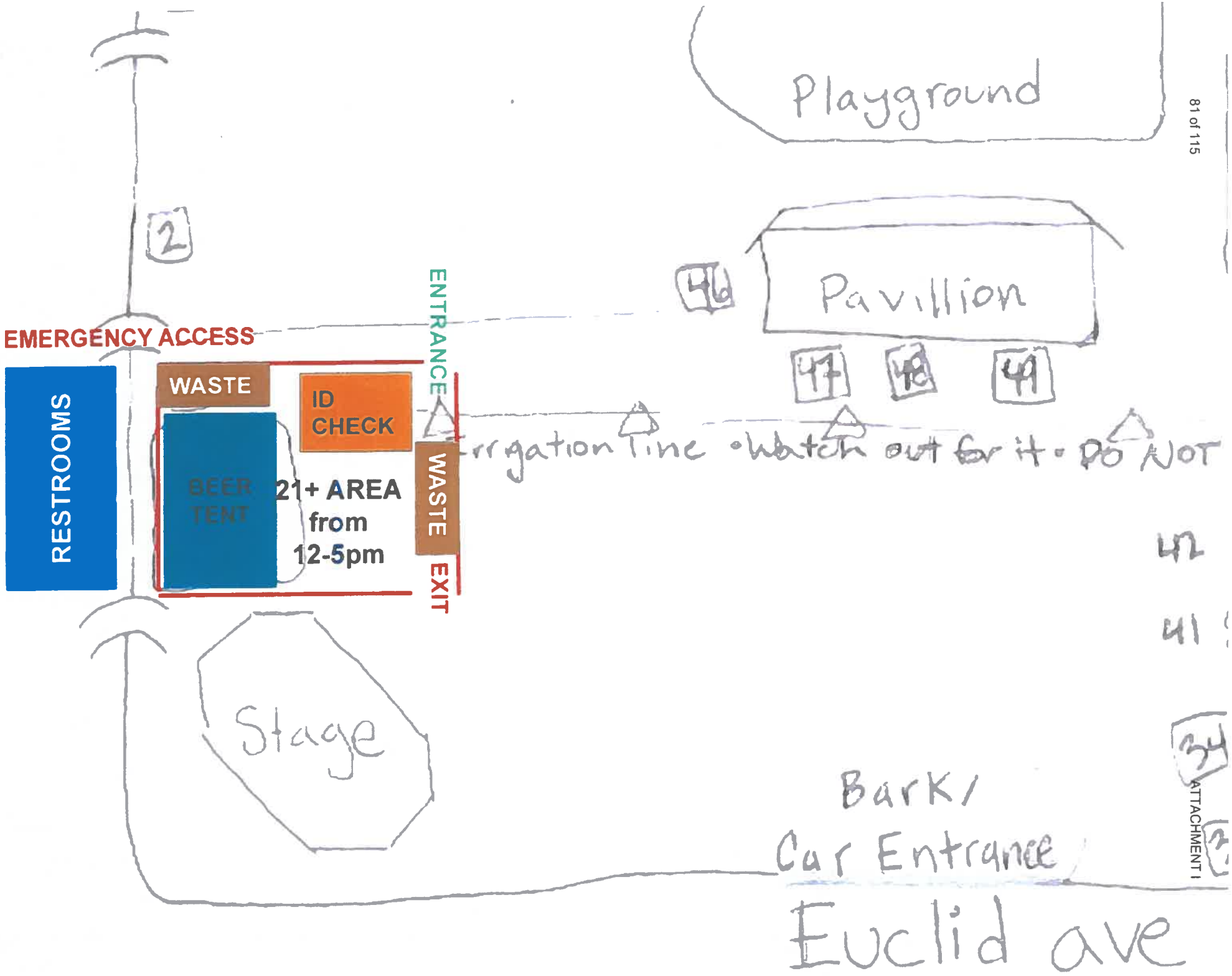
LOCAL LICENSING AUTHORITY	ATTEST

APPLICATION INFORMATION AND CHECKLIST

THE FOLLOWING SUPPORTING DOCUMENTS MUST BE ATTACHED TO THIS APPLICATION FOR A PERMIT TO BE ISSUED:

- [x] Appropriate fee ($50 per day to the Town of Carbondale)
- [x] Diagram of the area to be licensed (not larger than 8 1/2" x 11" reflecting bars, walls, partitions, ingress, egress, and dimensions.

  NOTE: if the event is to be held outside, please submit evidence of intended control, i.e. fencing, ropes, barriers, etc.
- [x] Copy of deed, lease, or written permission of owner for use of the premises
- [x] Certificate of good corporate standing (NONPROFIT) issued by the Secretary of State within the last two years; **OR**
- [ ] If not incorporated, a NONPROFIT charter; **OR**
- [ ] If a political candidate, attach copies of reports and statements that were filed with the Secretary of State



ATTACHMENT I

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

CARBONDALE COMMUNITY ACCESS RADIO

is a

Nonprofit Corporation

formed or registered on 10/13/1981 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19871451781 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/22/2023 that have been posted, and by documents delivered to this office electronically through 02/23/2023 @ 16:36:21 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 02/23/2023 @ 16:36:21 in accordance with applicable law. This certificate is assigned Confirmation Number 14725468 .

Jena Griswold

Secretary of State of the State of Colorado

**********End of Certificate**********

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, https://www.coloradosos.gov/biz/CertificateSearchCriteria.do entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, https://www.coloradosos.gov click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

ATTACHMENT I

March 22, 2023

Town of Carbondale
Board of Trustees
511 Colorado Avenue
Carbondale, CO 81623

Ladies and Gentlemen of the Board:

I am writing on behalf of KDNK for the Dandelion Day Event. The Town of Carbondale Parks & Recreation Department has given KDNK permission to use Sopris Park for their annual festival on Saturday, May 13, 2023.

Please contact the Town of Carbondale Parks & Recreation Department if you have any questions.

Sincerely,

Eric Brendlinger
Town of Carbondale
Parks & Recreation Department Director

Town of Carbondale Police Department

511 Colorado Avenue, Suite 911 Carbondale, Colorado 81623 (970) 963-2662

To: Mayor Ben Bohmfalk and
Carbondale Board of Trustees

From: Kirk Wilson
Chief of Police, Carbondale Police Department

Ref.: Liquor License Special Event on behalf of the KDNK for Dandelion Days to be held on May 13, 2023 at Sopris Park.

Date: March 6, 2023

I have found no records that would cause me to recommend denial of this liquor license special event application to serve alcohol at Dandelion Days to be held on May 13, 2023 at Sopris Park from 12:00 pm—5:30 pm.

Aly Sanguily Event Manager

I recommend approval of this liquor license.

ATTACHMENT I

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/15/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Eventsured Customer Service	
Foresite Sports, Inc. DBA: Eventsured 24 S. Newtown Street Road Newtown Square, PA 19073	PHONE (A/C, No, Ext): 888-882-5902	FAX (A/C, No):
	E-MAIL ADDRESS: info@eventsured.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Houston Casualty Company	42374
INSURED Carbondale Community Access Radio, Inc. Alyson Sanguily PO Box 1388 Carbondale, CO 81623	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** TM274496 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] Host Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC	Y		H22SE00130/TM274496	03/15/2023 12:01AM	03/16/2023 2:01AM	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 1,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 1,000,000
							DEDUCTIBLE	$ 0
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A						[ ] WC STATU-TORY LIMITS [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insureds must be venue managers or municipalities and are added with respect to our insureds operations only. Waiver of Subrogation (WOS) and Primary & Non-Contributory (PNC) wording applies only when coverage is purchased by the insured, required by written contract and as indicated below. This coverage is with respect to the Beer Garden/Tent to be held on 03/15/2023 - 03/15/2023 with 200 attendees at Town of Carbondale Sopris Park 511 Coloradc Ave Carbondale , CO 81623 . Additional Insureds include: Town of Carbondale Sopris Park 511 Colorado Ave Carbondale, CO 81623; Town of Carbondale.

CERTIFICATE HOLDER

Town of Carbondale Sopris Park
511 Colorado Ave
Carbondale CO, 81623

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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TOWN OF CARBONDALE

PUBLIC WORKS

511 Colorado Avenue
Carbondale, CO 81623

Board of Trustee Memorandum

Meeting Date: March 28, 2023

TITLE: Baseline Watering Standards for the Roaring Fork Watershed-Continued

SUBMITTING DEPARTMENT: Public Works

ATTACHMENTS: Information from April Long, Executive Director of RWAPA
Map of Residential Areas that are not served by ditches
Potential Code Changes to Generally Align with Proposed Times and Days of the week
Information from January 24, 2023 Meeting

BACKGROUND

At the January 24, 2023 meeting, the board discussed baseline watering standards for the Roaring Fork Watershed which are being proposed by RWAPA. Since that meeting, April Long, Executive Director of RWAPA, has met with several other water providers in the valley to discuss this topic and an update from April is attached to this memo.

At the January 24th meeting, the board requested additional information on the following topics:

- Examples of how other valley communities that have mandatory restrictions deal with large HOA systems that cannot follow the rules.
- RWAPA to provide more detail on water conservation
- Have other communities implemented landscaping changes?
- Enforcement opportunities and challenges
- Other community's water reduction goals
- What restrictions do other jurisdictions feel are reasonable to implement?
- Information on hydrology

Some information related to these questions is provided in this memo and the attached information. Other information will be shared with the board during the meeting.

DISCUSSION

Have other communities implemented landscaping changes?

Glenwood Springs is currently developing a turf buyback program, a program to assist with the cost of replacing high water use fixtures with water efficient fixtures and a program to offer free irrigation assessments. In addition to limiting the amount of turfgrass in landscaped areas, they have also adjusted their code to limit the type of turf grass that is allowed in landscape areas and developed a list of acceptable low water plants (trees, shrubs, ornamental grasses) that can be in the remainder of the landscaped area.

Other communities water reduction goals.

Carbondale's Water Efficiency Plan (WEP), which was completed in 2015, had a stated goal of saving 24 acre-feet (2%) of water annually compared to a continuation of the current demand when the plan was completed in 2015 (i.e., think reduction in per capita demand). As you can see in the information provided by April, this goal is almost double the next highest goal which was Basalt with a 1.1% annual goal.

Because inconsistencies in 2020 census data (i.e., the 2010 census had a population of 6,419 and the 2020 census had a population of 6,454. an increase of only 35 people in 10 years), makes it difficult to accurately predict the actual change in population which also makes it difficult to accurately calculate per capita usage, the following information is likely over estimating current per capita use and under estimating per capita use in the 2015-2016 water year (i.e., the savings experienced between the 2015-2016 and the 2021-2022 water years is likely higher than the data shows.) All that being said, if you use a consistent population of 6454 for the calculations, per capita potable water production has decreased by approximately 1.14% annually during this time.

Comparing per capita raw water diversions between these same water years in the town ditches shows an annual reduction of approximately 1.06%. Raw water irrigation is used to irrigate residential landscapes in town outside of the general shaded areas on the attached map. Because temperature, precipitation and cloud cover can all have an impact on the amount of irrigation necessary to sustain landscapes during the growing season, it should not be assumed that this trend can continue long-term without changes to the types of plant materials that are being used in landscapes around town or unless there is a reduction in the overall amount of irrigated area in town. However, in this 7-year snapshot, when combined with the decrease in potable water production per capita, the town is currently slightly exceeding its stated goal in 2015.

Information on hydrology:

It is important to understand local and regional hydrology when discussing water use and water conservation. One important concept is "consumptive" use as it relates to our regional water system. In this context, the term consumptive refers to how much water is permanently removed from the system from which it was

originally extracted. Water that is returned to the original system is not considered consumptive. Another important concept is the difference between a "confined" and an "unconfined" aquifer. In general, our regional hydrology tends to operate as an unconfined aquifer. At the meeting, staff will give a brief overview of how these concepts relate and how things like "return flows" impact these concepts. We will also briefly discuss how landscapes can serve to create "defensible space" as it relates to wildfires.

Potential code changes:

Attached to this memo are potential changes to our existing code that would align with the valley-wide imitative. Staff believes that these potential changes would make the educational and outreach efforts as applicable to Carbondale as they would be to any other valley community, while also acknowledging the differences between our unique system and other community's systems.

Other potential actions:

As mentioned in the information provided at the January 24th meeting, there are other potential changes that may have a more tangible long-term impact on water usage than mandatory year-round restrictions. These include:

- Changes to the land use code to reduce allowable irrigated landscape space when properties are developed or redeveloped. Alternatively, a system similar to Glenwood's that limits the amount of 'high" or "very high" water use zones (with the terms clearly defined) to a certain percentage of the total landscaped area could be beneficial.
- Changes to less water dependent landscapes in town rights-of-way and parks.
- Establishing a turf buyback program.
- Increases in the cost of water in our higher usage blocks. Potential increased revenue from these increases could be used to fund a turf buyback program.
- Drought surcharges

Staff would encourage the board to discuss the above-mentioned options and direct staff to provide additional information on those that the board may choose to pursue.

Summary

While staff is supportive of the Board's goals as they relate to water conservation and efficiency, we do not believe that adoption of mandatory, year-round watering standards will be an appropriate or effective strategy to achieve the Board's long-term water conservation goals. Should other communities in the valley implement the standards (regardless of whether they are mandatory or year-round), the potential code changes attached will align our programs with the rest of the valley and would not present a barrier to the town's participation in the valley-wide education and outreach campaign.

Staff is supportive of evaluating changes to the UDC to reduce long-term irrigation demand in landscape areas that are developed or redeveloped as well as changes to landscapes in public rights-of-way and parks. We are also supportive of exploring potential increases to higher usage blocks and using the additional funding to initiate a turf buyback program. All of these items have the potential to have a sustainable, long-term impact to water usage in Carbondale.

FISCAL ANALYSIS
N/A

RECOMMENDED ACTION
This information is provided for the Board's information and discussion. Provide direction to staff on how to proceed.

Prepared by: Kevin Schorzman

Information from April Long, Executive Director of the Ruedi Water & Power Authority (RWAPA)

Facing decades of drought, limited upstream water storage, and a drier future, the Roaring Fork Watershed must explore all options for using less water. Much of the water provided by municipal water providers goes to outdoor watering in the summer months (irrigation of lawns and landscapes). The EPA reports that 50% of water put on lawns nationwide is lost due to wind, evaporation and runoff caused by inefficient irrigation methods. As identified in each water providers' Municipal Water Efficiency Plan, as well as in the Regional Water Efficiency Plan (RWEP), water providers in the Roaring Fork Watershed prioritized the need for a coordinated Public Education and Outreach Campaign that could explain how to efficiently irrigate a lawn in this area, without wasting water, thereby reducing water use and preserving water resources for environmental, recreational, agricultural, and other uses throughout the watershed. RWAPA owns and implements the recommended actions of the RWEP for the watershed.

In 2020, as RWAPA sought to begin an education and outreach campaign, it became clear that outdoor watering requirements and allowances vary across the different water providers within the watershed, creating communication challenges, particularly for the many residents who live and work in the different cities and towns of Aspen, Basalt, Glenwood Springs, Snowmass Village, and other unincorporated areas of Eagle and Pitkin counties. The group of staff from the municipal water providers agreed it was necessary to seek a common, unified baseline watering standard, as to create a consistent message to help alleviate confusion and increase compliance. A memo explaining the research, reasoning, and process for creating the proposed baseline watering standards for the Roaring Fork watershed is included in the attached information from the January 24, 2023 meeting.

Much of the focus of the proposed watering standards is on a unified watering schedule. Watering schedules alone are not expected to significantly reduce water use, mainly because the majority of water providers in the watershed have already implemented a watering schedule. However, adopting the same schedule throughout the valley:

- reduces confusion by providing specific and clear guidance to residents and landscaping companies, regardless of location; reduced confusion leads to increased compliance
- provides the foundation for an effective outdoor watering educational campaign
- serves as a baseline that can be further enforced if necessary

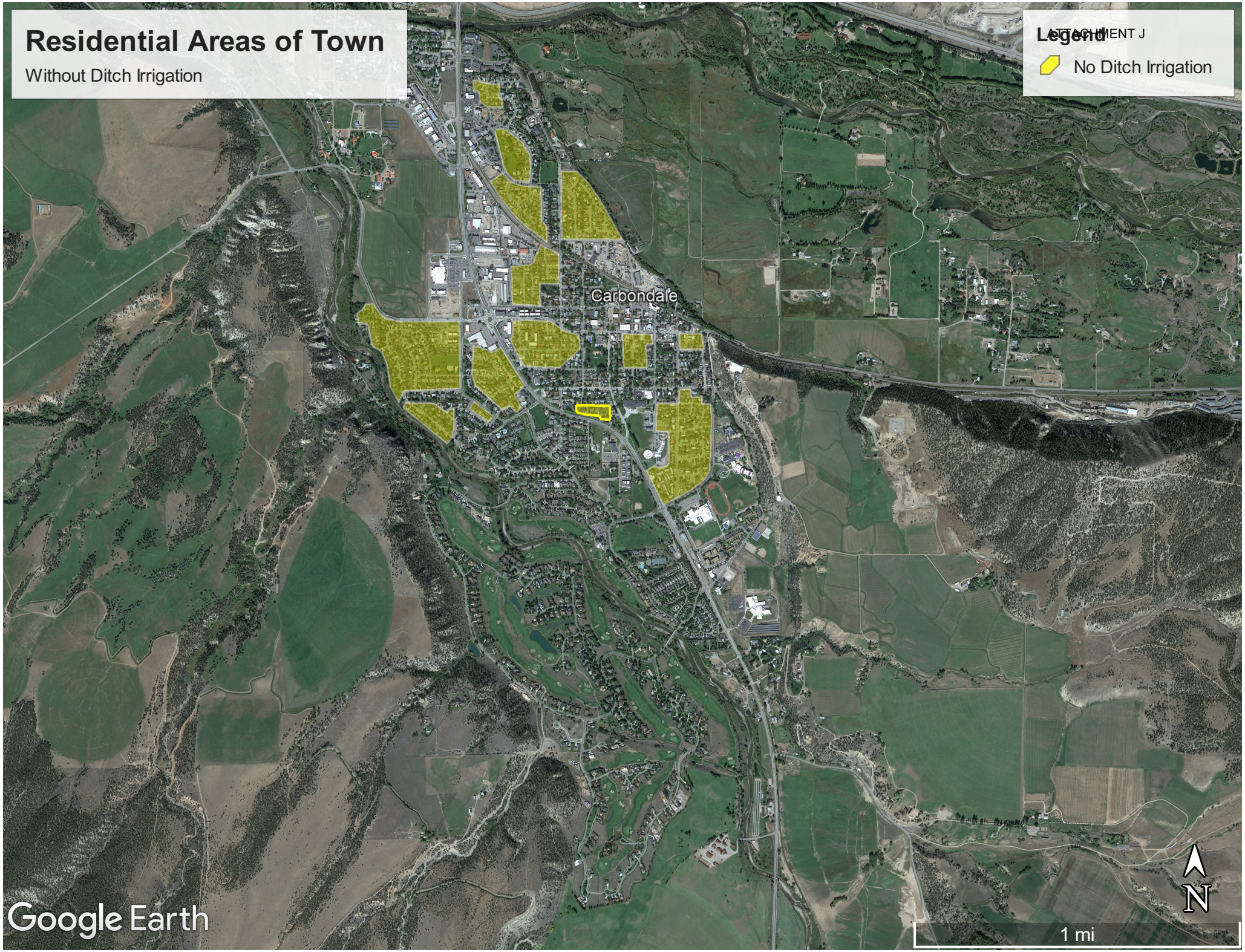
- can be paired with programmable devices, which does result in conserved water when compared to home irrigation that operates without a programmable device.
- And, for those that switch from every day to every other day without modifying the amount of time, water used could be reduced by half.

According to the RWEP, the Town of Carbondale has established a water efficiency goal of 24 AF (2.0%) savings per year compared with a continuation of current demand. While the RWEP did not analyze or estimate the potential water that could be saved through a unified watering schedule, it did estimate savings from a regional, coordinated education and outreach campaign at 90-120 acre-feet per year by 2050. Additionally, an article published by Water Education Colorado in 2021, states this about permanent watering standards "But when communities do impose permanent rules, rather than adjusting them each spring depending on snowpack and reservoir levels, significant savings occur, with some communities seeing reductions of more than 40 percent in peak summer water demand, according to a recent study by Alliance for Water Efficiency, a nonprofit representing water and wastewater utilities across North America." Article link: https://www.watereducationcolorado.org/fresh-water-news/special-report-just-53-of-colorado-cities-use-permanent-watering-restrictions-despite-proven-savings/

Other participants in the RWEP have the following water efficiency goals:

- Aspen – 0.7% annually and 14% by 2035.
- Basalt – 1.1% annually
- Glenwood Springs – 0.5% annually

Should Carbondale choose to adopt the proposed watering standards, minimal modifications are necessary in the municipal code. Please see the potential code changes included with the packet material.


Residential Areas of Town
Without Ditch Irrigation
ATTACHMENT J
Legend
No Ditch Irrigation
Carbondale
Google Earth
N
1 mi

Sec. 13-6-30. Restriction on use.

The Town Manager shall implement reasonably practicable water conservation measures during those times when water supplies are limited, after the Town Manager determines that a water shortage exists. Thereupon, the plan set forth below shall be implemented. The duration of each stage shall be determined by the Town Manager according to the exigent circumstances of the particular situation. During times of adequate supply, all irrigators in town are encouraged to follow the time-of-day and day of week restrictions that are in place during a water shortage or during times of water conservation restrictions.

(Ord. No. 11, 1991; prior code 13.28.030; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 13-6-40. Water shortage.

During the designated water shortage period:

(1) There shall be no washing of sidewalks, driveways, parking areas, tennis courts, patios or other paved areas.

(2) There shall be no draining and refilling of swimming pools, hot tubs, spas or the like.

(3) There shall be no washing of privately owned cars, other motor vehicles, trailers or boats, except from a bucket. A hose equipped with a positive shut-off nozzle may be used for a quick rinse.

(4) ~~There shall be lawn watering and irrigation only to the extent determined to be permissible by the Town~~Lawn watering, regardless of the source (potable or ditch water) is limited to the following: ~~.~~

~~-~~a) No watering between 9 AM and 6 PM

b) Addresses ending in 1, 3, 5, 7, or 9 can water before 9 AM or after 6 PM on Wednesdays, Fridays and Sundays.

c) Addresses ending in 2, 4 ,6, 8, or 0 can water before 9 AM or after 6 PM on Tuesdays, Thursdays and Saturdays.

d) No outdoor irrigation on Mondays

Exceptions:

a) Watering by hand with a container or hose with a positive shutoff nozzle

b) Trees and edible crops may be watered as needed

c) New lawns (with an exemption permit as described in Sec. 13-6-60

Large Irrigation Systems:

The Town recognizes that there are several large irrigation systems within the town that would not be able to operate effectively under the restrictions above (time of day or day of week). If a water shortage is designated, large systems, including the town's irrigation systems are required to immediately reduce the amount of water used for irrigation by 25% for the first two weeks of the water shortage designation. Should the designation last more than two weeks, large systems are required to reduce irrigation by an additional 12.5% during the third week of the shortage (37.5% total). If the shortage lasts more than 3 weeks, large systems are required to reduce the amount of water used by 50% when compared to pre-shortage volumes, for the remainder of the water shortage.

(5) Water shall not be used for dust control, except for construction projects when authorized by the Town Manager.

(6) Restaurants shall provide drinking water to customers only upon request.

~~(7) A public awareness program shall be initiated for education as to the types of practices which a successful temporary program will require. The Town shall distribute printed material emphasizing the need to schedule water use during off-peak hours, as well as suggested lifestyle changes.~~

(Ord. No. 11, 1991; prior code 13.28.040; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 13-6-50. Water crisis.

The Board of Trustees may declare a period known as a water crisis. During a water crisis, all restrictions under a water shortage shall remain in effect. In addition, the following measures shall also be in effect:

(1) Except for firefighting, there shall be no use of water from a fire hydrant.

(2) Watering of any lawn, garden, landscaped area, tree, shrub or other plant with treated water from the municipal domestic water system shall be prohibited, except from a handheld container and only at designated times.

(3) Restaurants will be required to serve patrons with disposable plates, glasses, knives, forks and spoons and to use such other disposable utensils as is reasonable.

(4) There shall be no replenishment of water in swimming pools, whether for normal operating replacement water or otherwise.

(Ord. No. 11, 1991; prior code 13.28.050; Ord. No. 8, 2015 §1, 8-11-2015)

Sec. 13-6-60. Water conservation restrictions.

To ensure the proper functioning of the Town water system during periods of peak demand, the Town Manager may establish restrictions on irrigation and use as are appropriate. Due to high flow demands through the Town water distribution system during summer irrigation months, the following irrigation restrictions may apply each year:

(1) Restriction period. ~~The irrigation restrictions shall be in effect yearly, commencing at 12:00 a.m. on May 15 and continuing until 12:00 p.m. on October 15~~The Town Manager will determine when mandatory restrictions begin and end.

(2) No use period. No irrigation may be permitted between ~~10~~9:00 a.m. and ~~3~~6:00 p.m. daily.

(3) Addresses ending in 1, 3, 5, 7, or 9 can water before 9 AM or after 6 PM on Wednesdays, Fridays and Sundays~~Even-numbered day irrigation. For those users with addresses ending in even numbers, irrigation may be allowed on even-numbered days of each month during the irrigation restriction period and on the thirty-first day of each month~~.

(4) Addresses ending in 2, 4 ,6, 8, or 0 can water before 9 AM or after 6 PM on Tuesdays, Thursdays and Saturdays~~Odd-numbered day irrigation. For those users with addresses ending in odd numbers, irrigation may be allowed on odd-numbered days of each month during the irrigation restriction period~~.

(5) No outdoor irrigation on Mondays

(~~5~~6) Exemption permit. The Town Manager may issue not more than one exemption permit to a customer for the purpose of irrigation of newly installed landscaping, lawns and trees, provided that the total area of irrigation is not in excess of 400 square feet. The customer shall prominently display a copy of the exemption permit in the area to be irrigated. The exemption permit may authorize the customer to irrigate on an even-numbered or odd-numbered day which is not authorized, but shall not entitle the customer to irrigate during any period when irrigation usage is entirely prohibited. The exemption permit shall be in effect for the restriction period of the year of issuance only, unless sooner terminated by the Town Manager due to the establishment of further restrictions on irrigation and use.

(Ord. No. 11, 1991; prior code 13.28.060; Ord. No. 8, 2015 §1, 8-11-2015)

TOWN OF CARBONDALE

PUBLIC WORKS

511 Colorado Avenue

Carbondale, CO 81623

Board of Trustee Memorandum

Meeting Date: January 24, 2023

TITLE: Baseline Watering Standards for the Roaring Fork Watershed

SUBMITTING DEPARTMENT: Public Works

ATTACHMENTS: Information from WaterNow Alliance and Western Resource Advocates

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BACKGROUND

In early January 2022, the Ruedi Water and Power Authority (RWAPA) was awarded a grant from the WaterNow Alliance to explore the idea of regional, unified, permanent watering restrictions for residential and commercial irrigation from Aspen to Glenwood Springs. Throughout the year several stakeholder meetings have been held with water suppliers in the valley. At their meeting on November 10, 2022, the RWAPA Board (which is made up from elected officials from Aspen, Carbondale, Basalt, Snowmass Village, Glenwood Springs, Eagle County and Pitkin County) voted unanimously to support the adoption of the attached standards by RWAPA member agencies.

DISCUSSION

Current Carbondale Code

The town code currently recognizes two different scenarios where restrictions on water use can be implemented. The first is a water shortage. During a water shortage, the Town Manager can implement water conservation measures and determine the duration of the measures. When a water shortage is designated by the Town Manager the following conservation measures become effective:

- No washing of paved areas (sidewalks, driveways, parking areas, tennis courts, etc.)
- No draining and refilling of swimming pools or hot tubs
- No car, truck, boat or trailer washing except with a bucket and a quick rinse with a hose with a positive shutoff nozzle.
- Lawn watering and irrigation to the extent determined permissible by the town.
- No water for dust control unless authorized by the Town Manager.
- Restaurants provide drinking water to customers only upon request.
- A public awareness campaign is initiated.

The second scenario is a water crisis. The Board of Trustees has the ability to declare a period of time as a water crisis. During this time, the restrictions during a water shortage remain in-place with the addition of:

- No use of water from a hydrant for purposes other than firefighting.
- No watering of lawns, gardens or landscaped areas with water from the municipal domestic water system other than from a handheld container.
- Restaurants are required to serve patrons with disposable plates glasses and utensils.
- No replenishment of water in swimming pools.

In addition to the above-mentioned scenarios, the code also speaks to conservation restrictions which can be implemented during periods of peak demand on the town's water system during irrigation season. If implemented, the following restrictions can be imposed between May 15th and October 15th each year:

- No irrigation between 10 AM and 3 PM
- Odd/Even restrictions
- Exemption permits may be issued for new landscaping lawns and trees provided that the total area is less than 400 square feet.

As provided in the current code, these restrictions are implemented in times of water shortage, crisis, or based on system demand. They are not year-round mandatory restrictions.

Proposed Valley-Wide Baseline Watering Standards

The baseline watering standards developed by RWAPA's consultant are proposed to be permanent, year-round and mandatory. They include:

- No watering between 9 AM and 6 PM
- Odd addresses can irrigate on Wednesdays, Fridays and Sundays
- Even addresses can irrigate on Tuesdays, Thursdays and Saturdays
- No outdoor irrigation on Mondays

Exceptions:

- Drip irrigation, watering by hand or with a hose with a shutoff nozzle
- Trees and edible crops may be watered as needed
- New lawns (with exemption permit)
- School property
- Town public parks
- Other users with large properties (i.e., Carbondale Marketplace)
- Snowmaking
- Checking systems
- Customers that have water rights to irrigate from a well, raw or ditch water

Types of Restrictions

Time-of-Day- The main purpose of time-of-day restrictions relates to limiting evaporation during hotter times of the day. A less common use of time-of-day restrictions may relate to demands on a municipal system.

Day of the Week- The main purpose of day of the week restrictions is to even out demands on the municipal system. The most common day of the week restriction is an odd/even system where properties whose address ends in an odd number are allowed to water on odd numbered dates and addresses that end in even numbers are allowed to water on even numbered dates. Another application of day of the week restrictions is when odd numbered addresses are allowed to water on certain days of the week and even numbered addresses are allowed to water on certain days of the week.

Seasonal- The main purpose of seasonal restrictions is to limit evaporation and/or demand on the system during the irrigation season.

Year-Round- Year-round restrictions are sometimes implemented by jurisdictions as a way to avoid confusion around start/stop dates of seasonal restrictions. They can also be beneficial to systems that are at or near capacity to meet indoor demands on a year-round basis. Year-round restrictions can also be beneficial to systems located in warmer climates that can experience both evaporation and irrigation demands on a year-round or mostly year-round basis.

Emergency- Emergency restrictions are restrictions that are necessary when water supply cannot meet system demands. This is typically because of a lack of supply (drought), or a system failure (plant shutdown, watermain break, etc.)

Mandatory- Mandatory restrictions are typically legislated and are supported by disincentives (fines) and educational materials.

Voluntary- Voluntary restrictions are typically not legislated, but are suggestions and are supported by educational materials but not fines.

A municipal water supplier can have multiple combinations of the above-mentioned restrictions built into their codes or system rules. In Carbondale, we have emergency, mandatory, seasonal, time-of-day and day of week restrictions built into our current code. As you can see in the attached information, different municipalities and systems currently have different combinations of restrictions largely based demands and system limitations.

Goals of Outdoor Water Use Restrictions

It is important, if not imperative, to understand the goals of proposed legislation prior to enacting it to avoid unintended consequences or to avoid a situation where the outcomes do not align with the stated goal. To flesh out and understand the true objective, it may be necessary to ask “why” several times. By doing this, other, potentially more effective means to achieve the true objective may be realized.

Water conservation is often mentioned as a goal for water related initiatives, but on its own, it is not a clearly defined goal. On its own, the concept of water conservation can be thought of as a tool to achieve a goal. Water conservation is typically thought of as a reduction in use or demand. However, there are many reasons that a municipality may want/need to reduce use or demand including but not limited to:

- Limited capacity of existing treatment and distribution system
- To provide for additional population growth
- Limited current supply
- To leave water in the system for downstream users
- To accommodate expected reduction in supply in future years

Staff would appreciate a discussion with the Board so that we understand the true objectives of the Board as it relates to potential water use restrictions and water conservation.

Systems in the Valley

As mentioned, different systems in the valley have different combinations of the various types of restrictions. This is because the systems are all different in both technology and in the capacity of the system as it relates to supply and demand. For example, Aspen's system does not have significant storage capacity and is more dependent on stream flow. Therefore, later in the summer when snow melt is over, but irrigation demand is still high, it may make sense for them to enact emergency restrictions that have one day where irrigation is not allowed so that their storage tanks/reservoirs can fill on that day. Similarly, Basalt has mandatory and Mid Valley Metro District has emergency restrictions that prohibit watering on Monday. This allows their storage system to recover in a similar manner.

Currently, of the six major water suppliers in the valley, two have permanent mandatory restrictions (Basalt and Snowmass Water and Sanitation), three have emergency (drought) mandatory restrictions (Aspen, Carbondale, Mid Valley Metro) and Glenwood has both voluntary and mandatory emergency (drought) restrictions depending on the severity. It should be noted that while Aspen's restrictions are technically emergency restrictions, it is common for the city to enact stages of emergency restrictions frequently.

Carbondale's System

Among the valley's water suppliers, Carbondale is unique in the fact that we really have two systems. Our municipal domestic water supply system provides treated water for everyone's indoor water use as well as some outdoor uses. We also operate an extensive ditch system during the irrigation season that provides approximately 65% to 70% of the water used for outdoor irrigation. As discussed with the Board on multiple occasions, this decreases peak demands during the summer as compared to other water suppliers in the valley and also limits the upgrades necessary to ensure that we can continue to meet the treated water demands of our residents and businesses. There is no other supplier in the valley that has a ditch system as extensive as ours. While this is a huge asset as

it relates to our continued ability to provide water to our customers both now and into the future, it also presents challenges to mandatory water restrictions that are not faced by other suppliers in the valley. For example, determining whether someone watering during the day, or on the "wrong" day is using ditch water which is exempt from the proposed regulations. In addition, if the Board is thinking about including ditch users in these restrictions, concentrating demand to certain periods of time and certain days of the week could potentially require more water to be diverted into the ditch system than would otherwise be necessary if demand was spread out.

Recent Use Trends

We have had extensive water discussions with the Board a couple of different times in the past two years. One of the key points in those discussions relates to how our total water production is not 100% consumptive as it relates to removing water from our regional hydrologic system. This is because of return flows from our wastewater treatment plant (this is not unique to Carbondale as the philosophy applies to all water users in the valley.)

Note: Because of conflicting information related to the 2020 census, all per capita information in the information below is based on a population of 6454 regardless of the year. Therefore, the decreases in water use mentioned may actually be higher than stated if the current population is higher than this number.

The most recent data that we have shows a winter average daily production (think indoor water usage) per capita of approximately 78.5 gallons per person. Of this, approximately 80%, or 62.8 gallons per person per day is returned to the valley hydrologic system via wastewater return flows (a "consumptive" use to the system of 15.7 gallons per person per day.) This has generally been trending downward over the past seven years. Indoor water usage has decreased by approximately 23% when you compare the 2021-2022 water year to the 2015-2016 water year.

When you compare total daily per capita production throughout the entire year (which includes both indoor and outdoor usage) we average 123.7 gallons per person per day. Of this, approximately 58%, or 71.7 gallons per person per day is returned to the valley hydrologic system via wastewater return flows (a "consumptive" use to the system of 52 gallons per person per day.) Annual water usage has decreased by approximately 8% when you compare the 2021-2022 water year to the 2015-2016 water year. It should be noted that not all of the water used for outdoor irrigation is "consumptive" to the system, we just have no way of measuring the non-consumptive piece of irrigation as it returns to the hydrologic system via infiltration and underground return flows.

Effectiveness of Outdoor Water Use Restrictions

Mandatory Restrictions- Based on research done by many different individuals and organizations, mandatory restrictions are generally accepted as the most effective type of restriction. However, the research also suggests that permanent or year-round tended to be less effective than seasonal or emergency

restrictions. This is attributed to the fact that people are willing to comply with regulations for which they understand the purpose and need. For example, most people in a community experience the weather, or observe stream flows and therefore are willing to accept restrictions more when they have observed weather that is hot and dry, or when stream flows are low.

Voluntary Restrictions- Again based on research, voluntary restrictions are generally the least effective. Voluntary restrictions can be more effective if they are implemented on an emergency basis (i.e., when customers can understand the reason for the request based on their own observations as discussed above).

Whether voluntary or mandatory restrictions are in-place, research also indicates that there may be unnecessary or increased use in some scenarios. For example, during periods of restriction, participants in one study indicated that they would likely be more apt to water on a day after rain if odd/even or day of the week restrictions were in-place. As mentioned above, the studies also indicated that emergency (drought) restrictions were more likely to be followed than permanent seasonal or year-round restrictions.

A study done at the University of Colorado indicated that this was likely the result of "cooperation and 'goodwill' on the part of citizens and represented a 'belt tightening' that was publicly acceptable given the emergency conditions but perhaps unacceptable if adopted as a normal part of management". The Alliance for Water Efficiency looked at studies from several parts of the country and concluded that "year-round restrictions tended to be less successful than seasonal strategies. If regulations are in place for too long, customers are liable to become restriction-fatigued. Conservation messages lose their ability to change habits."

Alternatives to Permanent Mandatory Restrictions

Water use restrictions do not alter underlying demand. In contrast, they are intended to regulate behavior associated with the underlying demand. As mentioned above, customers are generally compliant with restrictions that are based on something that they can observe (i.e., hot and dry weather, low stream flows, an excavation to repair a broken water main, etc.). However, they are less likely to comply when they do not understand the reason. What are some alternatives that can either alter the underlying demand, or have a long-term affect on behavior that is not associated with climatological or hydrologic observations?

Altering Underlying Demand- As mentioned above, customers water the landscape because they feel like the landscape "demands" or "needs" water. The most effective way to reduce the desire to take care of landscape "demands" for water is to change to a landscape that does not create this demand. Potential actions that could eliminate the underlying demand include:

- Changes to the land use code to reduce the allowable irrigated landscape space when property is developed or redeveloped
- Changes to less water dependent landscapes in town rights-of-way and parks

- Working with some of the other large water (both raw water and potable water) users in town (i.e., the town, school district and RVR are the three largest individual water users) to change to less water dependent landscapes in appropriate areas on their properties
- Turf buy-back programs for existing properties (included here and in the section below)

Financial Incentives/Disincentives- While most water restrictions include fines associated with violating them, the effectiveness of this system is heavily dependent on a water provider's ability to patrol and enforce the restrictions. In Carbondale, we do not have the staff to effectively manage this type of program, therefore even if the restrictions are "mandatory", in reality, they are still "voluntary" since we do not have the ability to regularly patrol and enforce. However, there are other financial incentives/disincentives that can affect behavior on a longer-term basis. These include:

- Drought surcharges (increased cost for higher water usage during times of drought as determined by the Board)
- Substantial increases in the cost of water in the higher usage blocks (base block remains the same since it typically represents indoor water usage for most people, but the second, third and fourth tier increase substantially [double to quintuple] from what they are now)
- Beginning to charge either an annual fee or a rate based on usage for ditch water (note that this presents a large logistical challenge)
- Turf buy-back programs for existing properties

Water Efficiency and Conservation Education

All of the studies indicated that education and messaging are a key component to any water conservation measure. Regardless of the program implemented conveying key information is important. One study says: "Cities should look at voluntary restrictions with accompanying educational information as well as alternatives to traditional turfgrass species to achieve sustainability goals. Another states "Clear messaging must be part of the water restriction strategy. Residents need to know when measures go in and out of effect. They must also have clarity about municipal expectations." Staff is supportive of the town's continued participation in the education and outreach campaign as described in the attached information.

Summary

While staff is supportive of the Board's goals as they relate to water conservation and efficiency, we do not believe that adoption of the proposed valley-wide baseline watering standards will be an appropriate or effective strategy to achieve the Board's long-term water conservation goals for the following reasons:

- Studies indicate that permanent, year-round restrictions lose effectiveness over time.
- The two main goals of these proposed restrictions appear to be reducing peak demand and allowing time for storage reservoir refill. Neither of these goals are pertinent to the normal operation of the town's system.

- More than 70% of the current outdoor irrigation would be exempt from the restrictions assuming ditch users are exempt from the restrictions
- Potential increase in ditch diversions to accommodate increased demand if ditch users would be included in the restrictions.
- We do not have the staff to patrol and enforce the restrictions which studies indicate will reduce their effectiveness and essentially render "mandatory" restrictions "voluntary".
- Without these restrictions, we have achieved at least an 8% reduction in overall water use in the past seven years.

Alternatively, to make meaningful progress toward the Board's goals as they relate to water conservation, staff recommends that the Board discuss some of the alternatives provided above and give staff direction to develop specific codes, rates or programs that will alter underlying demand and provide financial incentives or disincentives that will be more effective in creating long-term behavioral changes than the proposed restrictions. As mentioned above, regardless of the direction the Board chooses to take on the proposed restrictions, staff is 100% supportive of the town's participation in the education and outreach campaign as described in the attached information.

FISCAL ANALYSIS
N/A

RECOMMENDED ACTION
This information is provided for the Board's information and discussion. Provide direction to staff on how to proceed.

Prepared by: Kevin Schorzman

Subject: Phase 4 Memo: Outdoor Watering Standards for the Roaring Fork Watershed
Date: 12/6/22
Project: Unified, Baseline Watering Standards for the Roaring Fork Watershed, CO (Project Accelerator)
To: April Long, RWAPA
From: Victoria Arling, WaterNow Alliance and Lindsay Rogers, Western Resource Advocates

Task Summary: This memo details final proposed ordinance language, justification, and implementation next steps for municipal water providers in the Roaring Fork Valley to adopt coordinated future watering schedules for their customers. The proposed standards were developed by WaterNow Alliance (WaterNow) and Western Resource Advocates (WRA) in coordination with RWAPA, and are based on research in Phase 1 (**Attachment A: Phase 1 Memo**), feedback from stakeholders – including RWAPA board members - in Phase 2 (**Attachment B: Phase 2 Memo**), as well as feedback on the draft unified watering standards that was shared with water provider stakeholders during a workshop on October 20th, 2022 (Phase 3). On November 10th, the RWAPA Board voted unanimously in support of the adoption of unified watering standards by RWAPA member agencies, as detailed below. This vote signifies the RWAPA board's support for each RWAPA agency to adopt the proposed outdoor watering standards in full and ideally prior to the 2023 irrigation season. RWAPA board members have agreed to support each of their jurisdictions throughout council adoption and approval processes.

Proposed Outdoor Watering Standards for the Roaring Fork Watershed

The outdoor watering standards would apply to any residential or commercial customer receiving municipal water supply from the City of Aspen, Town of Basalt, Town of Carbondale, City of Glenwood Springs, Snowmass Water & Sanitation District, and Mid-Valley Metropolitan District. Residents, commercial, or industrial entities that have water rights to irrigate from well, raw, or ditch water are exempt from these standards but are encouraged to comply.

These coordinated watershed-wide standards are intended to be baseline mandatory standards, such that every customer receiving water from a municipal provider would adhere to the standards outlined below on a regular basis. The standards are focused on time of day and day of week outdoor watering. These baseline standards do not preclude any water provider from imposing additional regulations in their service area as deemed necessary or appropriate by the Town/City/District in the event of a drought or other emergency (see Section 3). Additional regulations imposed during drought or other emergency could further restrict time of day and day of week watering but could also include other water use restrictions such as limiting car washing or using a hose to wash driveways, no new landscape installation, no filling or refilling pools or water features, etc.

All of the above-mentioned water providers already have outdoor watering restrictions enacted or have the ability to enact them. The proposed water use schedule would limit outdoor watering to between 6pm and 9am, the standard currently in place for Snowmass Water & Sanitation District. This schedule is being proposed because it would only involve a modest adjustment of 1-2 hours for most other water providers and it would likely result in the most water savings as watering would happen during the coolest periods of the evening, night, and morning. The proposed schedule would also use a designated 3-day per week watering schedule, like the Town of Basalt's, such that properties with an even address water on Tuesday, Thursday, and Saturday and properties with an odd address water on Wednesday,

Friday, and Sunday, with no outdoor watering permitted on Mondays. This schedule would result in reduced peak demands on the water system by distributing watering days and it would also allow for one day a week of no watering where storage could be refilled in order to better prepare for wildfire demands or other operations emergencies. This 3-day per week schedule is relatively easy to communicate to residents and other water users and it can be easily programmed into all types of irrigation controllers.

Water Use Schedules

1. Watering Schedules.
    a. Outdoor watering schedules shall be in effect year-round and are as follows:
        i. No watering shall occur between the hours of 9am and 6pm.
        ii. Customers whose property address (base number) ends in an odd number may irrigate outdoors on Wednesdays, Fridays, and Sundays only.
        iii. Customers whose property address (base number) ends in an even number (including 0) may irrigate outdoors on Tuesdays, Thursdays, and Saturdays only.
        iv. No outside irrigation shall be allowed on Mondays.
        v. In effect, a customer with an address ending in an odd number may only water on Wednesdays, Fridays, and Sundays between the hours of 12am and 9am and/or between the hours of 6pm and 11:59pm. A customer with an address ending in an even number may only water on Tuesdays, Thursdays and Saturdays between the hours of 12am and 9am and/or between the hours 6pm and 11:59pm.

2. Exceptions.
    a. Outdoor watering by drip irrigation, or by hand using a watering can or hose with a shut-off nozzle, is permitted to water on any day, but encouraged to water in the mornings or evenings.
    b. Trees and edible crops may be watered as needed and appropriate.
    c. Outdoor watering of new lawns and landscaping for the first irrigation season after installation.
        i. The City/Town/District may issue not more than one exemption permit to a customer for the purpose of irrigation of newly installed landscaping, lawns and trees. The customer shall prominently display a copy of the exemption permit in the area to be irrigated. The exemption permit may authorize the customer to irrigate on an even-numbered or odd-numbered day which is not authorized and outside of the 6pm to 9am irrigation window as deemed necessary. The exemption permit shall be in effect for the irrigation season following the issuance of the permit.
    d. Outdoor watering of school property (including but not limited to, school athletic fields) is permitted to water on any day but encouraged to water in the mornings or evenings.
    e. Outdoor watering within the Town/City/District public parks is permitted to water on any day but encouraged to water in the mornings or evenings.
    f. Other water users with large properties to irrigate at City/Town/District discretion.
        i. The City/Town/District may issue an exemption permit to a large water customer if it is determined that irrigating the given property within the mandated

watering schedule is not feasible (i.e., properties with many irrigation zones that would otherwise not be able to sufficiently water in the specified timeframe) or not preferable due to water provider management of peak demand or distribution. The customer shall prominently display a copy of the exemption permit in the area to be irrigated. The exemption permit may authorize the customer to irrigate on an even-number or odd-numbered day which is not authorized and/or outside of the 6pm to 9am irrigation window as deemed necessary.

g. Outdoor water use for snowmaking operations.
h. Outdoor watering for the purpose of irrigation system repairs, maintenance, or auditing.

3. Water Shortage Curtailment.
    a. In the event of an emergency or if the Town/City/District determines water supplies may be insufficient to meet demands (including during times of drought, for fire suppression purposes, or other factors) the Town/City/District shall have the authority to enact stricter watering standards (i.e., reduced hours per day or reduced days per week). It is the customers' responsibility to abide by any additional watering standards that deviate from the baseline standards set forth above. Additional regulations may include, but are not limited to, any or all of the following:
        i. Any and all outdoor water use;
        ii. Car washing;
        iii. High volume water users;
        iv. New landscape installation;
        v. Filling or refilling pools or water features;
        vi. Hosing down driveways.

4. Violations and penalties.
    a. Any violation of the watering schedules set forth above (watering on the wrong day or time) shall result in the following penalties:
        i. First Violation: Written Warning
        ii. Second Violation: $100 fine
        iii. Third Violation: $250 fine
        iv. Fourth Violation: $500 fine
            1. After the fourth violation within a 12-month period from the date of the warning notice on the same premises, if continued violations of the set watering schedule occurs, the Town/City/District may disconnect the service where the violation occurred and/or the municipal court may impose such fines and penalties as is authorized; a fee of $100 shall be paid for reconnection of service if occurred.
        v. When the Town/City/District becomes aware of a violation of any provision of this Section, a written notice of the violation shall be mailed to the person who is regularly billed for water service to that property and mailed to any other person responsible for the violation or its correction. The notice shall describe the violation and order that it be corrected, cured, or abated immediately.

vi. After a notice of violation is given, each day of continued violation is a separate offense.
vii. Successive violations are determined per irrigation season, and not from year to year.
viii. Payment of penalties is due within thirty (30) days of the date of mailing the notice by the Town/City/District, unless a written appeal is filed with the Town/City/District within thirty (30) days.

Changes Required to Coordinate Schedules Across RFW Providers & Feedback from RFW Provider Staff

All of the water providers in the Roaring Fork Watershed currently have some form of watering restriction enacted in code. These restrictions range from mandatory permanent restrictions (Basalt, Glenwood Springs, and Snowmass Village) to drought restrictions (Aspen, Carbondale, and Mid-Valley Metropolitan District). Carbondale and Mid-Valley Metropolitan District are not currently under drought stages, therefore there are no mandatory watering restrictions enacted for their customers at this time.

These current watering restrictions are largely intended to reduce outdoor water demand in response to supply limitations and drought, but have also been enacted to reduce peak system demand and to respond to emergencies (e.g. wildfire water supply needs) and/or operational challenges (e.g. maintenance of water tank or treatment plant).

The proposed watering standards set forth above would require each water provider to slightly adjust their current scheduling (i.e., timing of day or days of the week) along with potential revisions to their current exemptions and violation structure. Below is a summary of the required changes for each water provider, as well as feedback on the proposed changes provided by staff during the October 20th workshop.

Aspen:

- Current restrictions:
  - Even properties: even days of month
  - Odd properties: odd days of month
  - Watering restricted: 9am – 5pm
- Changes required:
  - Even properties → Tuesdays, Thursdays, Saturdays
  - Odd properties → Wednesdays, Fridays, Sundays
  - Watering restricted → extend by 1 hour in the evening (from 5pm to 6pm)
- Staff Feedback: Staff is supportive of proposed unified watering standards.

Basalt:

- Current restrictions:
  - Even properties: Tuesdays, Thursdays, Saturdays
  - Odd properties: Wednesdays, Fridays, Sundays
  - Watering restricted: no time of day specified
- Changes required:
  - Even properties: none
  - Odd properties: none

    - Watering restricted → add in timing of day; 9am – 6pm.
- Staff Feedback: Staff is supportive of proposed unified watering standards.

Glenwood Springs:

- Current restrictions:
    - Even properties: even days of month
    - Odd properties: odd days of month
    - Watering restricted: 10am – 6pm
- Changes required:
    - Even properties → Tuesdays, Thursdays, Saturdays
    - Odd properties → Wednesdays, Fridays, Sundays
    - Watering restricted → extend by 1 hour in the morning (from 10am to 9am)
- Staff Feedback: Staff is supportive of proposed unified watering standards, however, they would like to ensure other RFW providers are making progress on adopting the unified standards prior to proposing the adjusted schedule to City Council.

Snowmass Water & Sanitation District:

- Current restrictions:
    - North Zone and South Zone water on alternating days based on location of customer.
    - Watering restricted: 9am – 6pm
- Changes required:
    - Even properties (regardless of Zone) → Tuesdays, Thursdays, Saturdays
    - Odd properties (regardless of Zone) → Wednesdays, Fridays, Sundays
    - Watering restricted: no change on timing.
- Staff Feedback: Staff is supportive of proposed unified watering standards and plans to gather feedback from Snowmass Water & Sanitation Board at 11/19/22 meeting.

Carbondale:

- Current restrictions (if enacted):
    - Even properties: even days of month
    - Odd properties: odd days of month
    - Watering restricted: 10am – 3pm
- Changes required: Need to enact standards for municipal customers
    - Even properties → Tuesdays, Thursdays, Saturdays
    - Odd properties → Wednesdays, Fridays, Sundays
    - Watering restricted → extend by 1 hour in the morning and 3 hours in the evening (from 10am to 9am and from 3pm to 6pm)
- Staff Feedback: Staff is concerned about potential community pushback against permanent watering standards and would need to broach proposed standards with Council to better understand if this is an approach that Carbondale wants to take.

Mid-Valley Metro District *(Note: not a RWAPA Member Agency, but a RFW water provider)*

- Current restrictions (if enacted):
    - Even properties: Tuesdays, Thursdays, Saturdays
    - Odd properties: Wednesdays, Fridays, Sundays
    - Watering restricted: 10am – 5pm

- Changes required: Need to enact standards for municipal customers
    - Even properties: none
    - Odd properties: none
    - Watering restricted → extend by 1 hour in the morning and 1 hour in the evening (from 10am to 9am and from 5pm to 6pm)
- Staff Feedback: Staff is supportive of time of day watering restrictions but has expressed concern about the ability to maintain healthy lawns with three day per week watering.

Again, many residents in the watershed do not receive their water from a municipal water-provider, but rather from a raw water supply, such as a well or irrigation ditch. Pitkin and Eagle County staff are supportive of encouraging their residents to follow the proposed watering standards and schedule.

Timeline and Next Steps:

Below are recommendations that the RWAPA Board and RFW water providers could take to move forward on policy implementation.

Implementation (December 2022 – April 2023):

Reconvene RFW Water Providers to Finalize Watering Standards:

The project team recommends that RWAPA's Executive Director and all involved stakeholders from this project reconvene following RWAPA board approval of to finalize the watering standards, assign personnel leads for each municipality to support Council adoption and an education campaign, and determine an action plan for updating and codifying these standards into each municipality's ordinances. Ideally, this meeting would take place in December 2022 or January 2023 so there is sufficient time to complete these code updates prior to the start of the 2023 irrigation season (i.e., prior to April 2023).

Support City Council Approval Processes:

To the extent that water provider staff determine necessary or beneficial, the project team recommends RWAPA's Executive Director be present at Council/Board meetings to explain the justification behind this policy and provide support for Council adoption. The project team also recommends that each RWAPA Board Member play a supporting role in moving the updated watering standard ordinance through each of their jurisdiction's city council/board of directors approval processes. This involvement could mean ensuring that this topic makes it onto the agenda and that materials are submitted in a timely manner, sharing information about the project and pledging full support for the ordinance change, and working with other elected officials in their jurisdiction to foster support and a vote in favor of this proposed measure. Ideally, each jurisdiction would begin the Council adoption process in January 2023 and the ordinance would be passed no later than March 2023, prior to the start of the irrigation season.

Enforcement Considerations:

All water providers acknowledged that they have limited capacity (and in some cases limited interest) to enforce the watering standards. For this reason, these proposed unified watering standards will rely primarily on significant outreach and education (see section below) efforts to residents, businesses, property managers, landscape professionals, and other community members. Water providers in the Valley could implement and enforce these standards utilizing a phased approach – with year 1 (2023) weighted towards education and outreach and year 2 (2024) starting enforcement. Should enforcement be deemed necessary, the water providers could elect to pool resources or identify outside sources of funding to hire seasonal enforcement staff for the Valley during the 2024 irrigation season or any individual season when enforcement is deemed necessary (i.e. during droughts).

Education and Outreach Campaign (February 2023 – Onward):

Funding Support:

It was strongly agreed upon by the water providers engaged for this project, the RWAPA Board, and this project team, that the RFW water providers and RWAPA will need to conduct a large-scale, watershed wide education and outreach campaign for coordinated baseline outdoor watering standards to be successful.

This campaign could be developed in two different ways:

Option A: Hire External PR Firm: The outreach campaign could be developed and implemented with support from a consulting firm specializing in public relations and communications. In order to hire this firm, the project team recommends that RWAPA apply for grant funding to develop this campaign. This grant funding would likely need to be supplemented by matching funds from RWAPA agencies. Alternatively, RWAPA agencies could elect to contribute resources to cover the cost of campaign development without applying for grant funding (see grant funding opportunities below). While the development of this campaign would benefit from this external support, it would still rely on water providers for their support in disseminating campaign information through traditional outreach channels (e.g. websites, social media, newsletters, bill inserts, etc.). If this approach is taken, RWAPA would be in charge of engaging the PR firm and handling all contract administration.

Option B: Pool RWAPA Agency Staff Communications Resources: Should the RWAPA water providers determine that they have sufficient staff capacity to collaborate on this effort, the outreach campaign could be developed and implemented through in-house communications resources. If this DIY approach is preferred, RWAPA could become a member of Colorado WaterWise and access the Live Like You Love It (LLYLI) campaign. LLYLI is a statewide, public education campaign on water conservation and water quality that includes co-brandable campaign materials such as fact sheets, ads, banners and social media posts with engaging graphics and messages. The campaign specifically includes materials related to watering schedules. Membership for an organization of RWAPA's size is $1,000 per year and RWAPA can contact admin@coloradowaterwise.org to learn more.

Grant funding opportunities include:

- Colorado Water Conservation Board - Water Plan Grants: Engagement & Innovation
  - Includes water education, outreach, and innovation efforts
  - Contact: Ben Wade (ben.wade@state.co.us)
  - 25% matching funds required
  - Application Deadlines: July 1 and December 1 (annually)
- EPA Environmental Education Grants
  - Support environmental education projects that promote environmental awareness and stewardship and help provide people with the skills to take responsible actions to protect the environment
  - Contact: EEgrants@epa.gov
  - Application Deadline: varies annually; project team has confirmed EPA will not offer a 2022 grant cycle due to a large volume of accepted applications in 2021.
- Colorado River Water Conservation District – Community Funding Partnerships
  - Includes conservation and efficiency projects; must be multi--beneficial
  - Contact: Amy Moyer (amoyer@crwcd.org)
  - Supporting funds required; Support from County Commissioners required

- Application Deadlines: ongoing
- Pitkin County Healthy Rivers and Streams Fund
  - Includes education and river protection projects
  - Contact: lisa.tasker@pitkincounty.com
  - No match required
  - Application Deadlines: Spring and fall each year

Audience and Content:
To ensure the success of the unified watering schedules, it will be paramount to target residential and commercial customers, property managers, landscape professionals, and others involved in water or irrigation management (i.e., municipal staff) in the RFV. Specific outreach strategies such as direct calls to companies and HOAs, fliers at nurseries and hardware stores, and providing materials that are available in both English and Spanish could be useful for communicating the new watering schedules. Additionally, working closely with local non-profit education organizations, such as the Roaring Fork Conservancy, to further promote materials and engage residents and landscape professionals could be advantageous.

The project team recommends that the outreach materials produced in the campaign embody a message that is unifying and resonates among all stakeholders in the watershed. For example, using language such as "guidelines" or "schedules" may be more favorable among residents than "restrictions". Additionally, using language that is clear and accessible and avoiding technical language or jargon will enable RWAPA and the municipal water providers to communicate these schedules in a way that is understandable and relatable to their customers, landscape professionals, property managers, etc. Important topics to provide education upon should include but is not limited to: plant selection, benefits of appropriate watering (root depths), local benefits of water conservation, different water sources could mean different water management (municipal water vs ditch water, sprinklers and zones vs hand watering), irrigation systems, etc. The campaign could include a tailored logo, color scheme, and slogan, to create recognizable and consistent branding for this campaign.

In addition to the content specifically developed for the updated watering standards and schedule, the project team recommends that RWAPA, the municipal water providers, and other water conservation-oriented organizations in the RFW work together to increase their current water conservation programming efforts for customers (residential and commercial), landscape professionals, property managers, etc. on outdoor landscaping and water use best practices. This educational programming may include producing additional materials such as fact sheets or brochures, hosting educational events and workshops (i.e., QWEL), creating demonstration gardens, providing free or discounted smart irrigation controllers, and more. The goal of this increased conservation programming is to better educate the community on outdoor landscaping and water use best practices including appropriate plant selection, plant water requirements and irrigation controller programming, and big-picture RFW and Colorado River system challenges. Although outside the scope of this specific project, all of the water providers in the Valley identified this need of increased education on outdoor water conservation and efficiency best management practices as a short-term goal.

Outreach and Notifications:
To successfully convey the content and messaging produced in the outreach campaign, the project team recommends a heavy outreach push during the first year of the newly adopted watering standards, specifically during the start of and throughout the irrigation season (April through October). Outreach tactics such as bill inserts, e-newsletters and email notifications, cardboard and/or electronic signage, fliers and/or brochures posted at local stores and or events, and website updates (many of which are

outreach methods that RFW providers already employ) would be effective at disseminating the updated watering schedules. After the first year of the campaign, the project team recommends that the municipal water providers work closely with RWAPA and other local water conservation organizations in the watershed to further refine the outreach plan for subsequent years.

Campaign Checklist:

As described above, below is a summary checklist of items to consider including in the development of education and outreach campaign:

- ☐ Tailored campaign branding (logo, slogan, color scheme, etc.)
- ☐ Bilingual materials (English and Spanish)
- ☐ In addition to watering standards, additional educational materials on water efficiency and conservation (i.e., RFW water supply sources and challenges, importance of water conservation, outdoor watering best practices, etc.)
- ☐ Content creation for different outreach channels and price estimates (i.e., social media, newsletters, highways signs, City websites, radio ads, newspaper ads, etc.)
- ☐ Detailed scope and timeline of campaign (i.e., who, what, when, and where)

Conclusion:

Currently, in the RFW all water providers have adopted some form of outdoor watering standards. Supporting the implementation of unified baseline watering standards in the Roaring Fork Watershed is one important step that water providers, with support from RWAPA, can take to reduce confusion, improve outreach across jurisdictions, and align on a shared ethos towards water stewardship throughout the watershed. Throughout this project, the project team has heard numerous other ideas and opportunities for potential RWAPA support on outdoor water conservation (e.g., landscaping standards, turf reduction, and irrigation efficiency incentives). RWAPA involvement in this initiative, could very well open the door to engagement on other watershed-wide conservation efforts.

Subject: Phase 1 Memo: Research on Outdoor Watering Restrictions
Date: 6/22/2022
Project: Unified Permanent Watering Restrictions for the Roaring Fork Watershed, CO (Project Accelerator)
To: April Long, RWAPA
From: Victoria Arling, WaterNow Alliance and Lindsay Rogers, Western Resource Advocates

Task Summary: WaterNow Alliance (WaterNow) and Western Resource Advocates (WRA) reviewed the seven RWAPA jurisdictions available water efficiency plans (and specifically their prioritization of outdoor watering restrictions), landscaping efficiency standards, and their current permanent and drought-related watering restrictions. Additionally, the project team identified and conducted research on watering restrictions in 18 other communities in Colorado and throughout the West that have similar characteristics to the Roaring Fork Watershed (RFW). WaterNow and WRA conducted four interviews with these communities (Eagle River Water & Sanitation, Town of Breckenridge, City of Steamboat Springs, and City of Aurora) to assess the effectiveness of their restrictions.

This research and informational interviews are summarized in the memo below and more details are available in **Attachment A: RWAPA Agencies Background Research**, **Attachment B: Watering Restrictions Research,** and **Attachment C: Watering Restriction Interview Questions**.

RWAPA Agencies Background Research Summary

To become familiar with water supply reliability and outdoor water use priorities in the RFW, the project team examined available water efficiency plans for the five jurisdictions listed below. Metrics analyzed from the water efficiency plans included information regarding population, water storage, water supply reliability, water demand forecasts, water conservation goals, current water conservation programming, and objectives related to outdoor landscaping / watering restrictions. Additionally, WaterNow and WRA compiled research on each jurisdictions current landscaping ordinances and standards, as available in the municipal codes, as well as any relevant drought or permanent watering restrictions. A high-level summary of key takeaways is outlined below and more details can be found in **Attachment A**. Note: while Eagle and Pitkin County are RWAPA member agencies, they are not municipal water providers were excluded from this analysis.

City of Aspen

- The City does not have significant water storage and is dependent on stream flow availability. Water supply is most vulnerable in the late summer (especially during dry years) after snowmelt runoff but when irrigation demand is still high.
- The City, and its service area population, is growing and has set a goal to reduce water use by 0.7% annually and by 14% in 2035.
- The City has dedicated water conservation staff with several long-running efficiency programs including conservation-oriented rate structures, water audits, leak detection, Advanced Metering Infrastructure (AMI), fixture and appliance incentives, and landscape professional trainings.
- The City has prioritized outdoor water conservation, most notably through the development of Water Efficient Landscaping Standards that include a maximum landscape water budget, required irrigation efficiency technology, and a third-party irrigation audit.

Town of Basalt

- The Town's main water supply comes from GWUDI Springs and has supplemental groundwater wells and the Town has drought/operational contingency water stored in Ruedi Reservoir. Supply has not fluctuated very much in drought years and storage peaking has not historically been a problem. Any future reliability issues will likely be less drought-related and more operational issues.
- The Town projects 2% annual growth and has set a goal to reduce water use by 1.1% per year.
- Basalt currently does not have dedicated conservation staff; They do have conservation-oriented rate structures, water loss reductions, water audits, and public education.
- The Town has a Sustainable Building Regulation code which includes opportunities for landscape conservation include reducing areas of irrigated turf, using irrigation controllers with rain sensors, and planting xeriscape.

Town of Carbondale

- The Town's potable water supply comes from surface water sources and groundwater wells. The Town also has access to raw water from irrigation ditches to meet summer watering demand. Supplemental, drought supply is available through Ruedi Reservoir. Based on projections, the Town's water rights are sufficient to meet the supply needs of the community beyond 2050.
- The Town projects 2.5% growth and has established a water efficiency goal of 2% savings per year.
- Carbondale doesn't have dedicated conservation staff; however, the Town has been able to implement AMR metering, water loss control and conservation-oriented water rates, as well as a Green Construction Code. The Green Construction Code includes landscape efficiency standards.

City of Glenwood Springs

- The City's water supply comes from surface water sources, and the Town has access to water in Ruedi Reservoir. The City's water rights are sufficient to meet current and forecasted future demand, even if minimal or no conservation measures are implemented.
- The City is growing 1-2% per year and has established an efficiency goal of 0.5% per year. Although the City has adequate water supply to meet all anticipated future needs, it has also demonstrated a long-term commitment to wise water stewardship and responsible and efficient use of its water resources.
- The City doesn't have dedicated conservation staff; however, they have been able to implement a conservation-oriented rate structure, water loss reduction, and public education on water efficiency.

Snowmass Village

- SWSD's water supply comes from both surface water and groundwater. The District supplies both raw water for snowmaking and potable water. The District possesses sufficient storage and adequate water supplies to meet current demand and anticipated growth (1.7% per year).
- The District does not have quantified water conservation goals, however, SWSD does have a part-time water conservation staff member and has identified conservation objectives related to landscape efficiency, irrigation system design requirements, updated water waste standards, limited irrigation watering times, free irrigation audits, outdoor water conservation kits, etc.
- Snowmass Village has xeric landscaping standards in place for new development.

Summary / Key Themes:

- Most RWAPA jurisdictions have sufficient, reliable water supplies to meet water demands today and into the future, without significant investment in water conservation. That being said, all agencies have established annual water conservation goals and many are motivated by water wise stewardship.
- Most agencies have limited staff capacity to implement water conservation programming, however, they have prioritized foundational activities such as metering, tiered water rates, water loss control, landscaping standards, outdoor watering restrictions, and education and outreach.
- The RFW has a strong tourism economy with a large percentage of second homeowners. Outdoor watering standards that can be implemented automatically and remotely (i.e. using smart irrigation controllers) will be crucial, as will outreach and education to property managers and landscape professionals.

Watering Restrictions Research Summary

The project team compiled and compared research on current permanent, drought-tiered, and voluntary watering restrictions for jurisdictions in the Roaring Fork Watershed, throughout Colorado and the West to better understand what restrictions are in place in different communities. The communities were selected for a variety of reasons including sharing similar characteristics with the RFW (e.g. mountain towns, tourism-based economy, climate, population size), being proactive when it comes to water conservation (e.g. generally having strong water conservation programs), and for geographic diversity (i.e. examples from outside of Colorado). Notably, the communities *were not* cherry-picked and the project team was unaware if they had or had not already implemented permanent watering restrictions. The research summary below is broken down into outdoor watering restrictions for the Roaring Fork Watershed, High Country / Western Slope of CO, Front Range, and communities outside of Colorado. A high-level summary of key takeaways is outlined below and more details can be found in **Attachment B**.

Roaring Fork Watershed

City of Aspen – Drought Restrictions

- The City has five drought stages, each with stricter outdoor watering rules and regulations as the tiers increase. The City does not have any permanent, mandatory watering restrictions; though it is common for the City to enact stages of the drought restrictions quite frequently.
- The City can issue fines for violations and disconnect water service for repeat violations.

Town of Basalt – Permanent, Mandatory Restrictions

- The Town has permanent watering restrictions such that properties with odd addresses water Wed., Fri., Sun., and properties with even addresses water Tu., Th., Sat. No outdoor watering is permitted on Mondays.
- These Stage 1 restrictions apply April 1 – October 31 annually. Stage 2 restrictions may be implemented when the Town determines that water supplies may be insufficient to meet demands.
- The Town can issue warnings and fines for violations and disconnect water service for repeat violations.

Town of Carbondale – Drought Restrictions

- As of April 2021, the Town does not have mandatory watering restrictions, however, the Town Manager may establish restrictions on irrigation and use as appropriate, as defined in Municipal Code Sec 13-6-60.

- Under drought restrictions, between May 15th and October 15th, odd numbered addresses may irrigate on odd numbered days of the month and even numbered addresses may irrigate on even days each month.

City of Glenwood Springs – Voluntary & Mandatory Drought Restrictions

- The City has drought-tiered watering restrictions (mild restrictions are voluntary, moderate restrictions are mandatory, and severe restrictions are mandatory and further limit outdoor water use), each with different stipulations.
- As of August 2021, the City was operating under moderate restrictions. Outdoor watering is allowed before 10am or after 6pm and residents must follow the odd / even watering schedule based on the last digit in their street address (odd numbered addresses can water on odd days of the month, and vice versa).

Snowmass Village – Permanent, Mandatory Restrictions

- Watering restrictions apply year-round, and no watering is allowed between 9am – 6pm each day. Residents are divided into the North and South watering zones based on a map of the Village. North and South zone watering alternates each day with each zone alternating between watering on the 1st of each month.
- The Village imposes incrementally increasing fines as each violation occurs and will disconnect water services on the 5th violation.

Mid Valley Metropolitan District – Drought Restrictions

- Although not currently mandatory or enforced, the District has the right to impose water use restrictions in its sole discretion.
- Based on the last digit of the customer address, the watering schedule is as follows -- even numbered properties: Tu., Th., and Sat; odd numbered properties: Sun., Wed., and Fri.
- No watering is allowed on Mondays or between 10am – 5pm on other days.
- Watering violations range from a written warning to incrementally increasing fines up to $500.

Eagle County / Pitkin County

- No watering restrictions administered at the county level that affect the RFW.

Summary/Key Themes:

- Each jurisdiction in the RFW has some form of watering restrictions and they are all distinct, including voluntary restrictions, mandatory permanent restrictions, and some drought/water shortage restrictions.
- The existing restrictions include different watering schedules across the jurisdictions, which may create confusion for residents, property managers, landscape professionals, etc.

<u>Other Colorado Communities</u>

High Country / Western Slope

Town of Breckenridge – Permanent, Mandatory Restrictions

- The Town has permanent watering restrictions that apply year-round. Outdoor water use is not allowed on Mondays. Outdoor watering is allowed only between 5pm – 9am.

- Watering schedules are split between two zones: East of Main St / the Highway 9 centerline watering days include Su., Wed., and Fri. West of Main St. / the Highway 9 centerline watering days include Tu., Th., and Sat.

Town of Dillon – Drought Restrictions

- The Town does not have any watering restrictions, however, Section 13-2-210 of the municipal code states that the Town has the power to regulate the outdoor use of water, including but not limited to, the power to impose mandatory regulation on the outdoor use of water and the power to ban the outdoor use of water.

Dillon Valley Water District –Voluntary Restrictions

- The District has voluntary watering restrictions in effect from May 1st through October 1st each year.
- Watering days correspond to even / odd street addresses (odd: Tu., Th., Sat., and even: Wed., Fri., and Sun.) and no outdoor watering is allowed on Mondays. Outdoor watering is not allowed between 12pm – 5pm.

City of Durango – Drought Restrictions

- The City implements outdoor watering restrictions in the case of drought.
- At the residential scale there are three drought stages: Stage 2 – limit number of watering days; Stage 3 – limit watering to handheld hose; Stage 4 – all outdoor irrigation prohibited.

Town of Eagle – Drought Restrictions

- The Town currently has Stage Two watering restrictions in effect. This restriction includes language about means to prevent excess water waste.
- Watering is permitted between 5pm – 10am. Odd numbered addresses can water Wed., Fri., and Sun. Even numbered addresses can water Tu., Th., and Sat. Schools, parks, and industrial sites can water Mon., Wed., and Fri.
- New landscaping is exempt from these watering restrictions.

Eagle River Water & Sanitation District / Upper Eagle Regional Water Authority – Permanent, Mandatory Restrictions

- The District has outdoor watering restrictions that are in effect year-round and apply to all properties from East Vail to Cordillera that receive water from the District or Authority.
- Outdoor watering schedule is based on the last digit in street address and watering is permitted between 6pm – 8am. Odd numbered addresses can water Tu., Th., Sat. Even numbered addresses can water Sun., Wed., and Fri. No watering allowed on Mondays.
- Watering violations are in effect, with the 5th level resulting in water disconnection.

East Dillion Water District – Voluntary Restrictions

- The District has voluntary watering restrictions in effect from May 1st to September 30th each year. The District may impose mandatory restrictions at any time.
- Outdoor water use is not allowed on Mondays and Thursday and is not allowed between 10am – 6pm.

Town of Frisco – Drought Restrictions

- The Town currently has Phase 1 voluntary watering restrictions in effect.

- No person shall irrigate except within the following areas, days, and time periods:
    - North Zone (N. of Main St.): Tu., Th., Sat. 6am –9 am or 6pm – 9pm
    - South Zone (S. of Main St.): Su., Wed., Fri. 6am – 9am or 6pm – 9pm

City of Steamboat Springs / Mt. Werner Water District – Permanent, Mandatory Restrictions

- The City has permanent watering restrictions based on the customers address (even vs odd). Odd numbered addresses can water Mon., Thur., and Sat. Even numbered addresses can water Sun., Tues., and Thur. No watering is allowed on Wednesdays. Watering is only permitted between 6pm and 10am.
- Exceptions to this schedule includes schools, public parks, City approved management purposes, and newly seeded or planted landscapes.

Town of Telluride – Drought Restrictions

- The Town has voluntary and mandatory drought-tiered watering restrictions.
- Irrigation is only allowed between the hours of 9pm to 9am and on days designated by the Town Manager. The Town Manager shall establish a schedule for irrigation that may be determined by any method they deem appropriate.

Front Range

City of Aurora – Permanent, Mandatory Restrictions & Drought Restrictions

- During normal conditions, from May 1 – September 30, watering is permitted no more than 3 days per week and is not permitted between the hours of 10am – 6pm.
- The City also has tiered water shortage plans for Stage 1, 2, and 3 drought conditions (reduced and eliminated outdoor water use).

City of Thornton – Permanent, Mandatory Restrictions

- The City has permanent watering restrictions between April 1 and October 31 each year. Turf may be watered no more than 3 days per week and not between the hours of 10am – 6pm. Trees, shrubs, and bushes may be watered as needed and appropriate.
- Penalties are in place for violators.

Town of Castle Rock / Castle Rock Water - Permanent, Mandatory Restrictions & Drought Restrictions

- The Town has outdoor watering restrictions from May 1 – September 30. Irrigation is permitted from 8pm – 8am for residential customers and 12am – 8am for non-residential customers. For non-single-family customers, watering is restricted to 3 days per week.
- The Town also has drought condition stages with more restricted outdoor watering limits.

Communities Outside of Colorado

City of Bozeman, MT – Drought Restrictions

- The City has drought-tiered watering restrictions: Stage 1 is voluntary conservation, Stage 2 and 3 have mandatory watering restrictions.

Town of Jackson, WY - None

- The City does not have any voluntary, permanent, or drought-related watering restrictions.

Park City, UT – Permanent, Mandatory Restrictions and Drought Restrictions

- The City has permanent watering restrictions between May 1 and September 30. Watering is permitted between 7pm – 10am, no more frequent than every other day. Even addressed properties are allowed to water on even days of the month and vice versa for odd addressed properties.
- The City also has staged drought restrictions.

City of Long Beach, CA – Permanent, Mandatory Restrictions and Drought Restrictions

- Long Beach has mandatory restrictions in place to prohibit landscape irrigation between 9am – 5pm.
- Long Beach has three drought stages with progressively more restrictive standards. As of May 2022, Long Beach is in Stage 1: outdoor watering is allowed three days per week but added conservation is greatly encouraged.

Summary / Key Themes:

- All communities, with the exception of Jackson, WY, have voluntary, permanent, and/or drought-tiered watering restrictions.
- Restrictions typically follow a set watering schedule (i.e., even vs odd numbered days or days of the week).
- Outdoor water use is restricted during the heat of the day and only permitted in cooler hours (i.e., dawn, dusk, and overnight).
- Some communities have exceptions to their watering restrictions, such as irrigating public city or utility owned property, schools, public parks, and when establishing new landscapes.
- Some communities impose warnings or fines for violations of the watering schedules and have the power to disconnect water service.

Community Interviews Summary

The project team conducted informational interviews with four Colorado communities (researched above) to assess the effectiveness of their current watering restrictions and any lessons learned from their design and implementation. These communities were selected based on their geographic diversity throughout the state (two communities along the I-70 mountain corridor, one community in NW Colorado, and one community in the Front Range) and because they have permanent outdoor watering restrictions that are in effect either year-round or during the irrigation season. These communities include City of Aurora, Town of Breckenridge, Eagle River Water & Sanitation District, and City of Steamboat Springs A high-level summary of key takeaways from these informational interviews is outlined below and interview questions can be found in Attachment C.

City of Aurora, CO

- The City adopted their seasonal, mandatory watering restrictions after the 2002 – 2003 drought, and have had some form of watering restrictions dating back to the 1956 water shortage.
- The current watering restrictions, in “normal” conditions, is three days per week for all customers; the City rarely experiences peak demand issues and therefore does not need to stagger outdoor watering days. Specific days per week by address is indicated in their tighter, drought-tiered restrictions (i.e., Stage 1, 2, and 3).
- The City has employed a variety of education and outreach efforts including bill inserts, social media, website updates, monthly newsletters, and a postcard that was recently translated into Spanish. The postcard has been particularly effective since it is designed to be placed next to a customer’s irrigation controller.

- Enforcement of these restrictions has been challenging for the City because the restrictions are not tied to even or odd addresses and days per week and they lack the staff capacity to monitor watering use overnight. Most of the City's warnings and violations stem from observed watering outside of posted hours (i.e., watering during the day) rather than violations on the number of days per week. Community members can report violations through the "Access Aurora" app.
- The City hires 4 full-time, seasonal staff members during the summer to enforce watering restrictions and to investigate large water leaks.
- Approximately 40% of the City's customers are on AMI. Of those 40%, 60% of customers are violating the outdoor watering restrictions in some way. The City intends to better track water savings metrics and increase enforcement as AMI becomes more widespread in their service area.
- The City thinks that customers are not knowingly violating the rules, rather, they are unaware of the restrictions. The City emphasized the importance of education and outreach, especially how and when to message customers.

Town of Breckenridge, CO

- The Town adopted their seasonal, mandatory watering restrictions in 2014 as a response to prior drought-stricken years in 2002 – 2003 and 2012 – 2013.
- Similarly to the RFW, watering restrictions across the jurisdictions in the Blue River Watershed vary based on different water supplies and sources throughout the county. Recently, there have been preliminary coordinated efforts to unify outdoor watering restrictions across the watershed.
- The Town has employed a variety of education and outreach efforts including website updates, bill inserts, promoting an app that listed all of Colorado's watering restrictions (this app does not exist anymore), and letters to irrigation companies. The most effective strategy they've observed is repeated reminders to their customers and irrigation professionals.
- Enforcement of these restrictions has been a challenge due to lack of staff capacity and lack of AMI; since 2014 the town has only cited 20 – 30 warnings and has not issued any fines.
- Customer perception of these watering restrictions is generally positive; new landscapes are exempt from watering restrictions for the first three years to allow for plant establishment, therefore, allowing customers to easily obtain their aesthetic, desired landscapes.
- The Town has yet to complete a comprehensive study on the effectiveness of these restrictions as a water conservation tool.
- The Town emphasized the importance of education and outreach upfront, for both customers and landscape professionals, so that there is a smooth launch of the restrictions as they are written into law.
- The Town is considering changing the name from "watering restrictions" to "watering schedules" as it improves customer perception and incites better behavioral change.

Eagle River Water & Sanitation District, CO

- The District adopted permanent watering restrictions in 2018 as a response to many prior dry years and the 2002 drought.
- The restrictions were developed by examining the Irrigation Associations' best management practices, examples from drought-stricken California water providers, and the District's goals to protect water resources and provide water services to everyone in their service area.
- The District does not permit outdoor watering on Mondays to allow their tanks to refill for fire suppression and to better manage their supply.

- The District spreads the word about their restrictions through their website, radio ads, brochures, and word of mouth; they intend to utilize social media platforms in the future. Conveying their watering restrictions to property managers, metro districts, and landscape professionals is the most effective form of communication since these entities typically manage a bulk of the irrigation systems in their service area.
- Since the restrictions were adopted in 2018, the District has mostly only had the capacity to send out warning for customers violating the restrictions. Moving forward, they plan to closely monitor customers water use using AMI data and have hired seasonal employees to monitor outdoor water use during the irrigation season.
- Many customers in the ERWSD service area are environmentally conscious and tend to be receptive to these watering restrictions, especially as they see changes in streamflow toward the end of the summer months.

City of Steamboat Springs, CO

- The City adopted their permanent watering restrictions in 2020 to meet their water conservation goal to reduce per household water use by 10% in 10 years, as outlined in their 2020 Water Efficiency Plan. In the past, these restrictions were implemented during drought conditions as identified in their Drought and Emergency Preparedness Plan.
- Mt. Werner Water District and two Steamboat Metro Districts have adopted the same watering restrictions as the City, therefore, ensuring consistency across the entire Yampa Valley.
- The City has employed a variety of education and outreach strategies including bill inserts, social media, and website updates, with the most effective form of outreach being the local free newspaper.
- The City has a violation structure (warnings and fines) in place; however, the City lacks staff capacity to strictly enforce the watering restrictions.
- Most residents are onboard with the standards and the City didn't face much pushback. Residents are particularly connected to their water resources since the City has had to close the Yampa River to recreation numerous times in recent years. Second homeowners have been slightly more challenging to educate.
- The City plans to collect and report metrics and on the effectiveness of water savings from these permanent, year-round restrictions. In the past the City observed a significant decrease in customers' water use when these restrictions were implemented, at the time, as their Stage 2 watering restrictions.

Summary / Key Themes

- All communities developed their watering restrictions as a response to previous drought conditions (i.e., the 2002 – 2003 drought and subsequent dry years over the last two decades).
- Different restriction structure can be used for different purposes. For example, communities concerned with peak daily demand can assign days of the week to even and odd addresses, as opposed to allowing for watering any 3 days of the week. Additionally, a day of the week where no outdoor irrigation is allowed may be helpful to refill storage for fire suppression.
- Customer and landscaper education, through a suite of outreach and communication collateral, in both English and Spanish (i.e., bill inserts, newspaper ads, postcards, radio ads, apps, website, etc.), is key to ensuring compliance with the watering restrictions.
- Enforcement of watering restrictions can be challenging due to lack of staff capacity and lack of technology (i.e., AMI) to monitor outdoor water use.

- The communities have received minimal pushback from customers in regard to the watering restrictions. Even with the restrictions in place customers are able to maintain the aesthetic desired for their landscapes. An establishment period exemption may be helpful to alleviate any concerns about landscape aesthetics.

Attachment A: RWAPA Agencies Background Research

ATTACHMENT J

	Water Efficiency Plan									Landscaping Ordinances/Standards		Current Drought/Permanent Watering Restrictions		Other Water-Related Elements
	Link	Population	Water Supply	Water Storage	Water Supply Reliability	Water Demand Forecast	Water Conservation Goals	Current Water Conservation Programming	Objectives related to outdoor landscaping/watering restrictions	Link	Water Efficiency Standards	Link	Restriction Information	
City of Aspen	https://www.aspenpitkin.com/Portals/0/docs/Water/Water%20Efficiency%20Plan%20-%20City%20of%20Aspen%20Municipal%20Water%20System%20-%20Final.pdf	7,000 in Aspen municipal boundaries. Service area population was 20,316 in 2010. Water Efficiency Plan (WEP) anticipated service area population is 31,800 in 2035. Seasonal population is 45,677 in 2020 (projected).	Aspen owns and operates 6 water utilities. Provides treated water to all customers and raw water for irrigation and snow making to a few customers. Water supply comes from Maroon Creek, Castle Creek and 1 ground water well for supplemental supply. Reclaimed water is used to irrigate a golf course.	No significant water storage. City is dependent on stream flow availability at river diversion points. City has considered building reservoir storage but due to cost this has been deferred into the future.	Water supply most vulnerable in late summer, after snowmelt runoff when landscape irrigation demand is at/if high. Available supply also limited by Aspen's commitment to protect decreed instream flows.	Baseline demand in 2015 was 3,777 AF. 67% used indoor and 33% used outdoor. Baseline demand projected to increase. Water conservation expected to increase by 80 AF to 2,182 AF in 2035. Under system conservation, increase to 2,377 AF by 2035. Under City's planned water efficiency program, increase to 2,399 AF in 2035.	Water conservation goals: Water audit & leak detection program; water efficiency division developed in 2015; Water Efficiency Plan (WEP) in 2016; successfully converted 2,158 AF/yr. savings of 31.5% compared to hypothetical No Action well). Seven programs (AB), conservation nominal rates, fixture/appliance incentives, Slow the Flow water audits, outdoor conservation, and commercial/industrial/irrigation metered water efficient landscaping ordinance w/ $2000, trainings. City spending ~$110/ac-in conservation annually, $3,500 - $5,200 per AF conserved.	Irrigation training program. Water audit & leak detection program; water efficiency division developed in 2015; Water Efficiency Plan (WEP) in 2016; successfully converted 2,158 AF/yr. savings of 31.5% compared to hypothetical No Action well). Seven programs (AB), conservation nominal rates, fixture/appliance incentives, Slow the Flow water audits, outdoor conservation, and commercial/industrial/irrigation metered water efficient landscaping ordinance w/ $2000, trainings. City spending ~$110/ac-in conservation annually, $3,500 - $5,200 per AF conserved.	"Whitened sites/green outdoor water conservation measure, in the event of a climatological drought that affects the City's supply, the drought response regulations outline the process for implementing outdoor watering restrictions to reduce demands as required."	https://www.aspenpitkin.com/Portals/0/docs/Water/Water%20Efficiency%20Plan%20-%20City%20of%20Aspen%20Municipal%20Water%20System%20-%20Final.pdf	Maximum allowable landscape water budget of 7.5 gal/sq. ft/season; certified landscape professional (i.e. Qualified Water Efficient Landscaper) must design, install, water audit and ensure distribution uniformity, and annual/seasonal audit (water budgets, smart controllers required & other irrigation efficiency best practices).	https://www.aspenpitkin.com/Portals/0/docs/Water/Water%20Efficiency%20Plan%20-%20City%20of%20Aspen%20Municipal%20Water%20System%20-%20Final.pdf https://www.aspenpitkin.com/Portals/0/docs/Water/Water%20Efficiency%20Plan%20-%20City%20of%20Aspen%20Municipal%20Water%20System%20-%20Final.pdf https://www.aspenpitkin.com/Portals/0/docs/Water/Water%20Efficiency%20Plan%20-%20City%20of%20Aspen%20Municipal%20Water%20System%20-%20Final.pdf https://www.aspenpitkin.com/Portals/0/docs/Water/Water%20Efficiency%20Plan%20-%20City%20of%20Aspen%20Municipal%20Water%20System%20-%20Final.pdf	Drought Restrictions: 3 Drought Stages Watch / Normal Voluntary Stage 1 - Summer: 10-15% systemwide reductions; 10-15% outdoor reduction (lawn watering 3 days/wk) , irrigation audits and leak detection, limited hydrant flushing, public facilities/water use Stage 2 - Summer: 15-15% systemwide; 15-25% outdoor (lawn watering 2 days/wk) , no landscape installs, no filling pools, no operating fountains, no washing cars, no new water connections, increased outreach Stage 3 - Extreme: 15-15% systemwide; 25-50% outdoor (Stage 1 bans and other watering 1 day/wk); Prohibit irrigation during mid-day hours (10am-4pm); Prohibit irrigation except hand watering times + Monday 1 day/wk, no irrigation/golf course/parks, supply water conservation measures Violations: Municipal Code Section 21.04.010 provides the City Manager, Superintendent, or other designated official authority to inspect any premises to determine if water is being wasted. The City can issue fines for violations and disconnect water service for repeated violations. However, in accounts will be issued a written warning. Upon further violations within the water shortage declaration period at the same premises, the owner or occupant will be advised in writing and a penalty charge will be added to the water bill.	Per 19.04.010: Waiting of water prohibited: It shall be unlawful for any person using water from the City water system or any water connected thereto, to waste water. For purposes of this Section, to waste water shall mean any of the following: (a) The unnecessary or unreasonable flowing of water from any faucet, hydrant, sprinkler, pipe, hose, bucket, boiler, tub, bath, bowl, or other fixture, appliance or apparatus whatsoever, through the neglect or by means of faulty or imperfect plumbing or fixtures; or (b) The continuous application of water to lawns, soil, landscaping or amenity resulting in ponding or the flowing of water onto a drainage or storm drainage facilities; or (c) Failure to repair an irrigation system unit which is known to be leaking. (Code 1971, §13-51; Ord. No. 27-1991, §1; Ord. No. 37-1991, §1) Sec. 19.20.030. Consumer education. The Director of water shall develop a consumer education program to provide water consumers with information relating to water conservation. The consumer education program shall include, at a minimum, periodic distribution to water consumers of brochures on various water conservation topics. In addition, the Director of water may conduct seminars on water management techniques for both residential and commercial irrigation systems. (Code 1971, §13-53; Ord. No. 37-1991, §1)	Water Conservation Ordinance Water Use Restrictions Water Conservation Program Water Rates and Tap Fees Water Efficiency Plan Water Efficiency Plan Appendix Water Efficiency Plan Appendix Water Efficiency Plan Appendix

Attachment B: Watering Restrictions Research in the Roaring Fork Watershed

ATTACHMENT J

Agency / Organization	Type (municipal water provider, county, water district)	Location (City, State)	Current Watering Restrictions	Type of Restriction (permanent, drought / water shortage, voluntary)	Link to Reference
City of Aspen	Municipal	Aspen, CO	5 Drought Stages: Watch / Normal: Voluntary - Stage 1 - Moderate: 5-10% systemwide reductions; 10-15% outdoor reduction (lawn watering 3 days/wk., irrigation audits, encouraged to postpone landscape installs, public facilities limit water use) - Stage 2 - Severe: 10-15% systemwide; 15-25% outdoor (lawn watering 2 days/wk., no landscape installs, no filling pools, no operating fountains, no washing cars, no new water connections, increased outreach) - Stage 3 - Extreme: 15-15% systemwide, 25-60% outdoor (Stage + lawn and other watering 1 day/wk.) - Stage 4 - Exceptional emergency response: 25-40% systemwide, 60%+ outdoor (no irrigation except hand watering trees + shrubs 1 day/wk., no irrigating golf course/parks, supply side response measures) Violations: Municipal Code Section 25.08.040 provides the City Manager, Superintendent, or other designated official authority to inspect any premises to determine if water is being wasted. The City can issue fines for violations and disconnect water service for repeat violations. Upon first violation, the owner or occupant will be issued a written warning. Upon further violations within the water shortage declaration period at the same premises, the owner or occupant will be advised in writing and a penalty charge will be added to the water bill.	Drought / Water Shortage	https://www.cityofaspen.com/DocumentCenter/View/7709/City-of-Aspen-Drought-Management-and-Response-Plan
Town of Basalt	Municipal	Basalt, CO	The Basalt watering schedule is: - Property address ending in and even number water on Tuesday, Thursday, and Saturday. - Property address ending in odd number water on Wednesday, Friday, and Sunday. Stage 1 (applied between Apr 1 and Oct 31 annually) limit the number of irrigation days (3 days/wk.) and other outdoor water use such as car washing based on odd or even address numbers and also requires that hoses be equipped with nozzles that shut off completely. Newly landscaped areas may be excluded. Stage 2 restrictions may be implemented when the Town determines that water supplies may be insufficient to meet demands, including those for fire suppression purposes. Stage 2 restrictions prohibit all outdoor sprinkler irrigation except drip, but residents may irrigate using hand held devices pursuant to the watering days outlined under Stage 1. No washing cars, boats, sidewalk, etc. Violations: Written notice provided by mail and posted at property; 1st Stage 1: $20, 2nd Stage 1 and on: $50; All Stage 2: $100. Water department may also disconnect water service.	Permanent (Stage 1) & Drought/ Water Shortage (Stage 2)	http://www.roaringfork.org/drought/drought-response/#:~:text=As%20of%20August%205%2C%202021,even%20days%20of%20the%20month. https://library.municode.com/co/basalt/codes/municipal_code?nodeId=CH13MUUT
Town of Carbondale	Municipal	Carbondale, CO	Sec. 13-6-60. - Water conservation restrictions. To ensure the proper functioning of the Town water system during periods of peak demand, the Town Manager *may* establish restrictions on irrigation and use as are appropriate. Due to high flow demands through the Town water distribution system during summer irrigation months, the following irrigation restrictions may apply each year: (1) Restriction period. The irrigation restrictions shall be in effect yearly, commencing at 12:00 a.m. on May 15 and continuing until 12:00 p.m. on October 15. (2) No use period. No irrigation may be permitted between 10:00 a.m. and 3:00 p.m. daily. (3) Even-numbered day irrigation. For those users with addresses ending in even numbers, irrigation may be allowed on even-numbered days of each month during the irrigation restriction period and on the thirty-first day of each month. (4) Odd-numbered day irrigation. For those users with addresses ending in odd numbers, irrigation may be allowed on odd-numbered days of each month during the irrigation restriction period. (5)Exemption permit. The Town Manager may issue not more than one exemption permit to a customer for the purpose of irrigation of newly installed landscaping, lawns and trees, provided that the total area of irrigation is not in excess of 400 square feet. The customer shall prominently display a copy of the exemption permit in the area to be irrigated. The exemption permit may authorize the customer to irrigate on an even-numbered or odd-numbered day which is not authorized, but shall not entitle the customer to irrigate during any period when irrigation usage is entirely prohibited. The exemption permit shall be in effect for the restriction period of the year of issuance only, unless sooner terminated by the Town Manager due to the establishment of further restrictions on irrigation and use.	Drought / Water Shortage	http://www.roaringfork.org/drought/drought-response/#:~:text=CARBONDALE%2C%20CO%3A,as%20of%20April%201%2C%202021

Agency / Organization	Type (municipal water provider, county, water district)	Location (City, State)	Current Watering Restrictions	Type of Restriction (permanent, drought / water shortage, voluntary)	Link to Reference
City of Glenwood Springs	Municipal	Glenwood Springs, CO	Glenwood Springs Drought Management Plan specifies 3 levels: mild, moderate and severe. - Mild: Education and voluntary conservation measures; - Moderate: restrict outdoor water use to specified hours/days. - Severe: increase penalties for violating restrictions; eliminate street cleaning/car washing etc., prohibit outdoor water use as a last resort in an extremely severe drought except for subsistent irrigation of trees and shrubs. As of August 5, 2021 (Moderate): Outdoor watering is allowed before 10am or after 6pm. Follow the odd / even watering schedule based on the last digit in your street address. Odd- numbered addresses can water on odd days of the month. Even-numbered addresses can water on even days of the month.	Drought / Water Shortage	http://www.roaringfork.org/drought/drought-response/#:~:text=As%20of%20August%205%2C%202021,even%20days%20of%20the%20month.
Snowmass Water & Sanitation Distric	Municipal	Snowmass Village, CO	Watering restrictions apply year around. No watering between 9am and 6pm on any day. The line separating the North and South watering zones follows Owl Creek Road to Brush Creek (not the road) at Seasons Four and then continues up the creek to the Divide. Everything to the North of this line and the Divide Subdivision is the North watering zone. Everything to the south is the south watering zone. North and South zones switch off each month watering on odd or even days of the month. **Fines:** - 1st: warning - 2nd: $100 - 3rd: $300 - 4th: $500 - 5th: Disconnect	Mandatory	https://www.swsd.org/2021-watering-schedule
Eagle County	County	Eagle County, CO	Not a retail water provider, no watering restrictions administered at the county level.	None	
Pitkin County	County	Pitkin County, CO	Not a retail water provider, no watering restrictions administered at the county level that affect the RFV.	None	
Mid Valley Metropolitan District	Water District	Basalt, El Jebel, and Unincorporated Eagle and Garfield Counties	WATER USE RESTRICTIONS: The District reserves, in its sole discretion, the right to impose water use restrictions. In the event such restrictions are activated, all commercial and residential Customers of the District will be subject to the following watering schedule for lawn and garden irrigation from the District's system, based on the last digit of the Customer address: A. Even Numbered Properties: Tuesday, Thursday & Saturday B. Odd Numbered Properties: Sunday, Wednesday & Friday No watering shall be allowed on Mondays or during the hours of 10:00 a.m. and 5:00 p.m. on Tuesdays through Sundays. Customers with newly installed landscaping may be exempted from the watering schedule upon the application for and approval of a special permit by the District, for a fee of fifteen dollars ($15.00). The District Administrator is authorized to review and approve special permit applications. Special permits for newly sodded lawns, new trees and gardens will not exceed fourteen (14) consecutive days. Special permits for newly seeded lawns will not exceed twenty-five (25) consecutive days. Special permit holders are subject to the watering hour restrictions set forth herein. Penalties: Any violation of this Section (watering on the wrong day or time) subjects the offender to the following penalties: 1. First Violation: Written warning. 2. Second Violation: $ 25 fine. 3. Third Violation: $ 50 fine. 4. Fourth Violation: $100 fine. 5. Fifth Violation: $500 fine. Successive violations are determined per irrigation season, and not from year to year. Upon discovery of a violation, the District shall provide the Customer with written notice of the violation and assessment of a penalty, if applicable, by certified mail, except notice of a first violation will be sent by regular mail. After a notice of a violation has been given, each day of continued violation is a separate offense. Penalties may be imposed by any of the District's employees or consultants, and payment of penalties is due within thirty (30) days of the date of mailing the notice thereof by the District, unless a written appeal is filed with the District within said thirty days. The decision of the Board of Directors on appeals shall be final. Until paid, all penalties imposed hereunder constitute a perpetual lien against the subject property pursuant to Section 7.13 of the District's Rules and Regulations and C.R.S. §32-1-1001(j), which lien may be foreclosed in the manner provided by law for foreclosure of mechanics liens. Emergency Curtailment: In the event of an emergency, the Board shall have the authority to restrict any or all of the following (in any order deemed appropriate by the Board): 1. Any and all outside water use; 2. Car washes; 3. High volume water users;	None, but can be implemented on the District's discretion.	https://nebula.wsimg.com/284670b44e99144f555250f0af8a869d?AccessKeyId=3D29915E08C03923FBF6&disposition=0&alloworigin=1

Attachment B: Watering Restrictions Research in Communities Outside the Roaring Fork Watershed

ATTACHMENT J

Agency / Organization	Type (municipality, county, water district)	Location (City, State)	Current Watering Restrictions	Type of Restriction (permanent/mandatory, voluntary, drought / water shortage, none)	Link to Reference
Dillion Valley District	Water District	Dillion, CO	Voluntary water restriction are in effect from May 1st to October 1st each year. - Outside usage is not allowed on Mondays. - The water days for properties whose street address ends in an odd number are Tuesday, Thursday, and Saturday. - The water days for properties who's street address ends in an even number, including 0, are Wednesday, Friday, and Sunday. - Outside usage is not allowed between the hours of 12pm and 5pm. - DO NOT water the gutter or road. Make sure your sprinkler is only watering your lawn. - Never run an open hose. Always use a nozzle with a shut-off. - Hand watering, using either a watering can or a hose with a shut off nozzle is ALLOWED at anytime (no restrictions as to days or time). - Don't overwater your lawn; step on the grass; if it springs back up when you move your foot it does not need water.	Voluntary	https://dillonvalleymetro.com/conservation-stats/voluntary-conservation-program
East Dillion Water District	Water District	Dillion, CO	Voluntary water restriction are in effect from May 1st to September 30th each year. The District may impose mandatory water restrictions at anytime should they be necessary. - Outside usage is not allowed on Mondays and Thursdays. - Outside usage is not allowed between the hours of 10am and 6 pm. - Hand watering, using either a watering can or a hose with a shut off nozzle is ALLOWED at anytime (no restrictions as to days or time). - Outside usage using drip irrigation systems is not restricted	Voluntary & Drought / Water Shortage	https://eastdillonwd.colorado.gov/
Town of Frisco	Municipality	Frisco, CO	"The following Phase 1 voluntary water restrictions are currently in effect (as of May 2022): No person should irrigate, sprinkle, or otherwise apply water to a lawn except within the following areas, days, and time periods: - North Zone (North of Main St.) - Tuesday, Thursday, Saturday 6:00am to 9:00am or 6:00pm to 9:00pm. - South Zone (South of Main St.) - Sunday, Wednesday, Friday 6:00am to 9:00am or 6:00pm to 9:00pm. Mandatory Restrictions: - Phase 2 Mandary, Drought Restrictions in effect when instream flows to North Ten Mile Creek is less than 1.0 cubic feet per second. Restrictions are the same as Phase 1, but mandatory. - Phase 3 drought restrictions in effect when instream flows to North Ten Mile Creek are less than 0.75 cubic feet per second. 2 day per week watering. - Phase 4 drought restrictions - no outdoor watering. Violations: Any person, firm, partnership or corporation suspected of violating any provision of this article shall, upon the first such suspicion, be issued only a warning citation. Any person, firm, partnership or corporation violating any provision of this article shall, upon first conviction, be punished by a minimum fine of not less than one hundred dollars ($100.00), which fine shall not be suspended by the municipal court; upon a second conviction of such person, firm, partnership or corporation for a violation that occurred within one year of the date of the first violation, such person, firm, partnership or corporation shall be punished by a fine of not less than two hundred dollars and fifty ($250.00), which fine shall not be suspended by the municipal court; upon a third and each subsequent conviction of such person, firm, partnership or corporation for a violation that occurred within one year of the date of the first violation, such person, firm, partnership or corporation shall be punished by a fine of not less than five hundred dollars ($500.00), which fine shall not be suspended by the municipal court."	Voluntary & Drought	https://www.friscogov.com/departments/water/#:~:text=No%20person%20should%20irrigate%2C%20sprinkle,p.m.%20to%209%A00%20p.m

Agency / Organization	Type (municipality, county, water district)	Location (City, State)	Current Watering Restrictions	Type of Restriction (permanent/mandatory, voluntary, drought / water shortage, none)	Link to Reference
Town of Breckenridge	Municipality	Breckenridge, CO	**Outdoor Watering Rules and Regulations (non-drip systems)** * Note: No Outdoor Water Use on Mondays means no watering from 9am Monday until 5pm on Tuesday. - East of Main St. / Highway 9 centerline: Sunday, Wednesday, and Friday (5pm -9am), Monday, Tuesday, Thursday, and Saturday (no outdoor water use) - West of Main St. / Highway 9 centerline: Tuesday, Thursday, and Saturday (5pm - 9am); Sunday, Monday Wednesday, Friday (no outdoor water use) **Car Washing:** - Permitted anytime with the use of a shut-ff nozzle only. **Washing of Outdoor Pavement, Driveways, and Sidewalks:** - Permitted anytime with the use of a shut-off nozzle only. - Bulk water from a hydrant will not be used for washing parking lots, driveways, etc. **Exceptions:** - Outdoor watering by drip irrigation, or by hand using only a watering can or hose with a shut-off nozzle. Drip systems include: mini sprays, maxi sprays, flower sprays, spot watering emitters, etc. - Outdoor watering of new lawns and landscaping the first two years after installation - Outdoor watering of public school property (including but not limited to public school athletic fields). -Outdoor watering within the Town's public parks. - Outdoor watering at the Town's municipal golf course **Violations / Fines:** - 1st violation: warming only (no fine) - 2nd violation: $250 fine - 3rd violation: $500 fine - 4th and each additional violation: $750 fine	Mandatory	https://www.townofbreckenridge.com/live/public-utilities/water/outdoor
Town of Dillion	Municipality	Dillion, CO	**See Outdoor Use of Water (Sec. 13-2-210) of Municipal Code** - no voluntary or mandatory watering restrictions, per say, but ordinance language states that the town has the power to regulate the outdoor use of water, including but not limited to, the power to impose mandatory regulation of the outdoor use of water and the power to ban the outdoor use of water.	None	https://library.municode.com/co/dillon/codes/municipal_code?nodeId=DIMUCO_CH13MUUT_ARTIIWA_S13-2-210OUUSWA

Agency / Organization	Type (municipality, county, water district)	Location (City, State)	Current Watering Restrictions	Type of Restriction (permanent/mandatory, voluntary, drought / water shortage, none)	Link to Reference
Eagle River Water & Sanitation District / Upper Eagle Regional Water Authority	Water District	Vail, CO	The normal Water Use Regulations are in effect year-round and apply to all properties from East Vail to Cordillera that receive water service from ERWSD and Upper Eagle Regional Water Authority. Outdoor Water Use Schedule (based on last digit in your street address): - Sunday (even), Monday (no outdoor water use), Tuesday (odd), Wednesday (even), Thursday (odd), Friday (even) Saturday (odd) - The watering day is from midnight to midnight - Watering must occur before 8am or after 6pm on your watering day - Hoses must have water saving shut off nozzles to prevent free running water - Permits are required for consecutive day irrigation - Swimming pools are limited to one filling per year, unless draining for repairs is necessary - Water shall be used for beneficial purposes only **Violation:** Flagrant runoff, water waste, or other violations of the Water Use Regulations in the follow citation and fines - 1st: warning letter and phone call - 2nd: $100 fine, letter, and phone call - 3rd: $500 fine, letter, and site visit - 4th: $500 fine and $100 disconnection of water service fee During a Water Supply Emergency, warnings are not given for violations and fines are increased.	Permanent / Mandatory	https://www.erwsd.org/wp-content/uploads/RR-Outdoor-Water-Use-Regulations.pdf
Town of Eagle	Municipality	Eagle, CO	**Stage Two in Effect: Prohibition on Water Waste refers to the following:** No customer or water user shall waste any water supplied through the distribution system of the Town's municipal water utility. The following uses are prohibited at all times: - The watering of grass, lawns, ground cover, shrubbery, trees, and open ground, in a manner or to an extent which allows on-site ponding or visible flow leaving the area being irrigated. - Allowing water to run off private property and flow into public rights-of-way or storm water drainage systems - The escape of water through breaks or leaks within the customer's plumbing or distribution system is prohibited - The watering of grass, lawns, ground cover, shrubbery, trees, and open ground within any portion of the water utility's service area, whether or not potable or non-potable water is used, between the hours of 10am and 5pm daily, except where a water conservation irrigation practice such as drip irrigation is used to minimize evaporation losses. *New landscaping is exempt.* -- Odd numbered addresses shall be allowed to water on Wednesdays, Fridays, and Sundays -- Even numbered addresses shall be allowed to water on Tuesdays, Thursdays, and Saturdays -- Schools, parks, and industrial sites shall be allowed to water on Mondays, Wednesday, and Fridays.	Permanent/Mandatory & Drought restrictions	https://www.townofeagle.org/580/Current-Restrictions#:~:text=There%20is%20no%20residential%20watering,water%20on%20Mondays%20and%20Fridays.

Agency / Organization	Type (municipality, county, water district)	Location (City, State)	Current Watering Restrictions	Type of Restriction (permanent/mandatory, voluntary, drought / water shortage, none)	Link to Reference
City of Steamboat Springs / Mt. Werner Water District	Municipality	Steamboat Springs, CO	Potable water can be used for outdoor landscaping permit watering between 6pm and 10am, and watering days are based on the last number (even or odd) of a customer's address. - Sunday (even), Monday (odd), Tuesday (even), Wednesday (no watering), Thursday (odd), Friday (even), Saturday (odd). Landscaping companies, property managers, and individual customers must set sprinkler systems to comply with this schedule. Exceptions: - Outdoor watering by drip irrigation, or by hand using only a watering can or hose with a shut-off nozzle. Drip systems include: mini sprays, maxi sprays, flower sprays, spot watering emitters, etc. - Outdoor watering of public school property (including, but not limited to, public school athletic fields) - Outdoor watering within public parks - Outdoor watering for other City of Steamboat Springs approved management purposes. - Permits may be secured for watering newly-sodded lawns and newly-planted trees for up to 14 consecutive days and for newly-seeded lawns for up to 25 consecutive days with the exception of Wednesdays.	Permanent/Mandatory	https://steamboatsprings.net/1107/Watering-Schedule
Town of Telluride	Municipality	Telluride, CO	See Sec. 13-5-40 Water Shortages and Conservation of Telluride Municipal Code and Sec. 13-5-50 Violations and Penalties for a complete list of ordinances. The Town Manager *may* impose any one (1) or more of the following as mandatory or voluntary conservation measures in the event of a water shortage. The measures imposed and their duration shall be reasonably calculated to address the identified water shortage. The listing below is not in order or preference, nor is imposition of one (1) a condition precedent to imposition of any subsequently listed measure. Use of municipal treated water for irrigation for any public or private lawns, gardens, trees, shrubs, plants, municipal or school fields, golf courses or similar grass areas shall be prohibited except for a period not to exceed thirty (30) minutes, only between the hours of 9:00 p.m. to 9:00 a.m., and on days designated by the Town Manager. The Town Manager shall establish a schedule for irrigation that may be determined by any method he or she deems appropriate, including the establishment of zones within the area receiving municipal water service. These restrictions shall not apply to any person engaged in the business of growing or selling plants of any kind, with respect to water for such plants only.	Drought / Water Shortage	https://telluride.municipal.codes/TMC/13-5-30
City of Durango	Municipality	Durango, CO	Durango implements outdoor watering restrictions in the case of drought. Residential: Stage 2 - Limit number of watering days; Stage 3 - limit watering to hand held hose; Stage 4 - all outdoor irrigation prohibited.	Drought / Water Shortage	https://durangogov.org/DocumentCenter/View/16674/City-of-Durango-Drought-Plan-Feb-2020
City of Thornton	Municipality	Thornton, CO	From April 1 - October 31st each year, (1) Turf may be watered no more than 3 days a week and not between 10am and 6pm. (2) Trees, shrubs, bushes may be watered as needed and appropriate. Penalties in place for violators.	Permanent/Mandatory & Drought	https://www.thorntonwater.com/wp-content/uploads/2021/04/thorntonwateruserulesordinance_2021.pdf https://www.thorntonwater.com/wp-content/uploads/2021/03/thornton-drought-management-plan.pdf

Agency / Organization	Type (municipality, county, water district)	Location (City, State)	Current Watering Restrictions	Type of Restriction (permanent/mandatory, voluntary, drought / water shortage, none)	Link to Reference
City of Aurora	Municipality	Aurora, CO	Normal conditions: From May 1 - Sep 30, watering is permitted no more than 3 days a week and is not permitted from 10am - 6pm. Aurora also has tiered water shortage plans for Stage 1, 2, and 3 drought (reduced and eliminated outdoor water use.	Permanent/Mandatory & Drought	https://www.auroragov.org/residents/water/watering_times#:~:text=Aurora's%20water%20availability%20status%20is,turn%20on%20your%20sprinkler%20system. https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_1881137/File/Residents/Water/PDFs/Water%20Facts%20and%20Reports/2017%20WMP.082916.Combined.pdf
Town of Castle Rock / Castle Rock Water	Municipality	Castle Rock, CO	Mandatory outdoor watering restrictions from May 1 - September 30, irrigation permitted before 8am and after 8pm; non-residential customer schedule is 12am - 8am. For non-single family customers, watering restricted to 3 days a week. CR also has drought condition stages with more restricted outdoor watering limits.	Permanent/Mandatory & Drought	http://crgov.com/2979/Drought-Management#:~:text=The%20main%20purpose%20of%20the,lifestyles%20during%20a%20drought%20event. https://crconserve.com/196/Guidelines#:~:text=Water%208%20p.m.%20to%208,windier%20parts%20of%20the%20day.
Park City	Municipality	Park City, UT	Mandatory restrictions between May 1 and Sep 30th, watering restricted to between 7pm and 10am, no more than every other day (even addressed properties on even dates, odd properties on odd dates). Park City also has staged drought restrictions.	Permanent/Mandatory & Drought	https://parkcity.municipalcodeonline.com/book?type=ordinances#name=13-1-26_Water_Use_During_Periods_Of_Drought
City of Bozeman	Municipality	Bozeman, MT	No permanent outdoor watering restrictions, voluntary conservation under "Stage 1 - drought water" with mandatory outdoor watering restrictions under Stage 2 & Stage 3.	Voluntary & Drought	https://www.bozeman.net/departments/utilities/water-conservation/drought-management#:~:text=Outdoor%20watering%20may%20be%20prohibited%20between%2010am%20and%206pm.
Town of Jackson	Municipality	Jackson, WY	No outdoor watering restrictions.	None	
City of Long Beach	Municipality	Long Beach, CA	Long Beach has mandatory restrictions in place to prohibit landscape irrigation between 9am - 5pm. Stage 1: Outdoor watering is currently allowed three days per week but added conservation is greatly encouraged (in place as of 5/2022). Long Beach has 3 drought stages with progressively more restrictive standards. Warnings and violations for prohibited use of water.	Mandatory & Drought / Water Shortage Plan	https://lbwater.org/save-water/water-use-efficiency-guidelines/#:~:text=The%20new%20rule%20restricts%20outdoor,added%20conservation%20is%20greatly%20encouraged.

Attachment C: Watering Restriction Interview Questions

Impetus

- Why did you develop outdoor watering restrictions?

Development of restrictions

- When did you develop the current restrictions?
- How did you go about developing these restrictions? Where did you pull examples / base your restrictions from?

Structure

- How did you decide on which days per week, daily timing, and seasonality of restrictions?
- Permanent vs drought tiered?

Communication

- How do you get the word about these restrictions to residents/water users?
- What outreach approach has been most effective?
- For Summit County / other regional entities: Have you considered coordinating your restrictions with other local municipalities? Do you think it's confusing to have different restrictions around Summit County?

Enforcement

- Violation structure in place?
- Enforcement mechanisms? In practice, how successful is enforcement?
- Any customer pushback / complaints on these watering restrictions? Specifically has anyone conveyed that these restrictions do not provide enough water to maintain the aesthetics of their desired landscapes?
- Any metrics around how effective this approach has been as a water savings tool?
- Lessons learned or unexpected challenges?
- Are you thinking about adjusting your watering restrictions at all in the future?
- Any other advice for communities?

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Subject: Phase 2 Memo: Stakeholder Engagement Summary Memo
Date: 7/21/2022
Project: Unified Permanent Watering Restrictions for the Roaring Fork Watershed, CO (Project Accelerator)
To: April Long, RWAPA
From: Victoria Arling, WaterNow Alliance and Lindsay Rogers, Western Resource Advocates

Task Summary: WaterNow Alliance (WaterNow), Western Resource Advocates (WRA), and Ruedi Water and Power Authority (RWAPA) conducted nine 1-on-1 meetings with the jurisdictions and other relevant stakeholders in the Roaring Fork Valley (RFV) to share research findings from Phase I, discuss current watering restrictions, gauge preferences on watering restrictions (i.e., timing and days of the week), and gauge initial interest and support on aligning watering restrictions across the watershed (i.e., permanent baseline watering restrictions across the valley). In the memo below, Section 1 summarizes feedback from the stakeholder interviews and Section 2 shares preliminary options for implementing coordinated watering restrictions in the RFV.

Section 1: Stakeholder Feedback: The project team conducted 1-on-1 meetings with nine stakeholders in the RFV. These stakeholders included: the City of Aspen, the Town of Basalt, the Town of Carbondale, the City of Glenwood Springs, Eagle County, Pitkin County, Roaring Fork Conservancy, Mid-Valley Metro District, and Norris Design. The only water provider unavailable for a meeting was Snowmass Water & Sanitation District. The goals of these meetings were to share prior research on watering restrictions, better understand current watering restrictions across the valley, and gauge levels of support for developing baseline, permanent watering restrictions across the watershed. The intent of these baseline permanent restrictions is to reduce outdoor water demand in the RFV and to create a consistent water conservation message and direction for residents, property managers, landscape professionals, and others. Key themes and takeaways from these informational interviews are detailed below and interview questions are available in Attachment A: Interview Questions.

Current Watering Restrictions
All the water providers in the RFV have some form of watering restriction enacted in code. These restrictions range from mandatory permanent restrictions (Basalt, Glenwood Springs, and Snowmass Village) to drought restrictions (Aspen, Carbondale, and Mid-Valley Metropolitan District). Carbondale and Mid-Valley Metropolitan District are not currently under drought stages, therefore there are no mandatory watering restrictions at this time. These watering restrictions are largely intended to reduce outdoor water demand in response to supply limitations and drought, but have also been enacted to reduce peak system demand and to respond to emergencies (e.g. wildfire water supply needs) and/or operational challenges (e.g. maintenance of water tank or treatment plant).

Each jurisdiction has slightly different watering schedules (i.e., time of day and days of the week). Aspen, Carbondale (if enacted), and Glenwood Springs follow an even/odd watering schedule, such that properties with odd addresses water on odd days of the month and properties with an even address water on the even days of the month. Basalt and Mid-Valley Metro District (if enacted) follow a slightly different schedule, such that properties with an even address water on Tuesday, Thursday, and Saturday and properties with an odd address water on Wednesday, Friday, and Sunday, with no outdoor watering permitted on Mondays. Snowmass Water & Sanitation District is divided into two zones (North and South) and watering alternates every other day based on the location of the residence. Thus, all water providers' water restrictions allow for landscape irrigation 3-4 days of the week.

In addition to different watering days per week, each water provider has varying watering guidelines on the time of day when outdoor watering is restricted. These are summarized below:

- Aspen: no outdoor watering between 9am – 5pm
- Snowmass Water & Sanitation District: no outdoor watering between 9am – 6pm
- Mid-Valley Metro District: when enacted, no outdoor watering between 10am – 5pm
- Glenwood Springs: no outdoor watering between 10am – 6pm
- Carbondale: when enacted, no outdoor watering between 10am – 3pm
- Basalt: time of day is not specified

Limiting outdoor watering to morning, evening, and overnight improves irrigation efficiency by reducing evapotranspiration and overspray (from afternoon winds) and is viewed as an effective water conservation strategy among stakeholders and as an industry wide best management practice.

In sum, the current watering restrictions across the jurisdictions in the Roaring Fork Watershed vary slightly on type (mandatory vs. drought tiered) and timing (days per week and time of day). This is at least partly due to the fact that each water provider in the valley has different water supply sources and challenges, and therefore different perspectives on how to best manage their potable water supplies. Some stakeholders shared that their watering restrictions are designed as such to ensure the proper functioning of their water systems during peak periods of demand.

Education and Outreach

All water providers in the valley implement a variety of communications and outreach tactics to inform customers or property managers about their watering restrictions. These methods include newspaper and press releases, radio ads, website updates, social media posts, billing inserts, door hangers, email campaigns, electronic highway signs, and direct calls to high water users. Aspen and Glenwood Springs' materials are also available in Spanish. Additionally, the Roaring Fork Conservancy maintains a webpage that includes water and fire restrictions, drought resources, and voluntary fishing closures for locations throughout the Roaring Fork Valley.[1] Water providers use different terms including "restrictions", "guidelines", or "schedules" in their communication materials and the project team will explore which term will resonate and be the most effective for the audience in the Roaring Fork Valley.

Like other mountain communities in Colorado, the RFV is a popular location for tourism and second homeownership, alike, attributing to the valley's relatively transient population throughout the year. Stakeholders expressed a need to educate residents, visitors, and property managers/ landscapers on the importance of water conservation as it relates to irrigation efficiency. For example, understanding the plant water requirements and landscape water needs is crucial to ensuring that the correct amount of water is applied to maintain the desired landscape aesthetic. Additionally, education on plant types and proper plant selection is key to choosing species appropriate to the valley's regional climate. By providing educational materials for residents and property managers on the landscape water needs, irrigation controllers can be programmed to apply the appropriate amount of water required for landscape while adhering to a jurisdictions current watering restriction. Stakeholders conveyed that this educational component will be key to effectively implementing a regional watering restriction throughout the watershed.

[1] Roaring Fork Conservancy. 2022. 2022 Roaring Fork Valley Drought Response. Available online: http://www.roaringfork.org/drought/drought-response/

This year, Aspen is supporting the community's efficient use of water by offering free irrigation assessments to interested Aspen water customers. Their team of certified water efficient landscapers visit the property, perform an assessment of the entire irrigation system, including sprinkler heads to optimize settings, flag repair needs, and identify opportunities for efficiency improvements. This free service offered to customers can help lower their water bills and help their landscapes thrive by identifying the exact amount of moisture it needs.[2] It could also be adopted by other communities to promote compliance with watering restrictions.

Enforcement

All water providers in the RFV have a violation structure in place for non-compliance of their watering restrictions. Violations typically begin with a warning, followed by subsequent increasing fines, and ultimately resulting in water shut-off or court summons. Nearly all the water providers in the valley lack the staff time and capacity to strictly enforce their watering restrictions, and typically rely on word of mouth or neighbor complaints as their enforcement mechanism. This summer, however, Glenwood Springs has hired a seasonal Code Enforcement Officer who, among other duties, will be enforcing the city's outdoor watering restrictions. Several water providers noted that strong enforcement was not very effective from a customer engagement and community cohesiveness perspective and that education and outreach was preferred.

Stakeholders shared that most customers in their jurisdictions are generally receptive of adhering to the watering restrictions, and when these violations occur its typically because the customer did not know a restriction was in place or because of programming limitations on their irrigation controller. To mitigate this latter issue, Glenwood Springs has implemented a controller rebate program where customers can bring in their old controllers in exchange for a free Rain Bird controller that has built-in timers and sensors. This year, the city has already given out 12 controllers and will continue giving out more on a first-come, first-served basis. Next year the city plans to order more, especially given how successful it has been offering that resource this year.[3] Other stakeholders shared that a small number of their wealthy customers are not as economically-motivated to change their behavior because of fines and that reaching out directly to these customers' property managers and/or landscapers is critical for enforcement.

Coordinated Future Restrictions

All stakeholders interviewed indicated that having different watering restrictions throughout the Valley can be confusing for residents, business owners, landscapers, and property managers and that creating a unified message and consistency across the watershed could be beneficial. This is particularly the case given the RFV's large commuter population where many residents live and work in different jurisdictions and thus, hear different messages on water conservation and restrictions. Several suggested that having consistent watering restriction would aid in more acceptance with the standards (as in, "we're not any different from anyone else"). Most water providers were open to the concept of developing and passing coordinated, permanent watering restrictions. Some water providers indicated that no outdoor watering one day per week is a must in order to allow their tanks to refill and keep up with demand. A couple of stakeholders indicated that they were unsure whether moving to every other day or three-day-a-week watering would be beneficial for their communities at this time. For example, Mid-Valley Metro District

[2] City of Aspen. 2022. Want to find out if you're drowning your lawn? Accessed online: https://www.cityofaspen.com/592/Water-Conservation

[3] Ballard, C. 2022. City of Glenwood Springs offering resources to help with scheduled watering regulations. Accessed online: https://www.postindependent.com/news/city-of-glenwood-springs-offering-resources-to-help-with-scheduled-watering-regulations/

expressed concern about their ability to maintain healthy landscaping at high elevation with every other day watering. Basalt noted a necessity of maintaining the Town's well-known flower garden and accommodating both conservation efforts and the landscape aesthetic for visitors. Many water providers discussed the potential need for exceptions to the coordinated restrictions for landscape establishment, raw ditch water use, and Parks Department irrigation which typically relies on numerous zones.

Considerations

Several key considerations for future coordinated restrictions arose during the interviews:

- Several water users described the challenge of not being able to enforce restrictions on water users with access to raw water. For these users, the restrictions would need to presented as educational best practices.
- Other stakeholders expressed challenges with getting the landscape professional community fully onboard with watering restrictions as some landscapers prioritize keeping their customers' landscapes lush and green over reducing outdoor water demand.
- Several stakeholders discussed the unprecedented supply challenges on the Colorado River and the importance of having coordinated restrictions in place should water use need to be curtailed in the coming years.
- Others discussed the biggest challenge from a Council-implementation perspective would be capacity to draft ordinance language, present to Council, and conduct extensive outreach on the changes.
- One stakeholder noted the option of implementing the future restrictions as a pilot in Year 1 to aid in education, assuage any potential concerns of elected leaders, and allow for modifications to the standards if necessary.
- During the interviews, the project team and interviewees discussed the need to develop messaging that reassures the community of their water availability and security while still encouraging them to do their part to conserve.

All of the considerations noted above point to a large-scale education and outreach campaign being a critical element of any future coordinated watering restrictions.

Section 2: Next Steps

Based on stakeholder feedback from these 1-on-1 meetings, WaterNow and WRA will draft the watering restriction recommendations to be shared with the RWAPA board this fall. These recommendations will include the specific language on the proposed watershed-wide watering schedule (i.e., timing and days of the week) and any potential exceptions. Additionally, these recommendations will be paired with a communications and outreach strategy and recommendations on enforcement and implementation. Preliminary details regarding these next steps are included below.

Potential Watering Schedules

The project team would like to propose coordinated future watering schedules that include both a time of day for watering and a limit on days of the week. Based on current restrictions, it may make sense to adopt Snowmass Water & Sanitation District's 9am – 6pm watering restrictions. This would only involve an adjustment of 1-2 hours for other providers with time of day watering restrictions enacted and it would result in the most water savings as watering would be conducted outside of the heat of the day and with the least amount of evapotranspiration. The restriction would allow for watering during 15hrs of a given 24hr period (on specified days).

Additionally, based on the current restrictions and potential water savings, the project team would suggest moving towards a 3 day per week watering schedule. For example, the RFV could enact Basalt's current schedule such that properties with an even address water on Tuesday, Thursday, and Saturday and properties with an odd address water on Wednesday, Friday, and Sunday, with no outdoor watering permitted on Mondays. This watering schedule would facilitate reduced peak demand on RFV water systems and the restriction on outdoor watering one day a week could allow for storage to refill in event of a wildfire or other operations emergency. This specified day of the week schedule is relatively easy to explain to residents and can be easily programmed into all irrigation controllers.

Based on the stakeholder discussions, it may be important to allow for exceptions to the watering restrictions for landscape establishment in years 1 and 2, and for large Municipal/Parks Department properties with many zones that may not be able to be effectively watered during the designated times. That being said, to promote community buy-in City parks and municipal properties should to their utmost follow the watering schedules.

Finally, while jurisdictions would retain their own authority to enforce the watering restrictions, from a messaging perspective it would be valuable if the violation structures adopted in code were consistent. For example, violations could include a warning, followed by tiered fines for repeat offenders, and finally the authority to shut off water service.

Education, Outreach, and Messaging

For future coordinated watering restrictions to be successful, there will be a need to conduct a large-scale, valley-wide education and outreach campaign. If the coordinated restrictions receive support from local jurisdictions, RWAPA would likely apply for grant funding to develop and implement this campaign. Campaign considerations will be explored further in the regional recommendation and may include:

- Some water providers indicated a preference towards the word "schedule" or "guideline" versus "restriction" and the project team will explore which term is most appropriate for the regional recommendation.
- Water providers use a wide variety of strategies to spread the word about their watering restrictions. All of these strategies likely serve an important purpose in reaching a broad audience for a coordinated outreach campaign.
- The landscape professional community is critical to successfully implementing watering restrictions. Specific outreach strategies should be employed to reach this community including direct outreach to landscaping companies, fliers at nurseries and hardware stores, and materials that are available in both English and Spanish.

Implementation

All water providers acknowledged that they had limited capacity (and in some cases, limited interest) to enforce mandatory watering restrictions. For this reason, future coordinated restrictions will rely primarily on significant outreach and education efforts to residents, businesses, property managers, landscape professionals, and other community members. That being said, should the RFV encounter an extreme drought situation in the future, the jurisdictions could elect to pool resources or identify outside funding to hire seasonal enforcement staff for the Valley.

Attachment A - Interview Questions

I. Current Restrictions

a. Verify details of current restrictions from research
    i. Ask any clarifying questions specific to the community's restrictions
b. When and why did you develop the current restrictions? What were they in response to?
c. How/why did you structure the restrictions the way you did? (i.e. days per week, daily timing, seasonality)
d. If drought tiered: How frequently do you implement some level of drought restrictions?
e. How do you communicate about your watering restrictions and what outreach approach is most effective?
f. How do you enforce the restrictions? How successful is enforcement in practice?
g. Do you ever hear customer pushback/complaints about the watering restrictions?
h. Any lessons learned or unexpected challenges?

II. Coordinated Future Restrictions

a. Do you think that having different watering restrictions throughout the Valley is confusing for residents, business owners, landscapers, property managers or others?
b. Would your community be open to adjusting your watering restrictions to have permanent, mandatory base standards that are aligned with the rest of the Valley?
    i. If not, why not?
    ii. If so, is there anything about your current restrictions that you would absolutely want to retain? Anything that you would definitely want to change?
c. Do you believe there may be obstacles or pushback to this idea? If so, what?
d. What would you community need in order to make this successful? How can RWAPA help?

TOWN OF CARBONDALE

PUBLIC WORKS

511 Colorado Avenue

Carbondale, CO 81623

Board of Trustees Agenda Memorandum

Meeting Date: March 28, 2023

TITLE: Crystal River Restoration and Weaver Ditch Efficiency Project (CRRP) Bid

SUBMITTING DEPARTMENT: Public Works

ATTACHMENTS: CRRP Agreement

BACKGROUND

On January 20, 2023, the CRRP was advertised for bids with bids being due on February 24, 2023. The project was advertised in the Sopris Sun for two consecutive weeks, on the town's website, on the Western Colorado Contractors Association website and was sent directly to several companies who had indicated an interest in the project when it was bid for the first time last year.

DISCUSSION

When the project was advertised in 2022, one bid was received for the project on May 16, 2022, and that bid was approximately $3.25M which was significantly higher than the estimated cost of the project and the available funding. At that time, the decision was made to readvertise the project this winter and to also pursue additional funding opportunities. When the project was readvertised this winter, one bid was received for the project from Redoubt Restoration out of Highland, Utah as follows:

Contractor	Location	Bid
Redoubt Restoration.	Highland, UT	$1,989,587.00

Redoubt Restoration did not bid on the project in 2022. While they have not worked in town in the past, they are specialists in river restoration work and have worked on several projects in Utah which were designed by our consultant on this project. Comments received on their performance on past projects has been very complimentary with specific emphasis on going above and beyond to work with landowners on projects as well as being reasonable and easy to work with.

FISCAL ANALYSIS

As discussed above, for the past nine months, the project team has been exploring other potential funding opportunities for the project. With Pitkin County approving an additional $370K in funding from Healthy Rivers at their meeting on March 22, 2023, total funding for the project is now $2,285,638.07. Based on the bid, this allows $296,051.07, or approximately 15% of the original bid for contingency funding.

RECOMMENDED ACTION

Staff recommends the following motion: **I move to approve, and authorize the mayor to execute the attached agreement with Redoubt Restoration.**

Prepared by: Kevin Schorzman

2023 Town of Carbondale
Crystal River Restoration and Weaver Ditch Efficiency Project (CRRP)

CONSTRUCTION AGREEMENT
(unit prices)

THIS AGREEMENT is entered into by and between Redoubt Restoration ("Contractor"), and the Town of Carbondale, Colorado, a Colorado home rule municipal corporation ("Town"). This Agreement is to be effective February 27, 2023, regardless of the date of signature(s) below.

For good and valuable consideration, the parties agree as follows:

1. **Work**. The Town desires to complete river restoration and associated improvement work, within the Town of Carbondale as described in the plans and specifications for the Crystal River Restoration and Weaver Ditch Efficiency Project (CRRP) which are incorporated by reference as Attachment A. All of the Work will be directed and overseen by the Town's Public Works Director. Contractor is willing to perform this Work upon request of the Public Works Director at the rates set forth in the bid submitted for the project which is incorporated by reference as Attachment B.

2. **Compensation**. Contractor will be paid for the work to be performed pursuant to this Agreement at the unit prices set forth on Attachment B ("Contractor's Compensation"). Contractor shall provide the Town with a performance and payment bond in an amount no less than 100% of the cost of the project in accordance with C.R.S. § 38-26-106 (2016). Any cost associated with the bond shall be included in the unit price for the work performed, and shall not be compensated directly.

3. **Payment**. In consideration for Contractor's performance of the Work, and subject to satisfaction of the Town and acceptance of the same by the Town, Contractor's Compensation shall be payable to Contractor in one payment for Work completed, based on Applications for Payment submitted by Contractor and approved by the Town. Town shall make said payment for the Work to Contractor no later than thirty-one (31) days after the Work is completed and accepted by Town. It shall be a condition precedent to the payment of Contractor that Contractor submits waivers and assignments of liens and such other documents, papers and statements as may be requested by and all in a form reasonably acceptable to Town. Title to all materials shall pass to Town upon final payment. Town may make the check for full and final payment payable jointly to Contractor and any of its subcontractors, material suppliers, laborers or equipment suppliers, and the amount so paid will apply to the Contractor's Compensation.

4. **Independent Contractor Status**. Contractor shall perform all services and procure all materials as an independent contractor, retaining complete control over Contractor's personnel, any subcontractors, and operations.

5. **Records**. Contractor shall keep full and detailed accounts as may be necessary for proper financial management under this Agreement. The Town shall be afforded access to all the Contractor's records relating to this Agreement or the Work.

6. **Immigration Compliance**. The Contractor shall not knowingly employ or contract with a worker without authorization to perform work under this contract nor contract with any subcontractor that fails to certify to the contractor that the subcontractor shall not knowingly employ or contract with a worker without authorization to perform work under this Agreement.

The Contractor will confirm the employment eligibility of all employees who are newly hired for employment in the United States to perform work under this Agreement, through participation in the E-Verify Program established under Pub. L. 104-208 or the State verification program established pursuant to §8-17.5-102(5)(c), C.R.S.

The Contractor shall not use either the E-Verify Program or the State verification program procedures to undertake preemployment screening of job applicants while this Agreement is being performed.

If the Contractor obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with a worker without authorization, the contractor shall notify the subcontractor and the Town within three days that the Contractor has actual knowledge that the subcontractor is employing or contracting with a worker without authorization; and terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to this paragraph, the subcontractor does not stop employing or contracting with the worker without authorization. The Contractor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with a worker without authorization.

The Contractor shall also comply with any reasonable request by the Colorado Department of Labor and Employment made in the course of an investigation that the department is undertaking pursuant to C.R.S. 8-17.5-102(5).

If Contractor fails to comply with any requirement of this provision or §§8-17.5-101 *et seq.*, C.R.S., the Town may terminate this Agreement for breach of contract. If this Agreement is so terminated, Consultant shall be liable for actual and consequential damages to the Town arising out of said violation.

7. **Contractor's Obligations.** All work performed by the Contractor shall be performed in a workmanlike manner, pursuant to industry standards and all applicable Carbondale Municipal Code provisions, and subject to Town's satisfaction and approval. The Contractor shall clean up all debris generated by its work and shall keep mud from the street and near the site. Contractor shall also perform as follows:

a. Contractor shall supervise and direct the Work, using Contractor's best skill and attention, and Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under this Agreement. Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary to complete each Job in a workmanlike manner in strict accordance with the Contract Documents. Contractor accepts the relationship of trust and confidence established between the Town and Contractor by this Agreement. Contractor represents, covenants and agrees to furnish efficient business administration and superintendence, to furnish at all times an adequate supply of workers

and materials, and to perform the Work in the best way and in the most expeditious and economical manner consistent with the interests of the Town.

b. Contractor warrants to the Town that all materials incorporated in the Work will be new unless otherwise specified in the Contract Documents, that all Work and materials will be free from faults and defects not inherent in the quality required or permitted under the Contract Documents, and that all Work and materials will be in conformance with the Contract Documents and all applicable requirements of local building codes and zoning requirements and all federal, state and local rules, regulations, orders, statutes and ordinances. Any Work not conforming to these requirements shall be considered defective.

c. Contractor shall at all times keep all worksites and all adjacent trails and public streets free from accumulation of waste, materials or rubbish caused by Contractor's operations and shall at all times maintain a neat and orderly work area as required by Town. At the completion of the Work, the Contractor shall remove all such waste, materials and rubbish from and about the Premises, as well as Contractor's tools, construction equipment, machinery and surplus materials. Contractor shall comply with any and all provisions of applicable law with respect to the transportation, handling, use, storage, disposal, removal and disposal of hazardous material, hazardous substances or hazardous waste in accordance with all applicable law or governmental regulations, including any governmental order or requirement for cleanup or remedial work arising out of Contractor's transportation, handling, use, storage or disposal of such hazardous materials on or about the Premises.

d. Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. Contractor shall take all necessary precautions for the safety of, and shall provide all necessary protection to prevent damage, injury or loss to (a) all employees on the Work and other persons who may be affected thereby, (b) all the Work and all materials and equipment to be incorporated herein, and (c) other property at the site or adjacent thereto. Contractor shall give all notices and comply with all applicable laws, ordinances, rules, regulations and orders of any public authority bearing on the safety of persons and property and their protection from damage, injury or loss. Where consideration of labor, equipment or safety is involved, Contractor is solely responsible for all decisions and Town shall not incur any liability as a result of Contractor's decisions.

e. All claims which Contractor has or wishes to assert against Town must be presented in writing to Town not later than ten (10) days after Contractor is aware or should have been aware that a claim will or does exist, or such longer time as may be required by law, even though the exact nature of the claim and the amount of the claim may not be determinable at that time. The nature of the claim and the amount of the claim must be presented to Town in writing as soon thereafter as Contractor has or should have had such information, and Contractor hereby waives all claims not presented as provided herein.

f. Upon request of Town, Contractor shall submit for Town's review and approval a schedule ("Schedule") for the performance of the Work. When the Schedule is approved by Town, it shall not be exceeded by Contractor except as may be approved in writing by Town, provided however that, although time is of the essence, the Contractor shall not be responsible for delays caused by matters outside of Contractor's or its sub-contractors' control. In no case shall the completion date listed on the schedule be beyond the completion date listed in paragraph 11.

g. Contractor shall promptly pay all bills and charges for its materials, labor and other costs in connection with the Work and shall keep the project site and all improvements thereon free and clear of any liens, charges or claims of Contractor or its subcontractors, material suppliers,

employees and agents. In the event a lien shall be filed in connection with the Work, Contractor shall, at its own cost, cause such lien to be discharged within ten (10) days from recordation of the lien. In the event Contractor fails to discharge the lien when required hereunder, Contractor shall be immediately liable to the Town and shall pay to the Town all costs, damages and losses incurred by the Town in connection with such lien, including but not limited to attorneys' fees, costs resulting from delay in closing sales, and the cost of bonds to release the lien.

8. **INDEMNITY**. TO THE FULLEST EXTENT PERMITTED BY LAW, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE TOWN AND ALL OTHER OWNERS OF LAND UPON WHICH THE WORK WILL OCCUR, AND THEIR RESPECTIVE AFFILIATED COMPANIES, PARTNERS, SUCCESSORS, ASSIGNS, HEIRS, LEGAL REPRESENTATIVES, DEVISEES, OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES AND AGENTS (COLLECTIVELY, "INDEMNITEES") FOR, FROM AND AGAINST ANY AND ALL CLAIMS AND LIABILITIES (INCLUDING, WITHOUT LIMITATION, CLAIMS AND LIABILITIES RELATING TO BODILY INJURY OR PROPERTY DAMAGE), DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR RELATED TO THIS AGREEMENT OR THE WORK, INCLUDING, WITHOUT LIMITATION, ANY FAILURE BY CONTRACTOR OR ITS SUBCONTRACTORS TO PROPERLY PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, OR NEGLIGENCE OR MISCONDUCT OF CONTRACTOR OR CONTRACTOR'S OFFICERS, AGENTS, EMPLOYEES, OR SUBCONTRACTORS. THIS INDEMNITY OBLIGATION SHALL INCLUDE PAYMENT OF ANY ATTORNEYS' FEES OR COSTS INCURRED BY THE TOWN IN DEFENSE OF ANY INDEMNIFIED CLAIM.

9. **Insurance**. Contractor will also obtain, pay for and maintain the coverage and amounts of insurance coverage not less than those below and will provide the Town with certificates issued by insurance companies satisfactory to Town to evidence such coverage prior to the commencement of any work, and upon renewal or change in any such policy. The Town shall be named as an additional insured on all such policies. Contractor will procure and maintain the following types of insurance at limits no less than stated below:

a. Workers' Compensation complying with the laws of the State of Colorado and Employer's Liability Insurance in an amount not less than $1,000,000.00, as well as any similar coverage required for this work by applicable federal or state law.

b. Comprehensive Automobile Liability Insurance in an amount not less than $1,000,000.00 combined single limit.

c. Commercial General Liability Insurance with an installation floater in an amount not less than $1,000,000.00 per occurrence, specifically insuring Contractor's indemnification obligation under this contract.

Each of the above-named policies shall be issued by an insurer acceptable to Town and be on a form satisfactory to Town, with exclusions and deductibles acceptable to Town, whose approval shall not be unreasonably withheld. The Workers' Compensation and Employer's Liability Insurance shall include a Waiver of Subrogation in favor of the Town. In addition, the Town, shall be named as an additional insured on the Comprehensive Automobile Liability policy

and the Commercial General Liability policy (by endorsement form number CG 20 26, which policies must provide coverage to the Town that is primary with respect to any other insurance carried by said entities. Additional insured coverage shall include products and completed operations coverage. Certificates of Insurance evidencing the above insurance coverage shall be furnished to Town before Contractor starts any Work. Policies shall be furnished to Town upon request. Insurance similar to that required of Contractor shall be provided by all subcontractors to cover their operations performed under this Agreement; provided, however, that the limits of such insurance may be adjusted in accordance with the nature of each subcontractor's operations. Contractor shall maintain Certificates of Insurance from all subcontractors, enumerating, among other things, the waivers in favor of, and insured status of, the Town as required herein, and shall provide to Town a copy of each Certificate of Insurance from each subcontractor upon request.

10. **Subcontractors.** The subcontracting of any of the Work shall not relieve Contractor of any of its liabilities or responsibilities under the Contract Documents. Subcontracting will be performed only with the permission of the Town. Contractor shall make prompt payment to its subcontractors for Work performed and/or materials supplied. Any retainage on payments due subcontractors shall be made only after Contractor consults with the Town and obtains the Town's prior written consent and approval.

11. **Timing.** Time is if of the essence, most importantly for in-channel work. All in-channel work shall be completed by Contractor between May 1, 2023, and September 30, 2023, with no exceptions given due to the project's permitting requirements with the US Army Corps of Engineers. Work in Riverfront Park must pause on December 1, 2023 due to a bald eagle closure and be completed in the spring of 2024. Any changes to the timing of construction must be agreed in writing by the Town Manager or Public Works Director and Contractor.

12. **Performance.** Payment may be withheld by the Town on account of (1) defective Work not remedied, (2) claims filed, (3) failure of the Contractor to make payments properly to subcontractors or for labor, materials or equipment, (4) damage to Town or another contractor, or (5) failure to timely carry out the Work in accordance with the Contract Documents. The acceptance of final payment by Contractor shall constitute a waiver of all claims by Contractor in connection with the Work except those previously made in writing and identified by Contractor as unsettled on Contractor's Application for Payment for the Work.

13. **Lien Waivers.** At the time of final payment for each work item or project requested by the Town, the Contractor shall deliver to the Town a final lien waiver. Final payment shall be made only after the work item or project has been fully performed by the Contractor and the Town has accepted the Work.

14. **Change orders**. The Town may order changes in the Work consisting of additions, deletions or modifications, the Contractor's Compensation and time for completion being adjusted accordingly. All such changes in the Work shall be authorized by written Change Order signed by the Town. The Contractor's Compensation and time for completion may be changed only by Change Order. Cost or credit to the Town from a change in the Work shall be determined by mutual agreement. No aspect of the Contract Documents provided after the date of this contract shall be deemed a change in the Work, unless the particular Contract Document represents a

change in the scope of Work (including detail) which was not and could not have been reasonably inferred or anticipated by Contractor, as an experienced and prudent contractor.

15. **Breach waivers**. In the event that either party hereto waives a breach of this Agreement by the other party, such waiver shall not be deemed to be or be construed a waiver of any subsequent breach of the terms hereof.

16. **Defective Work/Corrections/Warranties**. Contractor shall promptly correct any Work found to be defective within two years from the date of completion of the work item or project or within such longer period of time as may be prescribed by law. Contractor also guarantees all equipment, material, supplies, and work furnished on the job against defects for two years from final completion of the Work. Contractor agrees, at its sole cost, to make all repairs and correct such defects under the warranty. Failure to correct such defects within the required time shall constitute a breach of this Agreement. Contractor expressly agrees that all warranties made by Contractor in this Agreement shall survive the termination of this Agreement and completion of the Work.

17. **Termination**.

a. If Contractor does not fully comply with the terms of this Agreement or any other contract documents, then the Town may, without prejudice to any other right or remedy and after giving Contractor seven (7) days prior written notice and opportunity to cure the breach, terminate the services of Contractor.

b. The Town may also, at any time, terminate for its own convenience any part of the Work or all remaining Work for any reason whatsoever by giving written notice to Contractor specifying the part of Work to be terminated and the effective date of termination. Contractor shall continue to prosecute the part of the Work not terminated. If any part of the Work is so terminated, Contractor shall be entitled to payment for actual costs directly related to Work thereafter performed by Contractor in terminating such Work including cancellation charges of subcontractors and material suppliers, provided such Work is authorized by Town. In case of such termination, the Town will issue a Change Order making any required adjustment to the scheduled date of completion and/or the Contractor's Compensation for the Work.

c. In the event of termination, the Town may offset against any sum due Contractor under the Contract Documents the amount of any obligations of Contractor to the Town, whether or not arising out of this Agreement.

18. **Dispute Resolution**. This Agreement shall be construed, interpreted and governed by the laws of the State of Colorado. In the event that legal proceedings are instituted by either of the parties for enforcement of this Agreement, such proceedings shall be brought in the Garfield County District Court. The prevailing party in any such dispute shall be entitled to an award of reasonable attorneys' fees and costs, including expert witness fees.

19. **Binding Effect/Assignment**. This Agreement shall be binding upon the parties hereto, their partners, successors and assigns. This contract and the documents incorporated herein by reference constitute the entire agreement between the parties and may be altered, amended or repealed only by duly executed written agreement. Neither party will assign the contract without the written consent of the other. Contractor will not be relieved of any of the responsibilities of this contract by assigning or subcontracting the work or any portion thereof.

20. **Town Budgeting/TABOR compliance**. The Town has appropriated funds out of its 2023 budget in the amount of Contractor's Compensation. Nothing in this contract shall be construed as a multi-year budgetary obligation and, pursuant to C.R.S. 24-91-103(6), no change order shall issue which causes the aggregate amounts to be paid by the Town pursuant to this contract to exceed the amount appropriated.

21. **Equal Opportunity Employer**. Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability or national origin. Engineer will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, age, sex, disability, or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the equal opportunity laws. Contractor shall be in compliance with the applicable provisions of the Americans with Disabilities Act of 1990, as enacted and from time to time amended, and any other applicable federal, State, or local laws and regulations.

22. **Governmental Immunity.** Nothing herein shall be interpreted as a waiver of governmental immunity, to which the Town would otherwise be entitles under §24-10-1, et seq., C. R. S., as amended.

23. **Negotiation and Drafting of Agreement**. The parties agree and acknowledge that both parties have participated in the negotiation and drafting of this Agreement and no presumption shall exist in favor of either party hereto. This Agreement shall not be construed against either party merely because of said party's drafting of this Agreement.

24. **Agreement Administration and Notice**. For purposes of administering this Agreement, the Town's Public Works Director shall represent the Town in carrying out the purposes and intent of this Agreement. Any notices required to be given pursuant to this Agreement shall be delivered as follows:

To the Town:	Lauren Gister, Town Manager Town of Carbondale 511 Colorado Avenue Carbondale, CO 81623
Copy to:	Town Attorney Town of Carbondale 511 Colorado Avenue Carbondale, CO 81623
To Contractor:	David Meyer, Owner Redoubt Restoration 4791 Caddie Lane Highland, UT 84403

25. **Entire Agreement**. This Agreement shall be binding upon the parties hereto, their successors and assigns. This contract and the documents incorporated herein by reference constitute the entire Agreement between the parties and may be altered, amended or repealed only by duly executed written Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands this 28th day of March, 2023.

TOWN:

TOWN OF CARBONDALE
a Colorado home rule municipal corporation

By: _____
Ben Bohmfalk, Mayor

ATTEST:

_____

CONTRACTOR:

REDOUBT RESTORATION

By: _____
David Meyer, Owner

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

The foregoing AGREEMENT was acknowledged before me this 21 day of March, 2023 by Casey Wright.

Witness my hand and official seal.

My commission expires: 02-02-2026

_____
Notary Public

CASEY LYNE WRIGHT
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 722818
COMM. EXP. 02-02-2026

TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Board of Trustees Memorandum

Meeting Date: 3/28/2023

TITLE: RFSD Meadowood Employee Housing – Major Site Plan Review, Alternative Compliance, Minor Plat Amendment, and Rezoning

Submitting Department: Planning Department

Property Owner: Roaring Fork School District

Applicant: Robert Schultz Consulting LLC

Property Location: Lots 2A and 2B, North Face Base Camp Subdivision (East of Meadow Wood Dr and High School Access Road Intersection)

Zone District: Community Arts (CA) – Lot 2A
Commercial Business Park (CBP) – Lot 2B

ATTACHMENTS: Land Use Application
Agency Referral Comments
- Fire District
- Town Arborist
- Garfield County
- RFTA
- LRE Water

Draft P&Z Meeting Minutes 3/9/23

BACKGROUND

Project Summary

This is a combined application for a Major Site Plan Review, Minor Plat Amendment, Rezoning Application, and Alternative Compliance. The combined application requires a public hearing and recommendation by the Planning and Zoning Commission (P&Z) and a subsequent public hearing and action by the Board of Trustees.

The proposal includes three main components. First, a rezoning application proposes to rezone Lot 2A from Community Arts (CA) to Residential High Density (R/HD). Lot 2B is proposed to remain as Commercial Business Park (CBP). The proposed zone districts

will apply to the modified property boundaries for Lots 2A and 2B as outlined in the minor plat amendment. The Roaring Fork School District (RFSD) is the owner of both Lots 2A and 2B and therefore is eligible to apply for a general rezoning.

Second, the minor plat amendment proposes to modify the property boundary between Lot 2A and 2B. The amendment proposes two exchange parcels: (1) 1.293 acre parcel located along Meadow Wood Dr between Lot 2A and the Carbondale Fire Protection District; (2) 0.560 acre parcel which is the southeastern portion of Lot 2A which is encumbered by the existing practice fields. The initial and proposed lot sizes are as follows:

	Current Size	Proposed Size
Lot 2A	2.705 (117,838 square feet (SF))	3.439 (149,781 SF)
Lot 2B	25.848 (1,122,931 SF)	23.822 (1,037,672 SF)

The Unified Development Code (UDC) §2.6.7.B.2.i, permits the RFSD to apply for a minor plat amendment for Lots 2A and 2B. The RFSD owns both lots, the request does not attempt to remove any recorded covenants or restrictions, and the amendment does not increase the number of lots.

The third component is a major site plan review and accompanying alternative compliance request. This request is to construct a 50-unit development on Lot 2A. Three buildings are proposed with Building A sited along Meadow Wood Dr, Building B facing the High School Access Drive, and Building C internal to the property. Buildings A and B are predominately two-story buildings with a mixture of flat and shed roofs, while Building C is a three-story structure with predominately flat roofs. The proposed unit mix across the project is 8 studio, 10 one-bedroom, 16 two-bedroom, and 16 three-bedroom units. The three buildings are as follows:

Building A	8 units	8,910 SF
Building B	12 units	16,016 SF
Building C	30 units	57,522 SF

The site has access on Meadow Wood Dr and the High School Access Road which connect via an internal parking lot. A larger parking lot is located along the northeastern property line between Building C and the Ella Ditch.

The alternative compliance request is for three project components. First, a request to permit the outdoor private space for eight studio units to be less than the 60 sq. ft. minimum. Second, is to deviate from the Street Landscaping requirements. The UDC prescribes a landscape strip and street trees between the curb and sidewalk, while the proposal continues the existing condition along Meadow Wood Dr and proposed the landscape strip and street trees behind the sidewalk which will be adjacent to the curb. Third, a parking reduction request proposes 90 parking spaces as opposed to the 93 which are required by code.

This application was publicly noticed in the Sopris Sun on March 9, 2023 and the applicant completed a mailed notice and posting of the property on March 13, 2023.

Land Exchange and IGA

The subject property (Lot 2A, The North Face Base Camp Subdivision) was part of a land exchange between the Roaring Fork School District ("RFSD"), Town of Carbondale ("Town") and Carbondale Council on Arts and Humanities ("Carbondale Arts"). In 2006, an Intergovernmental Agreement (IGA) was agreed to between the parties (reception #694548) and Carbondale Arts conveyed Lot 2A to the Town in exchange for 76 S. 4th Street (The Launchpad). The Town subsequently conveyed Lot 2A to RFSD in exchange for the Carbondale Elementary School Parcel, which is now home to the 3rd Street Center. Prior to the land exchange, an IGA (reception #609155) was agreed to between RFSD and Town concerning the development of the school site on Lot 2B. Section 13 of the IGA states that if RFSD becomes the owner of Lot 2A that it will be subject to the IGA. Section 5 of the IGA requires that any use other than school uses and school buildings, including housing, are subject to the Town's codes and regulations including zoning, subdivisions, and building codes. Lastly, Section 10 of the IGA states that the Town's inclusionary housing ordinance shall not apply to the development of the property.

P&Z Public Hearing and Recommendation

The P&Z held a public hearing on March 9, 2023 to review the combined application. The P&Z were supportive of the proposed site plan, building design, and rezoning request. Much of the conversation centered on the alternative compliance requests, specifically the parking reduction. The P&Z determined that the requested parking reduction resulted in a better design through the increase in private common open space and the impacts were mitigated by the project's proximity for residents to area schools, and proximity of a school owned surface lot for overflow parking. The P&Z ultimately recommended approval of the combined applications with 11 conditions of approval and findings of fact related to each application. Their recommendation is included in the draft meeting minutes from the March 8, 2023 P&Z meeting, which is attached to this report.

DISCUSSION

Unless otherwise stated, when reviewing the proposal compliance with zoning and the UDC is based upon the proposed R/HD zoning and the proposed lot sizes as presented in the minor plat amendment.

Comprehensive Plan

The property is designated as Public Facilities on the Future Land Use Map (FLUM). This designation aims to preserve community institutional uses including schools. Although the proposal does not directly preserve a school, the construction of housing for school district employees does improve the viability and resiliency of our local schools. As the applicant states, investing in staff housing is an important way that RFSD can develop, retain, and attract great teachers, leaders, and staff.

Section 3.3 identifies housing as one of the top goals for Carbondale. A guiding principle is to prioritize housing affordability and housing diversity. The proposed development

works to achieve this goal by creating rental housing for school district employees that the RFSD will provide at affordable rents. Furthermore, the construction of multi-family rental housing which includes a mix of studio, one-, two-, and three-bedroom units will increase housing diversity.

One recommendation of Section 5.2, *Housing & Jobs*, is to continue to engage with affordable housing providers and agencies to develop actionable strategies and programs to deliver affordable housing in Carbondale. The RFSD proposal is a way Carbondale is engaging in the delivery of affordable housing.

Section 5.4 outlines goals and strategies related to Climate Action. The applicant represents that the proposed housing's close proximity to town centers and employment centers inherently support sustainability due to decreased travel. The project's proximity to Crystal River Elementary, Carbondale Middle School, and Roaring Fork High School will further support the sustainability efforts as employees of these schools will have a higher possibility of living close to employment within the proposed development. The project will be developed as an all-electric site and will incorporate EV charging on-site. The development will meet the 2021 International Energy Conservation Code (IECC), which is estimated to be 10% more efficient than the Town's adopted 2015 IECC.

The subject property is not currently located within the Residential Focus Area, an area comprised of properties zoned R/HD, but is directly across Meadow Wood Dr from this area. Section 5.9 discusses the threat to existing housing stock and incompatibility with adjacent uses by redeveloping R/HD zoning. The proposed rezoning to R/HD and associated development plan would increase the compatibility of the subject lot with the adjacent R/HD parcel (e.g. Carbondale South and Villas de Santa Lucia). Furthermore, the proposed use, RFSD employee housing rentals, will support the adjacent buildings by ensuring additional year-round residents and increasing the affordable housing stock.

Overall, the proposal achieves the goals, policies and intent of the 2022 Comprehensive Plan.

<u>Rezoning Application</u>
The Property is currently zoned CA (Lot 2A) and CBP (Lot 2B). Lot 2A is proposed to be rezoned to R/HD, while Lot 2B is to remain CBP. The rezoning is proposed on the amended lots as outlined in the Minor Plat Amendment application. Surrounding zone districts are:

North/East/South: CBP – Lot 2B (RFSD / Roaring Fork High School)
South: Fire Station PUD (Carbondale & Rural Fire Protection District)
West/North: R/HD (Carbondale South & Villas de Santa Lucia)



The following review criteria are required to be met in order to rezone a property. Staff's responses to each review criteria are listed below:

1. *The amendment will promote the public health, safety, and general welfare;*

The zoning change from CA to R/HD is supported by a few prior actions. First, the land exchange, as discussed above, contemplated RFSD acquiring Lot 2A for the purposes of school uses. Second, the IGA between the Town and RFSD outlined the process if non-school uses were proposed on Lot 2A. Between these two, the prior processes identify school related uses, including housing, on Lot 2A. The proposed residential use provides a greater compatibility with the surrounding residential uses and ensures that commercial uses are not permitted. The ensured compatibility with the surrounding uses positively impacts the public health, safety, and general welfare of the community.

2. *The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code;*

As stated previously, the residential use is supported by and consistent with the Comprehensive Plan. The UDC Appendix encourages landowners to rezone land from an obsolete zoning district. The existing CA zoning is an obsolete zone district and not included in the current UDC Appendix. When reviewing Chapter 18, the zoning code preceding the UDC, the intent of the CA zone district was to provide a broad range of arts and related activities, while residential uses are not permitted. RFSD would have had difficulty developing a compatible project under existing zoning. Ultimately, the proposed rezoning will not negatively impact the purposes of the UDC.

3. *The amendment is consistent with the stated purpose of the proposed zoning district(s);*

The purpose of the R/HD zone district is to provide high-density neighborhoods which include common open space and schools and other public facilities. The district is intended to be closer to commercial centers and downtown, while serving as a transition to lower-density districts. The proposal is not located close to commercial centers or

downtown, but the property is located close to schools, parks, and other R/HD zone districts. Ultimately, the proposed zoning district fits within the character of the neighborhood.

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

The proposed zone amendment does change the use to residential uses. The residential use is more intensive than likely would be realized under the CA zoning. With that said the compatibility of residential uses with those across the street will not significantly impact the natural environment.

5. *The amendment is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property; and*

The proposed R/HD zoning will not result in material adverse impacts on adjacent properties. The adjacent school use will benefit from the potential of workforce within close proximity, while the R/HD zoned properties across Meadow Wood Dr, will not be impacted given the compatible use.

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

The application was referred out to a variety of facilities and services, including the fire protection district which provided confirmation of the ability to serve. CDOT reviewed the traffic plan which anticipated an increase of 20 morning peak hour trips and 26 afternoon peak hour trips. The existing roadway network, including Highway 133, is adequate to handle the increased traffic. During the land exchange RFSD provided water rights dedication. LRE Water reviewed the proposed plan and determined that sufficient water rights exist to serve the project. The project's engineering report was reviewed by staff and agrees that adequate facilities exist to serve the proposed rezoning.

Minor Plat Amendment

As stated previously, the minor plat amendment proposes to adjust the lot lines between Lots 2A and 2B. The lot line adjustment involves two exchange parcels transferring between Lots 2A and 2B. The practice fields adjacent to the project and High School will be solely on Lot 2B, while the proposed housing and part of the High School Access Road will be on Lot 2A. When reviewing the draft minor plat, staff identified that a reciprocal easement will be required for the High School Access Road which will ensure access to both parcels.

The rational for the minor plat amendment is to adjust the lot lines between Lots 2A and 2B to ensure that 2A only contains the improvements associated with the housing, while the uses associated with the High School (e.g. practice fields) remain on Lot 2B. Another reason for the lot line adjustment is to ensure that Lot 2A contains enough lot area to

meet all of the dimensional standards as required in the UDC (e.g. common open space, lot coverage, etc.)

The minor plat amendment is a staff decision and will track with the combined application. After reviewing the proposal, Staff has determined that the minor plat amendment meets the review criteria as listed below:

1. *The minor plat amendment does not increase the number of lots or parcels or create new lots or parcels;*

No new lots are created with the proposed minor plat amendment.

2. *The minor plat amendment does not affect a recorded easement without approval of the easement holder;*

Existing easements are not affected by the proposed lot line adjustment.

3. *Street locations will not be changed;*

All street location will remain in the original location and are not changed by the proposal.

4. *The minor plat amendment will not create any nonconformities or increase the degree of nonconformity of any existing structure, use, or development standards; and*

The minor plat amendment will not create any nonconformities or increase the degree of nonconformity. The proposed lot line adjustment ensures that the new lots meet all standards of the UDC.

5. *The minor plat amendment shall comply with all other provisions of this chapter and other applicable provisions of the Unified Development Code.*

Outside of the Alternative Compliance request, the proposal meets all provisions of the UDC.

Major Site Plan and Alternative Compliance
Zoning (UDC §3.2.6.B)
The proposed R/HD zoning districts permits multi-family dwellings. The zone district requires a minimum lot size of 3,000 SF with a minimum 50-foot lot depth and 25-foot lot width. The proposed Lot 2A is 3.439 acres in area, has a minimum lot depth of 89.27 feet, and a minimum lot width of 195.87 feet. The proposed 50-unit housing development and proposed Lot 2A meet the standards of the R/HD zoning district.

Setbacks (UDC §3.2.6.B)
The proposal meets the minimum setback requirements of the R/HD zone district.

	Required	Proposed
Front	5’	20’
Side	5’ 4’, street	5’
Rear	5’	5’

Maximum Impervious Surface (UDC §3.7.2)
A maximum of 60% of the site is permitted to be covered with impervious surfaces, while a minimum of 40% of the property is required to be open space.

	Required	Proposed
Maximum Impervious	89,868.6 SF	84,443 SF
Minimum Pervious	59,912.4 SF	65,338 SF

The proposal includes a mix of planted areas, rain gardens, and pervious walkways and paths as pervious areas, while all other portions of the property are calculated as impervious areas. An exhibit has been included in the application demonstrating all areas calculated as either impervious or pervious. The proposal does not request any exemption for pervious paving or to calculate patios as pervious area. The proposal complies with the maximum impervious and minimum pervious area requirements.

Building Height (UDC §3.2.5.B)
The UDC allows a maximum height of 35 feet in the R/HD zone district. Building height is measured from predevelopment grade to the top of the top of a flat roof or midspan of a pitched roof. Of note, the definition of building height does allow the top of a pitched roof to extend no more than 5 feet above the maximum building height. The application proposes that all buildings utilize a mix of flat roofs and shed roofs.

	Proposed Flat Roof Height	Proposed Shed Roof Mid Span	Proposed Shed Roof Top
Building A	20.93’	25.09’	29.09’
Building B	20.93’	27.5’	31.94’
Building C	29.4’	34.45’	37.69’

All of the buildings meet the maximum 35-foot height limit as defined in the UDC. Final compliance with the maximum building height will need to be verified at the time of building permit submission to ensure all elements meet the maximum allowable height.

Use Regulations (UDC §4.2.5)
The proposed multi-family dwelling units are permitted as a use by right in the R/HD zoning district.

Private Common Open Space (UDC §5.3.3)
The proposal includes more than ten residential units and is required to include a minimum of 15% of the site area as private common open space, which equates to 22,467 SF. The applicant is proposing 30,600 SF of private common open space. Most of this requirement is the central open area (19,540.25 SF), while the remaining area is located to the northwest of Building A adjacent to Meadow Wood Dr and to the southwest of Building B along the High School Access Dr. An exhibit has been included in the application demonstrating all areas calculated as private common open space.

The UDC does permit the practice fields to be counted as common open space (§5.3.3.D.2), but the applicant has not included these areas in the calculation for two

reasons. First, the practice fields are proposed to be removed from Lot 2A by the minor plat amendments. Second, the RFSD has heavily programmed and requires the practice fields for school use. Although not included, the practice fields will appear as common open space when not in use. The proposal complies with the private common open space requirements.

Landscaping (UDC §5.4)

The Landscape Plan proposes a mixture of trees, shrubs, grasses, and flowers throughout the site. Landscaping has been focused in the central common open space, along the Ella Ditch, and along Meadow Wood Dr and the High School Access Dr. The Town Arborist has reviewed the proposal and recommended species changes to ensure compatibility with town guidelines. Another recommendation was to plant location to ensure long-term planting viability. The applicant has revised their landscape plan accordingly.

Streetscape Landscaping (UDC §5.4.3.B) and Alternative Compliance (UDC §5.1.3)

The UDC requires streetscape landscaping and street trees for the first five feet adjacent to Meadow Wood Dr (UDC §5.4.3.B). The application proposes a 7.5-foot wide sidewalk attached to Meadow Wood Dr's curb and then a 25-foot wide landscape area. The first five feet of this landscaped area will be within the Meadow Wood Dr right-of-way. The applicant proposes to mimic street trees on their property along Meadow Wood Drive by planting a mixture of deciduous canopy and ornamental trees. The applicant is proposing: a 12-foot wide landscaping strip adjacent to the High School Access Dr; protection of the existing trees along the drive; and, to plant two new deciduous canopy trees along the drive to mimic street tree conditions.

The applicant is requesting alternative compliance for the streetscape landscaping and cites the existing and adjacent condition along the east side of Meadow Wood Dr. Between the High School Access Dr. and North Face Park the landscape strip and street trees are behind the sidewalk which is adjacent to the roadway.





The intent of this requirement is to establish a landscape area between public rights-of-way and any buildings and parking lots. The proposal achieves this intent while being consistent with the existing conditions of adjacent properties. The relocation of the landscaped area will create an increased area with a greater number and variety of planting which will improve the condition along Meadow Wood Dr which would not be achieved through strict adherence to the UDC.

Staff has reviewed the requested alternative compliance and determined that continuation of the existing condition along Meadow Wood Dr and the increased landscape area is preferred to realigning the sidewalk and complying with the streetscape landscaping requirements and meets the review criteria. The P&Z was supportive of the alternative compliance citing that the continuity with the adjacent streetscape resulted in a better design than strict compliance with the UDC.

Parking Lot Landscaping (UDC §5.4.3.C)
The application proposes landscape strips and parking lot islands throughout the site. The parking lot islands meet the minimum size requirement of six-feet wide and 75 SF in area. The landscape islands break up the parking lot to separate row of six spaces or less. The only areas that are not broken up by parking lot landscape islands are the covered parking areas along the northeastern property line and located underneath Building C. The area under Building C includes not more than three consecutive parking spaces and is broken up by exterior storage units, stairwells, and building support elements for the upper levels.

The covered parking area along the northeastern property line covers 33 consecutive spaces. So long as the covered parking area is constructed, the spaces would be exempt from the landscape island requirements consistent with prior town decisions. If the covered parking is not constructed the area would be required to install parking lot landscape islands and would result in a net loss of four parking spaces. The applicant has indicated to staff that the intent is to construct the covered parking as both a code compliance item and resident livability amenity. Given the rising costs of construction the covered parking may be delayed to a second phase of construction. With that said, staff would recommend that a condition of approval require compliance with the parking lot landscaping requirements and relocation of the required parking spaces if the covered parking is not completed within three years of the first certificate of occupancy (CO) being issued. It is important to note, that this recommended condition is unsecured, and the Town would not have the ability to install new parking spaces or landscape islands. The Trustees should determine if this condition needs to be secured, thus permitting the Town to install the parking spaces if not completed by the Applicant.

<u>Screening (UDC §5.4.5)</u>
The applicant is proposing an all-electric project and will locate all mechanical equipment on the flat roof portions of each building. The design meets the requirement of mechanical equipment screening and will be verified at the time of building permit.

The application proposes two enclosed trash and recycle areas, one at each entrance to the parking lot. Each area is proposed as a CMU enclosure with a corrugated metal faced gate. The enclosure along Meadow Wood Dr will be 34 feet from the property line and 60 feet from the edge of asphalt, while the enclosure along the Access Dr will be 34 feet from the edge of asphalt. The UDC requires waste collection areas to be fully enclosed by a six-foot fence or masonry wall and the proposal complies.

Fencing (UDC §5.4.6)
No fencing is proposed with this application, therefore a separate fence permit will be required if a future fence installation is desired.

Site Access and Circulation (UDC §5.5)
The site is accessed via a 24-foot wide driveway which connects Meadow Wood Dr to the High School Access Dr. The driveway and internal drive aisle serve all parking spaces as well as the trash and recycling areas. The application proposes a 7.5-foot wide sidewalk along Meadow Wood Dr. and the High School Access Dr. which exceeds the code requirement.

Internal pedestrian sidewalks are required to access each building in a multi-family development. The application proposes a combination of five-foot and 7.5-foot wide sidewalks throughout the property. These sidewalks connect each unit's ground level entry door and building stairwells to adjacent sidewalks, as well as connect internal parking lots and the central open space to each building. The proposal meets the internal pedestrian circulation requirements.

General Standards for All Residential Development (UDC §5.6.3)
The proposed design includes common open space and a mix of residential unit types as discussed previously. The buildings have been sited and designed to take advantage of solar access, while the buildings are being constructed to meet the 2021 IECC. These elements comply with the general standards for residential development.

Private Outdoor Space (UDC §5.6.5.B) and Alternative Compliance (UDC §5.1.3)
The UDC requires private outdoor space for each unit based on the gross floor area (GFA) of each unit. Ground floor units are required to have 10% of the GFA, but no less than 80 SF, while second and third floor units are required to have 5% of the GFA, but no less than 60 SF. The minimum dimension for a ground floor unit is eight feet, while a second or third floor unit requires six feet. The proposed development includes seven different unit types which provide the following spaces:

	Unit Area (SF)	Required (SF)	Proposed (SF)
Type One (1st floor)	847	85	116-176
Type One (2nd floor)	890	60	103
Type Two (1st floor)	1,191	119	175
Type Two (2nd floor)	1,234	62	87-109
Type Three (1st floor)	1,325	113	178
Type Three (2nd floor)	1,363	68	74

Type Four (1st floor)	648	80	138-160
Type Four (2nd/3rd floor)	648	60	61
Type Five	1,126	60	82-94
Type Six	885	60	74
Type Seven	413	60	46-47

All the units meet the minimum required dimensions, while the majority of units comply with the minimum required area. Eight studio units (Unit Type 7) within Building C do not meet the minimum 60 square foot size requirement. The applicant cites their smaller size and the design limitations as constraining factors. The applicant also cites the large common gathering area immediately adjacent to Building C as a mitigating factor for the smaller private outdoor spaces. The applicant has prepared a study which demonstrates how compliance would be achieved. Building C would be shifted two feet to the southwest, so that each studio unit's balcony is 2 feet deeper. This would result in the central common open space area for the development shrinking by 629.75 SF.

Staff believes there is merit to the request and acknowledges that the reduced common open space area is detrimental to the entire project. The P&Z was supportive of the requested alternative compliance highlighting the increased common open space and reduced size of Building C as reasons for the better design and reduced size of the studio unit's private outdoor spaces.

Building Design (UDC §5.6.5)

The UDC asks that character be created by architectural details and that monotonous repetition be avoided. Furthermore, balconies, overhangs, and patios should be used to provide relief and to break up wall surfaces. Lastly, multi-family building designs should have variation in setbacks and building heights.

The proposal utilizes a variety of plane changes, roof forms, fenestration, materiality to create architectural interest and break up the size of each building. The design variation between each unit and building avoids repetition and limits monotony or mundane elevations. The proposed main building materials are stucco, cement fiber shiplap siding, cement fiber board and batten siding, and asphalt shingles on sloped roof forms. The proposed colors are a light tan for the stucco and light-, medium-, and dark grey for the siding.

Buildings A and B utilize numerous entrances to ensure that no more than two units share a common stairwell. Building C has a central hallway on the second and third floors which access each unit, while first floor units have private entrances. The UDC discourages long corridors lined with entrances. Building C's hallway is 135 feet long and serves 12 units per floor with dual stairwells to increase access. Compliance with this standard would be difficult for Building C as designed. Lastly, the covered parking area has not been designed yet but should be compatible with the main buildings by using similar design details and elements.

Overall, the proposed building design, materials, and colors create and attractive set of buildings that meet the town's design standards.

Bulk Storage (UDC §5.6.5.C.4)

The UDC requires one cubic foot of bulk storage for every three gross square feet per dwelling unit. Furthermore, exterior bulk storage areas should be an integral part of the project. All of the proposed bulk storage areas are located on the ground-level and are adjacent to unit entries and stairwells. The bulk storage areas are incorporated into the design of the buildings. The proposal meets design aspects of the UDC and is compliant in size as follows:

	Unit Area (SF)	Required (ft^3)	Proposed (ft^3)
Type One (1st floor)	847	280	450
Type One (2nd floor)	890	294	450
Type Two (1st floor)	1,191	393	524
Type Two (2nd floor)	1,234	407	544-561
Type Three (1st floor)	1,325	437	524
Type Three (2nd floor)	1,363	450	561
Type Four	648	214	400-403
Type Five	1,126	372	500-503
Type Six	885	292	450-488
Type Seven	413	136	350

Multi-Building Developments (UDC §5.6.5.C.5)

The proposed development is three buildings and not subject to the multi-building development requirements.

Parking (UDC §5.8) and Alternative Compliance (UDC §5.1.3)

The proposed development is required a total of 93 spaces as follows: 10 for 8 studio units (1.25 spaces/unit); 15 for 10 one-bedroom units (1.5 spaces/unit); 28 for 16 two-bedroom units (1.75 spaces/unit over 800 SF); and, 40 for 16 three-bedroom units (2.5 spaces/unit over 900 SF). The application is proposing 90 parking spaces, inclusive of 5 accessible spaces. All parking spaces are designed to meet the dimensional requirement of the UDC and will be constructed of asphalt.

The combination of existing and proposed landscaping along the Ella Ditch and Northeastern property line and covered parking meets the intent of the parking lot screening standards outlined in UDC §5.8.6.H, *Screening*.

The applicant requests an alternative compliance for the reduction of three parking spaces. The applicant states that one limiting factor for compliance is the project's desire is to maintain the size and integrity of the central common area for the benefit of the residences. The applicant also highlights the large RFSD parking lot which is close to the site and could be used for overflow parking if the need arises. Lastly, the inclusion of ample on-site bike parking, a future bike share station adjacent to the property, and proximity to adjacent schools support the first/last mile strategies intended to increase non-vehicular travel and reduce vehicular need.

Staff has reviewed the requested alternative compliance and agrees that the design of the primary property benefits from the requested parking reduction. A larger and more functional common space, ample bike parking, proximity to employment, and a large parking lot approximately 500 feet away support the requested alternative compliance. Staff raised concerns about the reduction and worked with the applicant to prepare an alternative design, which would install three spaces on the southside of the High School Access Dr. Staff would like to highlight that if the covered parking isn't built and the applicant has to relocate required parking, this location would be the most logical and the design could be expanded from three to seven parallel spaces.

The P&Z discussed the merits of the parking reduction during their public hearing. Concerns were raised about a potential precedent, while unique site conditions were identified. The P&Z recommended a condition of approval which would require the installation of 3 parking spaces along the High School Access Road if issues arise within three years of the issuance of the first certificate of occupancy. Similar to the covered parking condition, this recommended condition is unsecured and the Town would not have the ability to install new parking spaces. The Trustees should determine if this condition need to be secured, thus permitting the Town to install the parking spaces if not completed by the Applicant.

Bicycle Parking (UDC §5.8.7)
No off-street bicycle parking is required for residential uses, but the application has provided 46 bicycle parking spaces throughout the project.

Exterior Lighting (UDC §5.10)
The applicant has not proposed exterior light fixtures or a lighting plan. A lighting plan and fixture specifications will be required at the time of building permit submission.

Inclusionary Housing (UDC §5.11.4)
As stated previously, the IGA between the Town and RFSD exempts development on this site from meeting the Inclusionary Housing ordinance. With that said, 100% of the development is restricted to RFSD employees and their families. The intent of the Ordinance is to provide affordable housing opportunities to individuals living within the Roaring Fork Valley. Although not deed restricted, the requirement to be employed by the RFSD to live in these units meets the intent of the ordinance.

Solar Access (UDC §5.12)
The subject property is zoned R/HD and is in SA zone II. The UDC requires a solar shading analysis which demonstrates that no portion of the proposed structures would shade higher than a theoretical 25-foot high solar fence on the building envelope of an adjoining property. The applicant has prepared a solar shading analysis which demonstrates compliance with this requirement.

Water Rights
The subject property was historically irrigated by water delivered through the Ella Ditch, a lateral of which runs along the eastern boundary of the property. When this property

was annexed into the Town of Carbondale as part of the Smith Ranch annexation, the Town received a dedication of the Ella Ditch water rights associated with the property. Since that time, some of the Town's Ella Ditch water rights were changed to allow them to be diverted from the Town Ditch for irrigation of Town park and school properties, but the subject property was not included in that water rights approval. Therefore, to the extent that the Applicant proposes to use water diverted from the Town Ditch on this property, it does so at its own risk and, in the event of water rights administration by the Division of Water Resources, the Applicant may need to either: (1) re-establish non-potable irrigation from the Ella Ditch with Ella Ditch water rights; (2) cooperate with the Town to develop and to pay their pro rata share of costs associated with a second water rights change so that additional Ella Ditch water rights may be diverted and used on the subject property from the Town Ditch; and/or (3) comply with all Town requirements to facilitate the use of potable water supplies for irrigation of the subject property. Outdoor irrigation on the property may need to be limited or curtailed until either such temporary or permanent alternative solutions are identified and implemented during any periods of administration by the Division of Water Resources.

Future Ownership

The application does not propose to subdivide the project into individual units or lots. As stated in the IGA, if the RFSD transfers ownership of Lot 2A to a third party then the IGA would be terminated. If a property transfer occurs or RFSD or future owner desired to subdivide the property into condominium units, numerous other provisions of the UDC would be applicable, such as park land dedication and inclusionary housing. It is Staff's intent to merely document this requirement, but not outline all potential provisions that would be applicable.

Public Improvements

There will be a few public improvements associated with this development including, but not limited to, underground utilities, connections of water and sewer utilities, installation of a fire hydrant, driveway connections to Meadow Wood Dr, sidewalk replacement, and landscaping in the ROW. An Engineer's Estimate of Cost for public improvements has been provided. If the application is approved by the Board of Trustees, a Development Improvements Agreement will be required, and public improvements will need to be secured by a letter of credit.

Fiscal Analysis

The proposal is for 50 residential units along Meadow Wood Dr. Development of this property is consistent with the residential and institutional character of the surrounding development. The residential units will add to the town's housing stock and increase unit size and type variety throughout town.

REVIEW CRITERIA

General Rezoning criteria (UDC §2.4.2.C.3.b):

Amendments to the zoning map may be approved if the Board of Trustees finds that all of the following approval criteria have been met:

1. The amendment will promote the public health, safety, and general welfare;

2. The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code;
3. The amendment is consistent with the stated purpose of the proposed zoning district(s);
4. The amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated;
5. The amendment is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property; and
6. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Site Plan criteria (UDC §2.5.3.C):

A site plan may be approved upon a finding that the application meets all of the following criteria:

1. The site plan meets the purposes of the zoning district in which it will be located and is consistent with the Comprehensive Plan;
2. The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land use approval as applicable;
3. The site plan complies with all applicable development and design standards set forth in this Code; and,
4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale, or the decision-making body finds that such traffic impacts will be sufficiently mitigated.

Alternative Compliance criteria (UDC §5.1.3.E):

Alternative compliance may be approved if the applicant demonstrates that following criteria have been met by the proposed alternative:

1. Achieves the intent of the subject standard to a better degree than the subject standard;
2. Advances the goals and policies of the Comprehensive Plan and this Code to a better degree than the subject standard;
3. Results in benefits to the community that exceed benefits associated with the subject standard; and
4. Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

RECOMMENDATION

Overall, the proposed development is in compliance with the UDC. The proposed rezoning and 50-unit housing development will add to the surrounding character and meets the goals of the Comprehensive Plan.

Staff recommends that the following motion be approved**:**

Move to approve the Rezoning to Residential High Density, Major Site Plan for the construction of 50 multi-family residential units, and Alternative Compliance from Section 5.4.3.B, Streetscape Landscaping, Section 5.6.5.B, Private Outdoor Space, and Section 5.8, Parking, on Lots 2A and 2B, North Face Base Camp Subdivision with the following conditions and findings and direct Staff to bring back approval documents for the Board's consideration.

Conditions

1. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
2. The Applicant shall pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.
3. Approval of the Major Site Plan Review is contingent upon Town approval of a Development Improvements Agreement which addresses construction of public improvements associated with the development prior to issuance of a building permit.
4. Approval of the Major Site Plan Review is contingent upon Town approval of the engineering plans.
5. If the covered parking is not completed within 3 years of the first Certificate of Occupancy being issued, then the site plan will be revised to bring the parking along the northeast property line into compliance with the parking lot landscaping and landscape island requirements. Any required parking spaces which are impacted will be relocated to another location on Lot 2A, North Face Base Camp Subdivision.
6. 3 years after the first Certificate of Occupancy being issued, the P&Z and RFSD will address any parking compliance or impacts due to the reduction of 3 parking spaces. The P&Z can require RFSD to construct 3 additional parking spaces along the High School Access Rd in conformance with the alternative parking plan as submitted by the Applicant.
7. The covered parking area has not been designed yet, but should be compatible with the main buildings by using similar design details and elements. A building permit will be required and architectural compatibility will be required.
8. A separate fence permit shall be required for all site fencing.
9. All lighting shall be in compliance with Section 5.10 of the UDC (Exterior Lighting). The lighting plan shall be subject to review and approval of Town Staff.

10. The applicant is required to rectify any issues with the administration of water rights as follows: (1) re-establish non-potable irrigation from the Ella Ditch with Ella Ditch water rights; (2) cooperate with the Town to develop and to pay their pro rata share of costs associated with a second water rights change so that additional Ella Ditch water rights may be diverted and used on the subject property from the Town Ditch; and/or, (3) comply with all Town requirements to facilitate the use of potable water supplies for irrigation of the subject property.
11. The applicant shall enter into an agreement with the Carbondale & Rural Fire Protection District that addresses payment of impact fees prior to the issuance of any building permits for this project.
12. A reciprocal easement on Lots 2A and 2B shall be included on the minor plat amendment to ensure access to both properties via the High School Access Road. A cost sharing agreement will be required prior to the transfer of ownership of either Lot 2A or 2B.
13. Any future land subdivision will require compliance with all applicable provisions of the UDC at the time of application.

Findings for Approval, General Rezoning

1. The rezoning from Community Arts (CA) to Residential High Density (R/HD) is consistent with the prior agreements between RFSD and Town as outlined in the 2006 Land Swap and IGA;
2. The rezoning to R/HD will promote the public health, safety, and general welfare;
3. The rezoning from CA to R/HD removes a parcel from an obsolete zoning district and utilizes a standard zoning district which is consistent with the Comprehensive Plan and the purposes stated in the UDC;
4. The subject property's proximity to other R/HD zoned properties and RFSD school and supports the rezoning and is consistent with the stated purpose of the R/HD zoning district;
5. The rezoning to R/HD is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated;
6. The rezoning to R/HD is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property; and
7. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available and adequate to serve the subject property and proposed development.

Findings for Approval, Site Plan

1. The site plan meets the purposes of the Residential High Density (R/HD) zoning district;
2. The site plan is consistent with the 2022 Comprehensive Plan;
3. The site plan is consistent with the North Face Park Subdivision, the 2002 IGA Concerning Development of School Site between Town of Carbondale and RFSD

(Reception #609155), and the 2006 IGA Regarding Land Exchange (Reception #694548);

4. The site plan complies with all applicable development and design standards set forth in this Code; and,
5. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale.

Findings for Approval, Alternative Compliance – Streetscape Landscaping

1. The proposed streetscape landscaping design achieves the intent of the subject standard to a better degree than the subject standard by increasing the amount of landscaped area between the street and the adjacent buildings;
2. The proposed streetscape landscaping design advances the goals and policies of the Comprehensive Plan and the UDC to a better degree than the subject standard by providing continuity and consistency along the eastern side of Meadow Wood Dr while improving the overall pedestrian experience;
3. The proposed streetscape landscaping design results in benefits to the community that exceed benefits associated with the subject standard by increasing the amount of landscaped area between the roadway and buildings and creating a consistent and continuous pedestrian experience along Meadow Wood Dr; and
4. The proposed streetscape landscaping design imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

Findings for Approval, Alternative Compliance – Private Outdoor Space

1. The reduced private outdoor space for the 8 studio units in Building C achieves the intent of the subject standard to a better degree than the subject standard by increasing the common private outdoor space for the entire development;
2. The reduced private outdoor space for the 8 studio units in Building C advances the goals and policies of the Comprehensive Plan and the UDC to a better degree than the subject standard by creating a larger and more functional private common open space and reducing the size of Building C;
3. The reduced private outdoor space for the 8 studio units in Building C results in benefits to the community that exceed benefits associated with the subject standard by reducing the overall mass of Building C; and
4. The reduced private outdoor space for the 8 studio units in Building C imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

Findings for Approval, Alternative Compliance – Parking Reduction

1. The reduced parking requirement achieves the intent of the subject standard to a better degree than the subject standard by mitigating the parking need through

proximity of RFSD housing to employment areas and providing overflow parking as needed within close proximity;

2. The reduced parking requirement advances the goals and policies of the Comprehensive Plan and this Code to a better degree than the subject standard by prioritizing proximity between housing and workplace for RFSD employees, providing alternative transportation opportunities, and providing overflow parking as needed within close proximity;
3. The reduced parking requirement results in benefits to the community that exceed benefits associated with the subject standard by increasing the size of the private common open space, locating RFSD housing close to RFSD employment, and increasing access to alternative transportation opportunities; and
4. The reduced parking requirement imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance as the RFSD can accommodate overflow parking on the adjacent school owned surface lot and an alternative design for parking along the High School Access Dr. exists if issues arise.

Prepared By: Jared Barnes, Planning Director

RFSD Employee Meadowood Housing
Major Site Review, Minor Plat Amendment, and Zone Change
Alternative Compliance- Private Outdoor Space, Off-Street Parking, Street Landscaping



Submitted to:
Town of Carbondale
511 Colorado Ave.
Carbondale, CO 86123

Prepared for:
Roaring Fork School District RE-1
1405 Grand Ave.
Glenwood Springs, CO 81601

Prepared by:
Robert Schultz Consulting • 354 Fawn Dr. Carbondale, CO 81623 • 970-963-3670
JV DeSousa Architecture • 1910 7th St. 3rd Floor Boulder, CO 80302 • 720-301-0500
Norris Design • 409 Main St. #207 Frisco, CO 80443 • 970-368-7068
Sopris Engineering • 502 Main St. Carbondale, CO 81623 • 970-704-0311

Background

The Roaring Fork School District is continuing to create an environment in which our students and staff can thrive. As highlighted in the District's strategic plan, an important way to achieve this is by investing in talent to develop, retain, and attract great teachers, leaders, and staff in all departments.

As with other employers, the District also faces employment challenges related to a lack of affordable housing in the communities that it serves. In 2015, voters approved $15M in bonds to build or purchase District employee housing. That resulted in acquisition of 66 units in Glenwood Springs, Basalt, and Carbondale.

The dramatic changes in the housing market since 2015 have led the District to identify the need for additional housing to staff our schools and departments. The existing housing units have been very helpful in supporting staff and ongoing requests for access to rental units and the success of our current housing inventory have led the District to pursue additional rental housing on District-owned property. The District's goal is to have housing ready for employees for the 2024-25 school year.

The District reviewed all the properties in its inventory in search of additional opportunities. Two properties in Carbondale, next to the recently built 3rd St. District housing and a property along Meadowood at the access drive to Roaring Fork High School made the most sense. The Meadowood property was selected as it did not require impacting existing community recreation facilities and had good access to SH 133 at the signalized intersection. The surrounding area is home to multi-family housing, the fire station, schools, and recreation facilities.

The design process began with interviews with existing residents at 3rd St. and expanded to include a survey of staff housing needs that included responses from more than 400 District employees.

The District hired most of the same team that designed the successful 3rd St. housing project: architect JV DeSousa, planner Bob Schultz and landscape architect Norris Design. Sopris Engineering is providing engineering services. The design process began with interviews with existing residents at 3rd St. and expanded to include a survey of staff housing needs that included responses from more than 400 District employees.

The housing would be designed, owned, and operated by the Roaring Fork School District for its employees in accordance with existing rental housing guidelines adopted by the District.

While the State will typically review, approve, and inspect the project, the District and Town signed an Agreement in 2001 that called for Town review and inspection as well.

In order to achieve the goal of housing employees for the 2024-2025 school year, both reviews will happen at the same time, or the Town and State will agree to allow the Town to perform all inspections using the State code. The project needs to break ground in the spring of 2023 to meet the project intention.

Summary of Employee Housing Project

The site is at the corner of Meadowood Dr. and the access drive to the high school. Villas de Santa Lucia and Carbondale South are to the north, a Town recreation gravel parking lot is to the east, Roaring Fork High School is to the south, and the new fire training facility is to the west. The design team met with the fire district, and they do not have any concerns about housing next door. The application includes a boundary line adjustment (Minor Amended Plat) to expand the parcel shown in red to encompass the housing site.



The nearby zoning is Residential High-Density (Villas De Santa Lucia and Carbondale South) and Fire Station PUD. The building site and adjacent park property is a mix of two obsolete zone districts- Business Park and Community Arts, both remnants of the former North Face headquarters plan. The amended development parcel is proposed to be zoned R/HD- Residential High Density.



In siting building locations, the frontages to Meadowood Dr. and the access drive were primary considerations. The District's intention here is to create a strong relationship between buildings and streets, similar to the 3rd St. housing. The "front doors" and outdoor areas by entries at 3rd St have been popular with the residents and it has enlivened that section of 3rd St. This approach is called for in the Town's UDC.

From the start, we envisioned two-story buildings framing Meadowood Dr. and the access road with a strong relationship to that corner. Nearby, Carbondale South is three-stories tall, and the Villas De Santa Lucia are two. Two two-story buildings fronting the streets felt like the right offering to the street in this location. The third building is set back and internal to the site, with three stories of homes and some “tuck under” parking at the ground level.

An active green space fronts Building C, the taller building, to make it feel less dense and to provide direct green space access for residents. The practice fields will be proximate to the housing and during most of the time when the fields are not in use, the green space will seem quite generous.



There are 50 units proposed. The mix of units was made based on information from a District employee needs survey. All together there are 8 studios, 10 one-bedrooms, 16 two-bedroom, and 16 three-bedroom units. 30 of the 50 units are planned in Building C in the drawing above.

	Number
Studio	8
One Bedroom	10
Two Bedroom	16
Three Bedroom	16

The Meadowood site has a signalized intersection at SH 133, access to nearby recreation facilities, good views in all directions, and good bike/pedestrian access to District work sites.

The site is relatively flat with the Ella Ditch running along the eastern boundary of the property. There are some trees along the access road, but the site is mostly covered with ground vegetation. The site includes an asphalt trail that connects to the recreation facilities to the east and the high school to the south. The Town property in the area includes a strip of vegetation, then asphalt trail and then trees. The District proposes a similar streetscape.

To the south and east of the site are two RFSD practice fields, used for football, lacrosse, soccer, ultimate frisbee, etc. Maintaining use of those practice fields is important to high school operations.

A final site planning consideration was setting up the site for potential future phases. Someday the district may need to add to the project site, so a site plan was designed to allow that potential future.

Plan Highlights

When working on a site plan, one comes across the central features that define the project opportunities and constraints.

Location, Location, Location

It would be hard to overstate the value of location in creating affordability. The proximity of this site to work, play, and culture makes it possible for walk, bike, and transit access to most of the amenities in Carbondale and the valley as a whole. The site makes it possible for couples to reduce transportation costs to a single vehicle without limiting the options for either. A wecycle bike sharing station is planned near the site in addition to the proposed on-site bike parking and individual storage for each unit.

The location is convenient to local schools, the library, downtown, multiple recreation facilities, the Rio Grande and Crystal River bike trails, biking on the Crown, and shopping.

Sustainability

Housing near town centers and places of employment are a great start to sustainability efforts. School District buildings are all subject to building inspections by the State of Colorado and these buildings will be subject to the 2021 International Energy Conservation Code, which the Town hopes to adopt in the future.

The 2021 IECC requires more insulation, additional controls to reduce energy consumption, and additional requirements to follow through on energy savings. The federal government estimates that a building will be 10% more efficient if built to this code rather than the 2015 IECC.

In addition, the Design team has worked with its mechanical engineer to explore Beneficial Electrification, employing an all-electric site in anticipation of gains in renewables in the available electric mix. EV charging is also part of the site infrastructure. The roof profiles will employ areas of flat roof to accommodate the equipment needed for an all-electric project.

Infrastructure

Sopris Engineering has met with Town Public Works staff to identify areas of study for proposed planned infrastructure. Domestic water will be provided by the town system with connections to existing lines in the access drive to the high school and from Meadowood.

When the Smith Ranch (prior name of Lots 2A and 2B) was annexed to the Town, the water rights adjudicated to the property were dedicated to the Town. Any remaining credits for this development will be addressed in the Development Improvement Agreement. Ditch water, connected to the existing irrigation system shared by the Town and District, will be used for landscape watering.

There is an existing fire hydrant in the northeast corner of the site and an additional hydrant will be added to the southwest of Building B. The Fire District has reviewed and accepted the proposed access for fire trucks.

Wastewater service will be provided by the Town’s system. The site will tie into an existing sewer line near the pickleball courts. Capacity exists for this new use.

Service from normal dry utilities (electric, cable, internet) will be provided except for gas. No gas service is proposed.

Drainage and stormwater will largely be directed to the central green area. That area will include drywells to facilitate infiltration of stormwater. The soils in the area are appropriate for this approach.

Traffic counts were prepared for submission to CDOT for normal review of access control at the intersection of Meadowood and SH 133. CDOT is satisfied that the current access permit will accommodate the expected vehicle trips under the existing improvements at SH 133. For more information on civil engineering, see Exhibit H.

Proposed Land Use Actions

Minor Plat Amendment

Lot 2A of the North Face Base Camp Subdivision is proposed to be amended as a boundary line adjustment per section 2.6.7.B.2.i of the Town's UDC. The School District owns both parcels involved, no change to covenants or restrictions are proposed, and no additional lots are created by the Plat Amendment. An Amended Plat is attached as Exhibit B.

Review of the Minor Plat Amendment is made by the Planning Director. Because the UDC directs that the Plat be recorded within 90 days of approval, the Applicant requests an informal opinion from the Director early in the process and a final written decision upon Trustee action on the Site Review.

The intended use of Lot 2A is staff housing for RFSD employees. 50 housing units are proposed on 3.439 acres. The number of bedrooms and floor plans are displayed in Exhibit E. The intended use of Lot 2B are the existing uses, a public high school, recreation fields, parking, and other non-residential School District uses. No nonconformities or new lots are created by the amendment. Street locations are not changed by the amendment. Recorded easements are honored and not impacted by the amendment.

The amended Lot 2A goes from the existing 2.705 +/- acres to 3.439 +/- acres. The amended Lot 2B goes from 24.555 +/- acres to 23.822 +/- acres.

The tabular information requested in the Code is provided below:

	Amended Lot 2A
% Open Space/Landscaped Area	44%
% Lot Covered by Buildings and Other Impervious	56%
Setbacks	Front- 5', Sides- 5', Rear- 5'

	Amended Lot 2B
% Open Space/Landscaped Area	71%
% Lot Covered by Buildings and Other Impervious	29%
Setbacks	SH 133- 50', Sides- 7.5', Rear- 20'

Rezone- CA & CBP to R/HD

Amended Lot 2A is currently a mix to two obsolete zone districts- Community Business Park (CBP) and Community Arts (CA) and would be rezoned to Residential High Density (R/HD) per section 2.4.2 of the Town's UDC.

2.4.2.C.1a.i
Exhibit C displays the Site Plan and the zoning conformance information below addresses the standards of the R/HD zone.

2.4.2.C.1a.ii
The existing zoning was based on a former plan for the headquarters of North Face Corporation moving to this location. That plan failed and the Roaring Fork School District ended up purchasing the property for Roaring Fork High School and other uses. The proposed use for Lot 2A is housing for District employees. The other housing along Meadowood Dr. serves as important housing stock for local employees. The Villas de Santa Lucia is income-restricted housing and Carbondale South has long provided an entry point for home ownership in Carbondale. The property is near District employment, recreation facilities, and the downtown area.

2.4.2.C.1a.iii
A list of property owners within 300' of the site is Exhibit I.

R/HD Zone Compliance

	Code Requirement	Provided
Min. Lot Area T. 3.2-9	3,000 sf	3.439 Acres
Setbacks T. 3.2-9	5’	20’ front, 5’ side, 5’ rear
Height T. 3.2-9	35’ max.	All buildings < 35’
Impervious/Landscape T. 3.7-2	40%	< 44%
Use T. 4.2-1	MFH Permitted Use	Permitted Use
Street planting 5.4.3.B	5’ with trees and irrigation	Consistent with Town land to the east instead, See Exhibit D
Parking Island Landscape 5.4.3.C	75 sf	Yes, parking along eastern boundary designed to allow for carports as budget allows so islands only in locations that will not be covered.
Public Streets 5.5	N/A	No public streets are proposed
Driveways and Access 5.5.2.D	Emergency Access	Adequate access is provided, see Exhibit C
Pedestrian Circ. 5.5.3	5’ sidewalks	Yes, use existing trails to east and south. Internal walkways. See Exhibit C
Screening	6’ Waste & recycling	Yes, Exhibit C
Private Common Open Space 5.6.3.A and 5.3.3	15%	Yes, See Exhibit C. Areas include passive zone along frontage to Meadowoood, trails on the property and the common open area at the center of the site. The site opens onto additional District to the west and Town land for recreation to the east.
Mix of Types 5.6.3.B	Variety	Yes, mix of Studio, 1, 2, 3 bdrm
Underground Utilities 5.6.3.E	Required	Yes

Energy/Orientation 5.6.3.F	Energy efficient design Honors views	Meets 2021 IECC building standard, 360 degree views, all electric, ev charging infrastructure.
Supplemental Standards 5.6.5 MFH	Private outdoor spaces Vary Setbacks/Heights Residential Character Varied Roof Form Varied Buildings Orientation to views Circulation/Parking Bulk Storage	Yes, Studios Alt Compliance See Exhibit E Yes Exhibit E Yes Exhibit B and E Yes Exhibit E Yes Exhibit E Yes Exhibit C and E Yes Exhibit C Yes Exhibit E Yes Exhibit E
Number of Spaces Table 5.8-1	93	91 Alt. Compliance See Exhibit B 22 Bike spaces
Design Off-Street Parking 5.8.6	Dimensional Requirements Access to Public ROW	Yes Exhibit B Yes Meadowood

Major Site Plan Review

Amended Lot 2A is consistent with the criteria for approval of a Major Site Review in Section 2.5.3 of the Town's Comprehensive Plan and UDC as displayed below.

The housing plan strengthens community as it and the housing on 3rd St. support the strength of local schools to serve local communities. Including working educators and staff and designing in concert with area surroundings are consistent with community character intentions.

Housing District employees makes the District and community more resilient during a period of rapidly increasing prices and limited housing availability. Other residents benefit from not competing for housing with those housed by the District. The selection of materials, energy efficiency and all-electric mechanical design all contribute to long term resiliency intentions of the Plan.

Affordable housing, regardless of the producer or income level is essential to maintaining the broad spectrum of income, age, and social diversity identified as inclusivity and equity intentions of the Plan.

The recently adopted Comprehensive Plan Update identifies this area on the Future Land Use Map as public facilities. The designation includes schools or in this case school district housing. The plan recognizes the significant need for affordable housing for local employees and the District is proposing to be an important contributor to that effort. It will take efforts from public, non-profit, and private parties to preserve and develop much needed affordable housing.

Energy is another area of interest in the Plan and the housing proposed will meet the 2021 IECC requirements for energy efficiency. In addition, the District is proposing an all-electric development in anticipation of reductions in greenhouse gases from electric generation.

The CO Department of Transportation reviewed the traffic estimate for the project and confirmed that it can be accommodated within the existing Access Control Permit.

	Code Requirement	Provided
Site Plan 2.5.3.F.2.a	Topography Adjoining properties Proposed buildings Existing buildings Parking areas, drives, sidewalks Landscaping, fences Streets, alleys, trails Solid waste Snow storage Utilities & easements	Exhibit A provides existing conditions survey. Exhibit C site plan displays building locations, parking and walkways. Landscape, see Exhibit D See Exhibit C See Exhibit C See Exhibit D See Exhibit G
Site Plan 2.5.3.F.b	Site Plan	See Exhibit C
Site Plan 2.5.3.F.c	Conceptual building elevations	See Exhibit E
Site Plan 2.5.3.F.d	Sample materials	See Exhibit E
Site Plan 2.5.3.F.e	Dimensioned floor plans	See Exhibit E
Site Plan 2.5.3.F.f	Final grading plan	See Exhibit F
Site Plan 2.5.3.F.g	Irrigation Plan	Irrigation will tie into existing District HS irrigation system See Exhibit D

Alternative Compliance- Outdoor Private Space

There are eight studio units in Building C that are smaller units and a smaller balcony is proposed due to design limitations in those situations. The balconies would meet the requirement of having a 6' minimum dimension, would be greater than 5% of the living area and are an extension of the living area. However, they would be smaller than the 60 square foot minimum prescribed by the code. The balconies would be about 46 square feet in size.

The site will include a central common gathering area attached to this building that will better serve gathering types of uses anticipated for private outdoor space such as a common grill and dining area. The common space will provide an alternative space in addition to the balcony attached to their studio unit with shared amenities. The District believes that its employees living in the eight studios will prefer having access to both spaces. This alternative allows the District to create greater diversity in housing types and offer the lowest rents while meeting overall Town design intentions.



Alternative Compliance- Street Landscaping

The street landscaping is proposed to match the existing streetscape connecting to adjacent properties. The existing condition from the access drive to to the base of White Hill in front of the Town Park (note there is no sidewalk or landscape along the fire district training facility). Beginning at the access drive there is a curb line, then a narrow strip of vegetation, then an asphalt trail and then plantings. The UDC prescribes a curb, then 5' planting strip with street trees and then a sidewalk.

In discussion with the Town Public Works Director, this was seen as a more convenient alignment for park, school, and neighborhood users. The consistency makes a more usable pedestrian and bike environment and plantings between the trail and buildings will provide a pleasant streetscape.

Exhibit D displays the proposed alternative.

Alternative Compliance- Parking

	Number	Per Unit	Code Required
Studio	8	1.25	10
One Bedroom	10	1.5	15
Two Bedroom	16	1.75	28
Three Bedroom	16	2.5	40
Total	50		93

The Applicant believes that the 91 parking spaces provided meets the desire to accommodate parking for vehicles related to the project. The two spaces, that are less than the code formula, are deleted to maintain the integrity of the central green area.

The Carbondale parking formula for multifamily housing is higher than would be required in some other local municipalities and the formula proposed by the Urban Land Institute for multifamily projects. For instance, the Basalt Code would require 91 spaces and the Aspen Code only 50. In addition, the District has a large parking lot near the site that could be utilized if demand for overflow parking ever exceeds the spaces provided.

The direction of the UDC and Comprehensive Plan are to prevent parking from dominating the view from the street and to encourage the use of “tuck under” and carport parking. Both approaches are included in this application. The difference of two spaces in negligible in terms of on-site parking, while the inclusion of spaces in the central green space would have impacts to the enjoyment of that space for residents.

In addition to the bulk storage space and on-site bike parking, a Wecycle bike share station is proposed adjacent to the site. These “last mile” strategies are intended to increase non-vehicle mobility and to allow households to reduce the need for two vehicles.

EXHIBIT LIST

Exhibit A	Existing Conditions ISP
Exhibit B	Amended Plat
Exhibit C	Site Plan
Exhibit D	Landscape, Snow Storage, and Irrigation Plan
Exhibit E	Architectural Concept, Floor Plans & Materials
Exhibit F	Grading & Drainage
Exhibit G	Utilities
Exhibit H	Engineer's Report & Public Improvement Estimate
Exhibit I	300' Property Owner List
Exhibit J	Adjoining Zoning
Exhibit K	Deeds

ATTACHMENT L

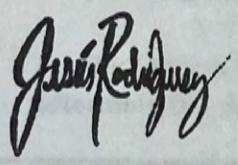
Roaring Fork RE-1 School District
AUTHORIZATION AND REPRESENTATION

The Roaring Fork School District grants the following individuals the rights of representation for the Roaring Fork School District's employee housing along Meadowood Dr. in Carbondale:

Robert Schultz, Robert Schultz Consulting- Planner
JV DeSousa, Reveal Design- Architect
Yancy Nichol, Sopris Engineering- Engineer
Chad Lee, JVAM Law- Attorney

Please contact me with any questions at jrodriguez@rfschools.com.

Yours truly,



Jesus Rodriguez
Superintendent, Roaring Fork RE-1 School District

Town of Carbondale
511 Colorado Ave
Carbondale, CO 81623
(970)963-2733

Pre-Application Meeting Date_____
Fees_____Date Pd_____

Land Use Application

PART 1 – APPLICANT INFORMATION

Applicant Name: Robert Schultz Consulting LLC Phone: 970-963-3670

Applicant Address: 354 Fawn Dr Carbondale CO 81623

E-mail: rschultzconsulting@gmail.com

Owner Name: Roaring Fork School District Phone: 970-384-6024

Address: 400 Sopris Ave. Carbondale, CO 81623

E-mail: jgatlin@rfschools.com

Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:
Lot 2A and 2B North Face Base Camp Subdivision

PART 2 – PROJECT DESCRIPTION

General project description:
Lot line adjustment, zone RHD, and site review for staff housing

Size of Parcel: 3.439/23.822 # Dwelling Units: 50 Sq Ftg Comm: 0

Type of Application(s): Minor Plat Amend, Rezone, Major Site Review, Alt. Compliance

Existing Zoning: CBP/CA Proposed Zoning: RHD/CBP

PART 3 – SIGNATURES

I declare that I have read the excerpt from the Town of Carbondale Municipal Code Article 8 Land Use Fees. I acknowledge that it is my responsibility to reimburse the Town for all fees incurred as a result of this application.

I declare that the above information is true and correct to the best of my knowledge.

Applicant Signature Date

Signature of all owners of the property must appear before the application is accepted.

Owner Signature Jesús Rodriguez 1/4/2023 Date

Owner Signature Date

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The above and foregoing document was acknowledged before me this 4th day of January 2023, by Jesús Rodriguez.

Witness my hand and official
My commission expires:

CRUZ HARO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224003057
MY COMMISSION EXPIRES 01/21/2026

Cruz Haro
Notary Public

IMPROVEMENT SURVEY PLAT & TOPOGRAPHY MAP OF:

LOT 2A, THE NORTH FACE BASE CAMP SUBDIVISION

A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 7 & 8 IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 88 WEST OF THE 6th P.M.
TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 1

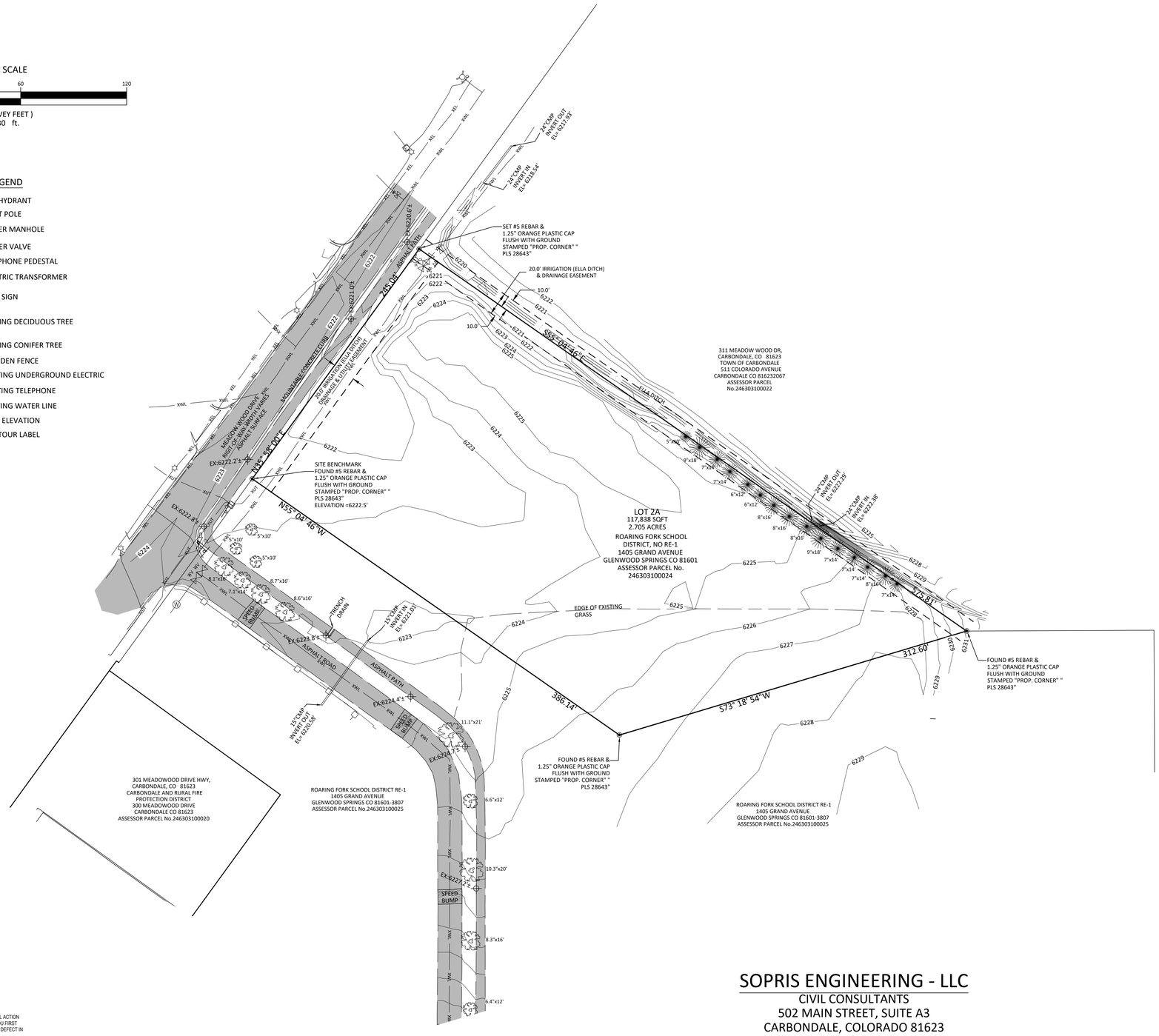
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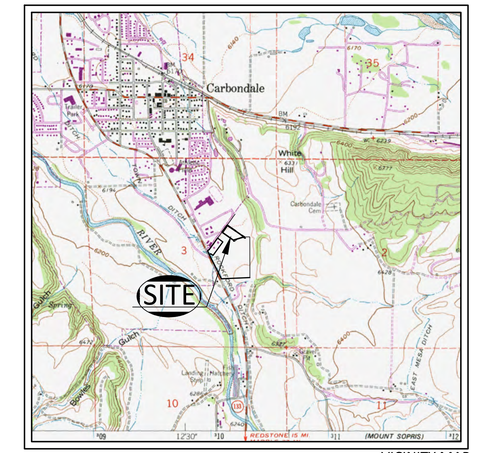
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(IN U.S. SURVEY FEET)
1 inch = 30 ft.

EXISTING LEGEND

- FIRE HYDRANT
- LIGHT POLE
- WATER MANHOLE
- WATER VALVE
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- STOP SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- WOODEN FENCE
- XEL XEL EXISTING UNDERGROUND ELECTRIC
- XUT XUT EXISTING TELEPHONE
- XWL XWL EXISTING WATER LINE
- X 6225.5' SPOT ELEVATION
- 6225.00' CONTOUR LABEL





VICINITY MAP
SCALE: 1" = 2000'

TITLE PROPERTY DESCRIPTION

Lot 2A
The North Face Base Camp Subdivision Exemption Plat according to the Final Plat recorded March 16, 2001, at Reception No. 577652

County of Garfield
State of Colorado

SURVEY NOTES

1) Date of Survey: September 14, 2022 and October 3, 2022.

2) Date of Preparation: October 05, 2022.

3) Basis of Bearing: A bearing of S 00°03'00" W from the steel bar in concretelocated at the intersection of 8th & Main Streets and the steel bar located insidea valve box at the intersection of 8th and Euclid Avenue.

4) Basis of Survey: The North Face Base Camp Subdivision Exemption Plat, recorded March 16, 2001 as Reception #577652 of the Garfield County Records and the found survey monuments as shown.

5) This survey does not constitute a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. For all information regarding easements, rights of way and/or title of record, SE relied upon the above said The North Face Base Camp Subdivision Exemption Plat and the Title Commitment and the Title Commitment prepared by Land Title Guarantee Company, Order No. ABS63019152 with an effective date of September 02, 2022.

6) The linear unit used in the preparation of this plat is the U.S. survey foot as defined by the United States Department of Commerce, National Institute of Standards and Technology.

7) Basis of Elevation: Project based on Global Position System (GPS)observation from the Continuous Operating Reference Station (CORS) SE01utilizing the Continental United States 2012 Geoid Model (GEOID 12B Conus)and based the 1988 North American Vertical Datum (NAVD88),this established a site benchmark elevation of 6622.50' Northwest corner of Lot 2A, as shown.

8) Contour interval: One foot (1.0').

9) This lot benefits from Plat note 4 of The North Face Base Camp Subdivision Exemption Plat Reception No. 577652 as follows; Lot 2B shall be subject to a 10 foot utility easement for gas main/service for Lot 2A, the location of which will be determined at the time of Lot 2A site plan approval, subject to the approval of the owner of Lot 2B. The owner of Lot 2B shall have the sole discretion to determine from time to time the location of said easement; provided, that the main/service and related facilities necessary to properly convey said utility in the event that the owner of Lot 2B desires to relocate said gas main/service after its initial installation.

SURVEYOR'S CERTIFICATE

II hereby state that this Improvement Survey Plat was prepared by Sopris Engineering, LLC (SE) for

Roaring Fork School District No. RE-1 and
Land Title Guarantee Company

I furthermore state that the improvements on the above described parcel on this date, September 14, 2022, except utility connections are entirely within the boundaries of the parcel except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. I furthermore state that this property is subject to reservations, restrictions, covenants and easements of record or in place.



Mark S. Beckler L.S. #28643

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

EXISTING CONDITIONS MAP OF:

LOT 2A AND LOT 2B NORTH FACE BASE CAMP SUBDIVISION

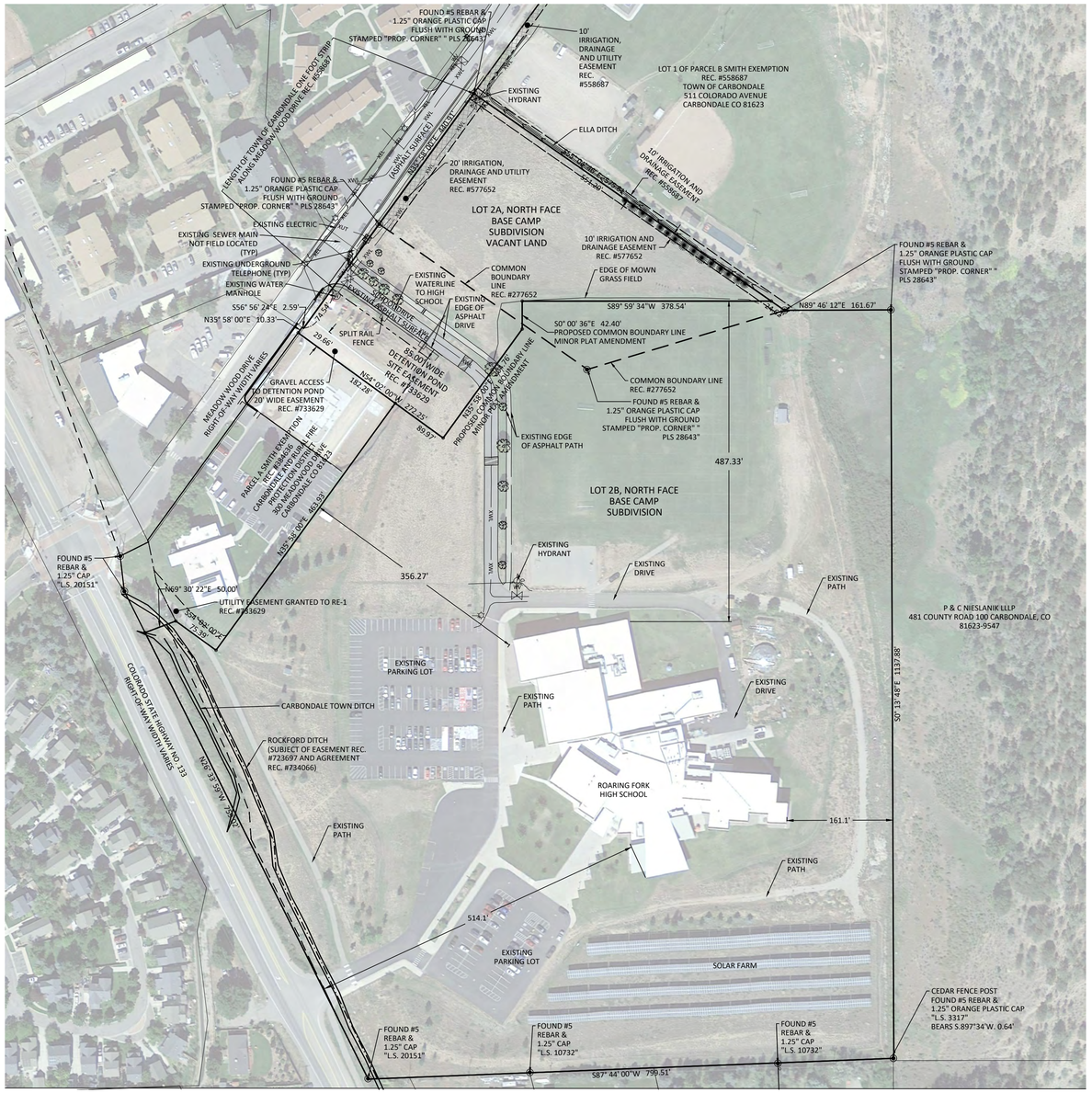
A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 7 & 9, IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 88 WEST OF THE 6th P.M.
TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO
SHEET 1 OF 1

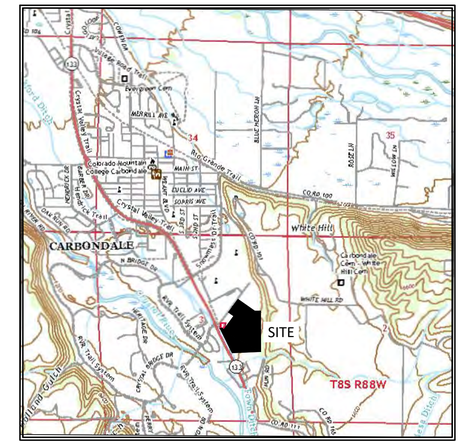
PROPERTY DESCRIPTION:

LOT 2A, THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF GARFIELD COUNTY ON MARCH 16, 2001, AS RECEPTION NO. 577652.
COUNTY OF GARFIELD
STATE OF COLORADO

AND

LOT 2B, ACCORDING TO THE LOT LINE ADJUSTMENT PLAT OF PARCEL A, SMITH EXEMPTION PROPERTY AND LOT 2B OF THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT RECORDED OCTOBER 18, 2005 UNDER RECEPTION NO. 684636.
COUNTY OF GARFIELD
STATE OF COLORADO





VICINITY MAP
SCALE: 1" = 2000'

EXISTING LEGEND

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING CABLE
- EXISTING FIBER OPTIC
- EXISTING IRRIGATION PIPE
- EXISTING SWALE OR DITCH
- EXISTING STORM SEWER
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING SEWER CLEANOUT
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE

GRAPHIC SCALE

100 0 50 100 200 400

(IN U.S. SURVEY FEET)
1 inch = 100 ft.

SURVEY NOTES

1) DATE OF FIELD WORK: FEBRUARY & MARCH 1999, JUNE 2000, APRIL & DECEMBER 2004; UPDATED SEPTEMBER AND OCTOBER 2022.

2) DATE OF PREPARATION: DECEMBER 2022.

3) BASIS OF SURVEY: THE LOT LINE ADUSTMENT PLAT OF PARCEL B, SMITH EXEMPTION, RECORDED JANUARY 28, 2000 AS RECEPTION NO. 558687, THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT, RECORDED MARCH 16, 2001 AS RECEPTION NO. 577652, THE LOT LINE ADJUSTMENT PLAT OF PARCEL A, SMITH EXEMPTION PROPERTY AND LOT 2B OF THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT, RECORDED OCTOBER 18, 2005 AS RECEPTION NO. 6846366, VARIOUS DOCUMENTS OF RECORD AND THE FOUND SURVEY MONUMENTS AS SHOWN.

4) BASIS OF BEARING: A BEARING OF N 89°57'00" W BETWEEN THE TOWN OF CARBONDALE STREET MONUMENTS AT THE INTERSECTION OF 4TH AND EUCLID, A FOUND DISK WITH NAIL AND THE INTERSECTION OF 8TH AND EUCLID, A FOUND #6 REBAR. THIS ESTABLISHED A LOCAL PROJECT BEARING BASE OF N.35°58'00"E. ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOW WOOD DRIVE, AS SHOWN HEREON.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR TITLE OF RECORD, SE RELIED UPON THE TITLE COMMITMENTS PREPARED BY LAND TITLE GUARANTEE COMPANY UNDER ORDER NO. ABS63019152-2, EFFECTIVE DATE SEPTEMBER 2, 2022 AS TO LOT 2A AND UNDER ORDER NO. ABS63019153-2, EFFECTIVE DATE SEPTEMBER 2, 2022 AS TO LOT 2B, ALONG WITH VARIOUS DOCUMENTS AND PLATS OF RECORD AS SHOWN IN NOTE 3 HEREON.

6) FIELD WORK FOR THIS SURVEY WAS PERFORMED LIMITED TO LOT 2A AND A PORTION OF LOT 2B, AS SHOWN HEREON, THE AERIAL BACKGROUND SHOWN IS FROM A 2021 GOOGLE IMAGE, GEOREFERENCED TO THE SUBJECT PROPERTY.

7) THE LINEAR UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

IMPROVEMENT LOCATION CERTIFICATE

I HEREBY STATE THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED BY SOPRIS ENGINEERING, LLC (SE) FOR ROARING FORK SCHOOL DISTRICT NO. RE-1. THAT IT IS NOT A LAND SURVEY PLAT, OR AN IMPROVEMENT SURVEY PLAT AND IT IS NOT TO BE RELIED ON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHERMORE STATE THAT THE IMPROVEMENTS ON THE PORTION OF THE ABOVE DESCRIBED PARCEL, AS SHOWN, ON THIS DATE, NOVEMBER 22, 2022, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN; THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

DRAFT

MARK S. BECKLER L.S. #28643

SOPRIS ENGINEERING LLC
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623
(970) 704•0311 • soprisengineering.com

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

MINOR SUBDIVISION AMENDMENT OF:

LOT 2A AND LOT 2B NORTH FACE BASE CAMP SUBDIVISION

A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 7 & 9, IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 88 WEST OF THE 6th P.M.
TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO
SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE RE-1 SCHOOL DISTRICT BEING THE SOLE OWNER IN FEE SIMPLE OF ALL THE REAL PROPERTY DESCRIBED AS:

LOT 2A, THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF GARFIELD COUNTY ON MARCH 16, 2001, AS RECEPTION NO. 577652.
COUNTY OF GARFIELD
STATE OF COLORADO

AND

LOT 2B, ACCORDING TO THE LOT LINE ADJUSTMENT PLAT OF PARCEL A, SMITH EXEMPTION PROPERTY AND LOT 2B OF THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT RECORDED OCTOBER 18, 2005 UNDER RECEPTION NO. 684636.
COUNTY OF GARFIELD
STATE OF COLORADO

COUNTY OF GARFIELD
STATE OF COLORADO

HAS BY THESE PRESENTS LAID OUT AND PLATTED ALL OF THE ABOVE DESCRIBED REAL PROPERTY INTO RESULTING LOT 2A AND RESULTING LOT 2B ;

THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN SAID LOT 2A AND SAID LOT 2B, PRESERVING ALL PREVIOUSLY DEDICATED EASEMENTS, AS SHOWN HEREON.

OWNER: RE-1 SCHOOL DISTRICT
BY:_____ TITLE:_____

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, A.D., 2023.

STATE OF COLORADO)
)SS.
COUNTY OF GARFIELD)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 2023,

BY _____, AS _____ OF RE-1 SCHOOL DISTRICT.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL

_____
NOTARY PUBLIC

RESTATED PLAT NOTES:

1) ALL LOTS SHOWN ON THE WITHIN MINOR PLAT AMENDMENT MAY ONLY BE RESUBDIVIDED PURSUANT TO FULL SUBDIVISION REVIEW IN ACCORDANCE WITH PROVISIONS OF THE CARBONDALE MUNICIPAL CODE. THE PROVISIONS OF PARAGRAPH 4 OF ORDINANCE NO. 30, SERIES OF 1998, REGARDING SITE DEVELOPMENT APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT FOR ANY DEVELOPMENT UPON ANY OF THE LOTS SHOWN ON THE WITHIN EXEMPTION PLAT SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS, IN CONNECTION WITH ANY RESUBDIVISION OF ANY LOT SHOWN ON THE WITHIN EXEMPTION PLAT, THE TOWN ACKNOWLEDGES IN WRITING (I) THAT THE PURPOSES OF SAID PARAGRAPH 4 OF ORDINANCE NO. 30 HAVE BEEN SATISFIED BY THE INFORMATION SUPPLIED AND REVIEWED BY THE TOWN IN CONNECTION WITH SUCH RESUBDIVISION, AND (II) THAT AS TO ANY SPECIFIC LOT(S) CREATED BY SUCH RESUBDIVISION FURTHER COMPLIANCE WITH SAID PARAGRAPH 4 OF ORDINANCE NO. 30 IS UNNECESSARY.

2) THE IRRIGATION EASEMENTS DEPICTED ON LOT 2A AND 2B ARE FOR THE PURPOSE OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE ELLA DITCH AND THE CONVEYANCE AND UTILIZATION OF IRRIGATION WATER FROM SAID DITCH. THE EASEMENTS ARE RELOCATABLE IN NATURE, AND ANY RELOCATION SHALL BE APPROVED BY AND DEDICATED TO THE TOWN AS PER PARAGRAPH 6(K) OF THE ANNEXATION AGREEMENT RECORDED AS RECEPTION No. 547057 IN THE RECORDS OF THE GARFIELD COUNTY CLERK AND RECORDER; PROVIDED, THAT THE OWNER OF SAID LOTS SHALL BE FULLY RESPONSIBLE FOR THE COST OF CONSTRUCTION OF ANY AND ALL DITCHES AND RELATED FACILITIES NECESSARY TO PROPERLY CONVEY SAID WATER.

3) THE WESTERLY EDGE OF ANY DRIVE ACCESSING LOT 2A FROM MEADOW WOOD DRIVE WILL BE A MINIMUM OF 100 FEET FROM THE COMMON BOUNDARY OF LOT 2A AND 2B.

4) LOT 2B SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT FOR GAS MAIN/SERVICE FOR LOT 2A, THE LOCATION OF WHICH WILL BE DETERMINED AT THE TIME OF LOT 2A SITE PLAN APPROVAL, SUBJECT TO THE APPROVAL OF THE OWNER OF LOT 2B. THE OWNER OF LOT 2B SHALL HAVE THE SOLE DISCRETION TO DETERMINE FROM TIME TO TIME THE LOCATION OF SAID EASEMENT; PROVIDED, THAT THE OWNER OF SAID LOT 2B SHALL BE FULLY RESPONSIBLE FOR THE COST OF RELOCATING ANY GAS MAIN/SERVICE AND RELATED FACILITIES NECESSARY TO PROPERLY CONVEY SAID UTILITY IN THE EVENT THAT THE OWNER OF LOT 2B DESIRES TO RELOCATE SAID GAS MAIN/SERVICE AFTER ITS INITIAL INSTALLATION.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

RESULTING PROPERTY DESCRIPTIONS

LOT 2A (AFTER LOT LINE ADJUSTMENT)
SEE SHEET 2 FOR RESULTING PARCEL DETAILS

A TRACT OF LAND SITUATED IN LOT 7 AND LOT 9 ALL IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN; SAID TRACT OF LAND BEING A PORTION OF LOT 2A, NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF GARFIELD COUNTY ON MARCH 16, 2001, AS RECEPTION NO. 577652 AND A PORTION OF LOT 2B, ACCORDING TO THE LOT LINE ADJUSTMENT PLAT OF PARCEL A, SMITH EXEMPTION PROPERTY AND LOT 2B OF THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT RECORDED OCTOBER 18, 2005 UNDER RECEPTION NO. 684636; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2A WHENCE THE SURVEY MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF 4TH STREET AND EUCLID AVENUE, TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, BEARS N 31°44'44" W 3474.22 FEET (WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO A BEARING OF N 89°57'00" W ALONG THE CENTERLINE OF SAID EUCLID AVENUE BETWEEN SURVEY MONUMENTS ON THE CENTERLINES OF SAID 4TH STREET AND 8TH STREET IN SAID TOWN OF CARBONDALE);

THENCE S.55°04'46"E. ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 2A A DISTANCE OF 551.20 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY LINE OF SAID LOT 2A S.89°59'34"W. A DISTANCE OF 378.54 FEET; THENCE S.00°00'36"E. A DISTANCE OF 42.40 FEET; THENCE S.35°58'00"W. A DISTANCE OF 204.76 FEET; THENCE N.54°02'00"W. A DISTANCE OF 89.97 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED AS PARCEL A SMITH EXEMPTION, ACCORDING TO THE LOT LINE ADJUSTMENT PLAT OF PARCEL A, SMITH EXEMPTION PROPERTY AND LOT 2B OF THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT RECORDED OCTOBER 18, 2005 UNDER RECEPTION NO. 684636; THENCE CONTINUING N.54°02'00"W. ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL A SMITH EXEMPTION A DISTANCE OF 182.28 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF MEADOW WOOD DRIVE AS DEDICATED ON THE PLAT OF CARBONDALE SOUTH PLANNED UNIT DEVELOPMENT RECORDED AS RECEPTION NO. 306370 OF THE GARFIELD COUNTY RECORDS; THENCE LEAVING SAID EASTERLY BOUNDARY LINE OF SAID PARCEL A SMITH EXEMPTION N.35°58'00"E. ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MEADOW WOOD DRIVE A DISTANCE OF 10.33 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S.56°56'24"E. A DISTANCE OF 2.59 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N.35°58'00"E. A DISTANCE OF 440.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 149,782 SQUARE FEET OR 3.439 ACRES, MORE OR LESS.

COUNTY OF GARFIELD
STATE OF COLORADO

LOT 2B (AFTER LOT LINE ADJUSTMENT)
SEE SHEET 2 FOR RESULTING PARCEL DETAILS

A TRACT OF LAND SITUATED IN LOT 7 AND LOT 9 ALL IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN; SAID TRACT OF LAND BEING A PORTION OF LOT 2A, NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF GARFIELD COUNTY ON MARCH 16, 2001, AS RECEPTION NO. 577652 AND A PORTION OF LOT 2B, ACCORDING TO THE LOT LINE ADJUSTMENT PLAT OF PARCEL A, SMITH EXEMPTION PROPERTY AND LOT 2B OF THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT RECORDED OCTOBER 18, 2005 UNDER RECEPTION NO. 684636; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 133, WHENCE THE SURVEY MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF 4TH STREET AND EUCLID AVENUE, TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, BEARS N 19°23'08" W 4000.84 FEET (WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO A BEARING OF N 89°57'00" W ALONG THE CENTERLINE OF SAID EUCLID AVENUE BETWEEN SURVEY MONUMENTS ON THE CENTERLINES OF SAID 4TH STREET AND 8TH STREET IN SAID TOWN OF CARBONDALE); SAID POINT ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THAT PROPERTY DESCRIBED AS PARCEL A SMITH EXEMPTION, ACCORDING TO THE LOT LINE ADJUSTMENT PLAT OF PARCEL A, SMITH EXEMPTION PROPERTY AND LOT 2B OF THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT RECORDED OCTOBER 18, 2005 UNDER RECEPTION NO. 684636;

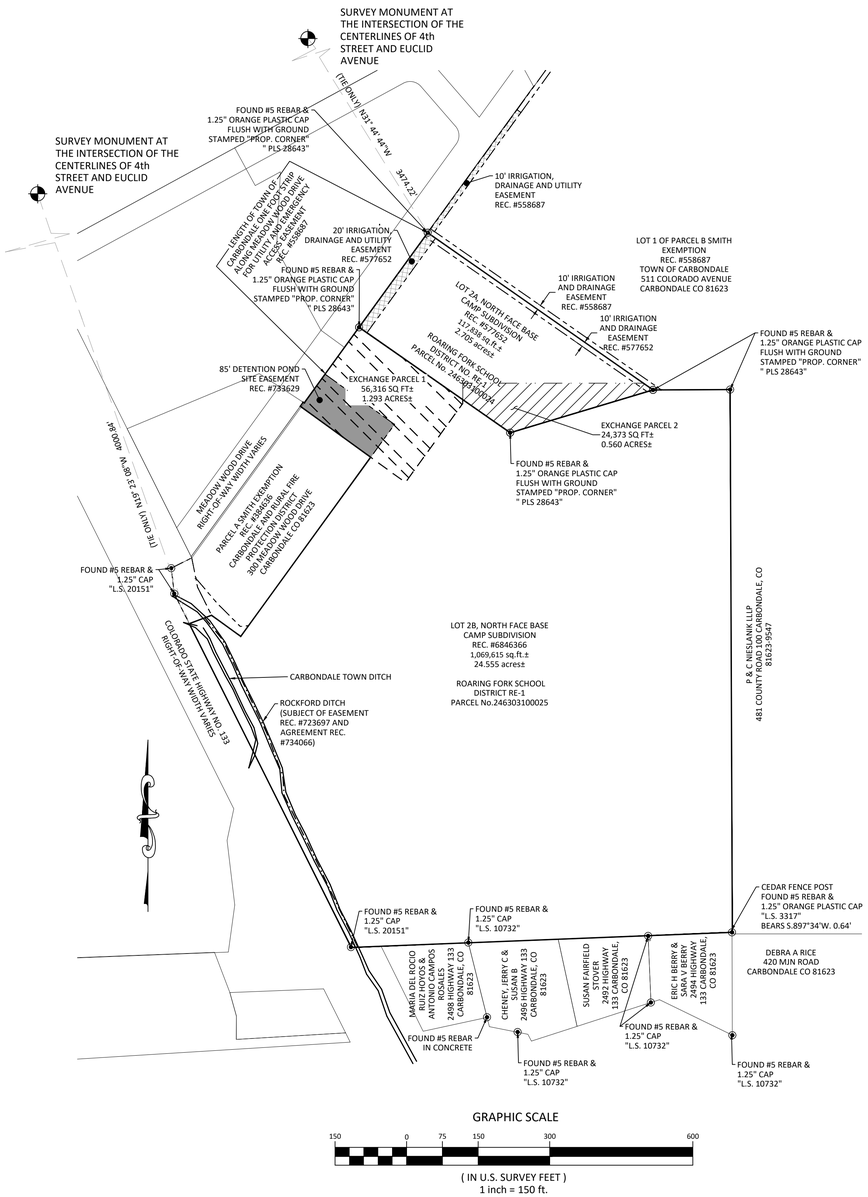
THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL A, SMITH EXEMPTION THE FOLLOWING THREE (3) COURSES:
1) N.69°30'22"E. A DISTANCE OF 50.00 FEET;
2) S.54°02'00"E. A DISTANCE OF 75.39 FEET
3) N.35°58'00"E. A DISTANCE OF 463.93 FEET TO THE SOUTEAST CORNER OF SAID PARCEL A, SMITH EXEMPTION;

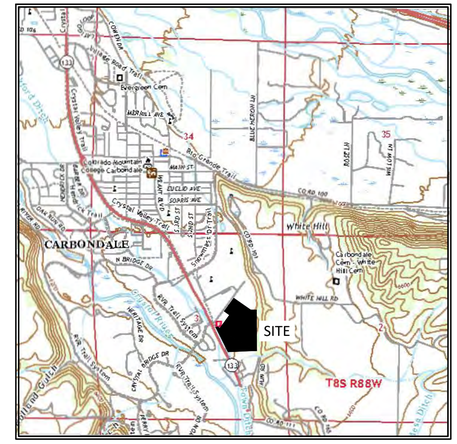
THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE OF SAID PARCEL A, SMITH EXEMPTION S.54°02'00"E. A DISTANCE OF 89.97 FEET; THENCE N.35°58'00"E. A DISTANCE OF 204.76 FEET; THENCE N.00°00'36"W. A DISTANCE OF 42.40 FEET; THENCE N.89°59'34"E. A DISTANCE OF 378.54 FEET MORE OR LESS TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID LOT 2A, NORTH FACE BASE CAMP; THENCE S.55°04'46"E. ALONG SAID EASTERLY BOUNDARY LINE OF SAID LOT 2A A DISTANCE OF 24.62 FEET TO A POINT ON THE BOUNDARY LINE OF SAID LOT 2B, LOT LINE ADJUSTMENT PLAT; THENCE N.89°46'12"E. A DISTANCE OF 161.67 FEET TO A POINT IN AN EXISTING FENCE; THENCE S 00°13'48" E 1137.88 FEET ALONG SAID FENCE TO THE SOUTHEAST CORNER OF SAID LOT 9, A CEDAR FENCE POST; THENCE S 87°44'00" W 799.51 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 9, ADJACENT AND/OR ADJOINING SAID FENCE TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE HIGHWAY NO. 133; THENCE N 26°34'00" W ALONG SAID EASTERLY RIGHT-OF-WAY 759.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1,037,680 SQUARE FEET OR 23.822 ACRES, MORE OR LESS.

COUNTY OF GARFIELD
STATE OF COLORADO

LAND EXCHANGE SUMMARY		
	sq.ft.±	acres±
FATHERING PARCELS		
LOT 2A	117,838	2.705
LOT 2B	1,069,615	24.555
total	1,187,453	27.260
EXCHANGE PARCELS		
1 - FROM 2B TO 2A	56,316	1.293
2 - FROM 2A TO 2B	24,373	0.560
RESULTING PARCELS		
RESULTING LOT 2A	149,781	3.439
RESULTING LOT 2B	1,037,672	23.822
	1,187,453	27.260





VICINITY MAP
SCALE: 1" = 2000'

SURVEY NOTES

1) DATE OF FIELD WORK: FEBRUARY & MARCH 1999, JUNE 2000, APRIL & DECEMBER 2004; UPDATED SEPTEMBER AND OCTOBER 2022.

2) DATE OF PREPARATION: DECEMBER 2022.

3) BASIS OF SURVEY: THE LOT LINE ADJUSTMENT PLAT OF PARCEL B, SMITH EXEMPTION, RECORDED JANUARY 28, 2000 AS RECEPTION NO. 558687, THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT, RECORDED MARCH 16, 2001 AS RECEPTION NO. 577652, THE LOT LINE ADJUSTMENT PLAT OF PARCEL A, SMITH EXEMPTION PROPERTY AND LOT 2B OF THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT, RECORDED OCTOBER 18, 2005 AS RECEPTION NO. 6846366, VARIOUS DOCUMENTS OF RECORD AND THE FOUND SURVEY MONUMENTS AS SHOWN.

4) BASIS OF BEARING: A BEARING OF N 89°57'00" W BETWEEN THE TOWN OF CARBONDALE STREET MONUMENTS AT THE INTERSECTION OF 4TH AND EUCLID, A FOUND DISK WITH NAIL AND THE INTERSECTION OF 8TH AND EUCLID, A FOUND #6 REBAR. THIS ESTABLISHED A LOCAL PROJECT BEARING BASE OF N.35°58'00"E. ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOW WOOD DRIVE, AS SHOWN HEREON.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR TITLE OF RECORD, SE RELIED UPON THE TITLE COMMITMENTS PREPARED BY LAND TITLE GUARANTEE COMPANY UNDER ORDER NO. ABS63019152-2, EFFECTIVE DATE SEPTEMBER 2, 2022 AS TO LOT 2A AND UNDER ORDER NO. ABS63019153-2, EFFECTIVE DATE SEPTEMBER 2, 2022 AS TO LOT 2B, ALONG WITH VARIOUS DOCUMENTS AND PLATS OF RECORD AS SHOWN IN NOTE 3 HEREON.

6) THE LINEAR UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

SURVEYOR'S CERTIFICATE

I, MARK S. BECKLER, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS LOT LINE ADJUSTMENT PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF LOT 2A AND LOT 2B NORTH FACE BASE CAMP MINOR PLAT AMENDMENT AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON; THAT SUCH PLAT WAS MADE FORM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE BOUNDARY, LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2023.

DRAFT

_____
MARK S. BECKLER, L.S. #28643

SOPRIS ENGINEERING LLC
502 MAIN STREET • SUITE A3•CARBONDALE CO 81623
(970) 704•0311• soprisengineering.com

TOWN OF CARBONDALE LOT LINE ADJUSTMENT CERTIFICATE

THIS LOT LINE ADJUSTMENT APPROVED BY THE STAFF OF THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, THIS_____ DAY OF _____, 2023, ACCORDING TO THE CRITERIA OUTLINED IN THE ORDINANCE NO. ___- SERIES OF _____ FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY. THIS APPROVAL IN NO WAY OBLIGATES THE TOWN OF CARBONDALE FOR FINANCING OR CONSTRUCTION IMPROVEMENTS ON THE LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE TOWN.

_____
TOWN PLANNING DIRECTOR

ATTEST:

_____
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY AT _____O'CLOCK ___.M., ON THE ____DAY OF _____, A.D. 202__, AND IS DULY RECORDED IN BOOK _____, PAGE _____, RECEPTION NO. _____.

_____
CLERK AND RECORDER

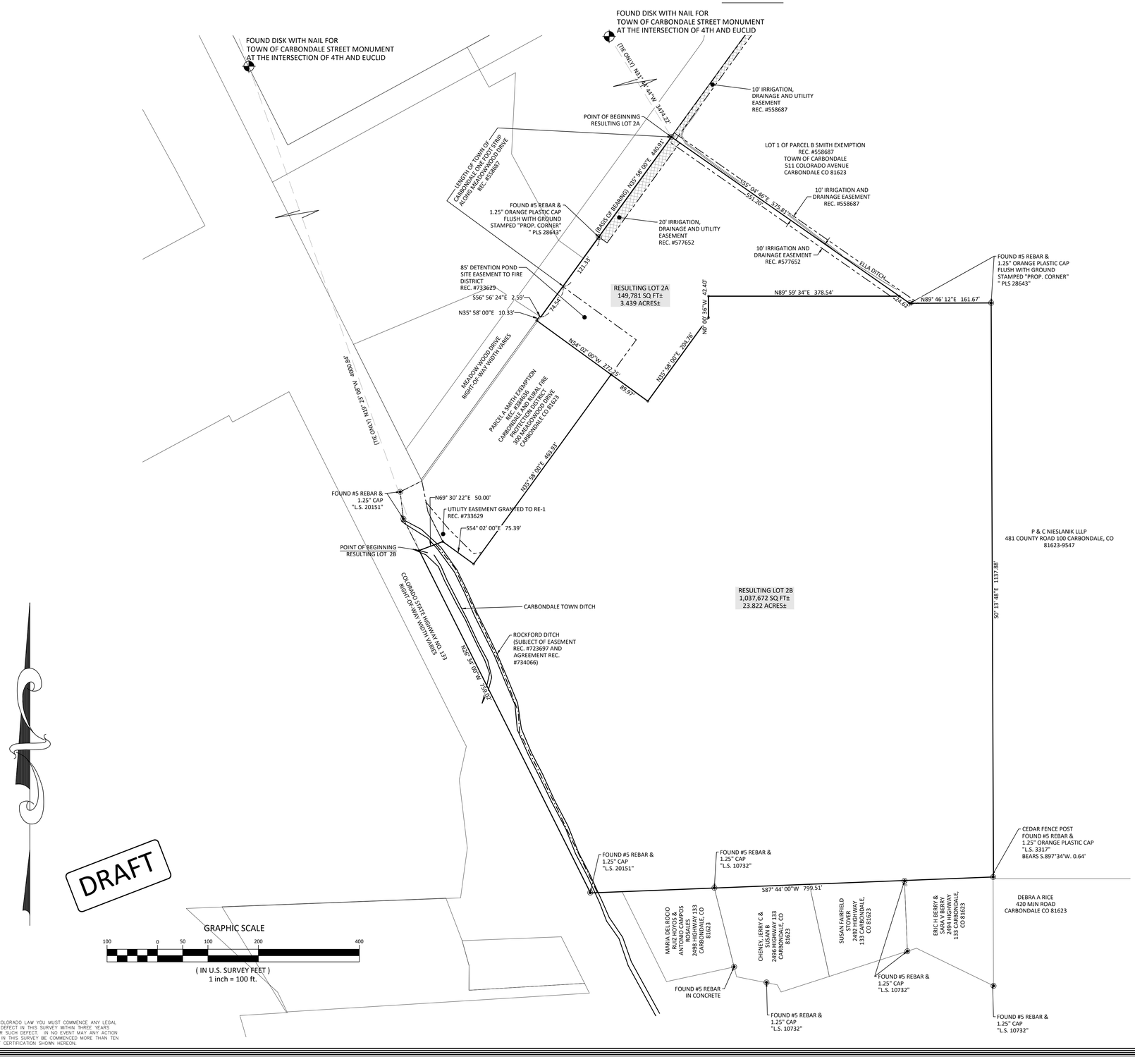
BY:_____
DEPUTY

MINOR SUBDIVISION AMENDMENT OF:

LOT 2A AND LOT 2B NORTH FACE BASE CAMP SUBDIVISION

A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 7 & 9, IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 88 WEST OF THE 6th P.M.
TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 2 OF 2



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SOPRIS ENGINEERING LLC
502 MAIN STREET • SUITE A3•CARBONDALE CO 81623
(970) 704•0311 • soprisengineering.com

PROPOSED LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED PAVERS (SEE LANDSCAPE DRAWINGS)
- PROPOSED COBBLE MULCH (SEE LANDSCAPE DRAWINGS)
- PROPOSED SAWCUT
- PROPERTY LINE
- EASEMENT/SETBACK

GENERAL NOTES:

1. CONTRACTOR TO VERIFY THAT ALL PIPES, CONDUITS, AND SLEEVES RELATED TO STORM, IRRIGATION, LIGHTING, AND OTHER UTILITY IMPROVEMENTS ARE INSTALLED PRIOR TO ANY CONCRETE OR ASPHALT CONSTRUCTION ON THE PROJECT.
2. SEE LANDSCAPE PLANS FOR TREE, PLANTING, AND IRRIGATION IMPROVEMENTS DESIGN.
3. SEE ARCHITECT AND/OR MEP DRAWINGS FOR LIGHTING IMPROVEMENTS DESIGN.
4. SEE ARCHITECT DRAWINGS FOR ALL BUILDING DESIGN INCLUDING TRASH ENCLOSURES.
5. STORM PIPE - 8" DIAMETER OR SMALLER SHALL BE SDR-35 GASKETED PIPE (OR APPROVED EQUAL).

   STORM PIPE - LARGER THAN 8" DIAMETER SHALL BE ADS N-12 WATER TIGHT PIPE (OR APPROVED EQUAL).
6. SEE COVER SHEET FOR ADDITIONAL NOTES.

REMOVE & REPLACE EXISTING PATH (CROSS HATCHED AREA) FOR SEWERLINE INSTALLATION, ±2,588 SF, ±340 LF

SEE UTILITY PLAN FOR TOTAL LIMITS OF PATH REMOVAL & REPLACEMENT

TRASH ENCLOSURE, SEE ARCHITECT PLANS FOR DETAILS

SAWCUT ASPHALT TO NEAT CLEAN EDGE MIN 18", REMOVE EXISTING CURB & GUTTER, REPLACE WITH CONCRETE VALLEY PAN, ±75 LF

ADA RAMP (TYP)

20.0' IRRIGATION (ELLA DITCH), & DRAINAGE EASEMENT

PROPOSED COVERED PARKING

COVERED PARKING, SEE ARCHITECT DRAWINGS

SAWCUT EXISTING ASPHALT TO NEAT CLEAN EDGE

MEADOWOOD DRIVE (ROW WIDTH VARIES, ASPHALT SURFACE)

3.0' CONCRETE VALLEY PAN

CATCH TO SPILL CURB TRANS.

12" GUTTER 6" CURB SPILL (TYP)

BIKE PARKING (TYP)

BUILDING A

20.0' IRRIGATION (ELLA DITCH), DRAINAGE & UTILITY EASEMENT

SITE BENCHMARK FOUND #5 REBAR & 1.25" ORANGE PLASTIC CAP FLUSH WITH GROUND STAMPED "PROP. CORNER PLS 28643" ELEVATION = 6222.5'

COBBLE AREAS (TYP) SEE LANDSCAPE DRAWINGS

MAILBOX BANK

18" GUTTER 6" CURB CATCH (TYP)

ADA RAMP (TYP)

SEE ARCHITECT & LANDSCAPE DRAWINGS FOR ALL DETAILS ON FENCING & SCREENING

5.0' CONCRETE SIDEWALK

RETENTION POND

ADA CURB RAMP (TYP)

BUILDING C

SAWCUT ASPHALT TO NEAT CLEAN EDGE, REMOVE & REPLACE ASPHALT FOR UTILITY TRENCH

12" GUTTER 6" CURB SPILL (TYP)

±8.3' EXISTING ASPHALT PATH

SAWCUT EXISTING ASPHALT TO NEAT CLEAN EDGE

BUILDING B

PARK & AMENITY AREA, SEE LANDSCAPE PLANS

4.0' CRUSHERS PATH

RETENTION POND

CONTRACTOR TO MILL REMAINING ASPHALT FROM FULL DEPTH SAWCUT TO EDGE OF CONCRETE, OVERLAY WITH ASPHALT PATCH, ±290 SF

CONTRACTOR TO SAWCUT, REMOVE, & REPLACE CONCRETE CURB AND GUTTER AT NEAREAST JOINT ON BOTH SIDES OF DRIVEWAY CUT.

ENGINEER TO REVIEW & APPROVE IN FIELD PRIOR TO SAWCUT

±5.0' REMOVE & REPLACE FULL DEPTH ASPHALT SAWCUT FOR XCEL TRENCH, ±125 SF

SAWCUT ASPHALT TO NEAT CLEAN EDGE, REMOVE & REPLACE ASPHALT FOR WATERLINE SERVICE INSTALLATION

8.0' ASPHALT PATH

PROPOSED LOT LINE ADJUSTMENT

SEE ARCHITECT & LANDSCAPE DRAWINGS FOR ALL DETAILS ON FENCING & SCREENING

SPILL CURB TO CATCH V-PAN TRANSITION

±21.9' EXISTING ASPHALT DRIVE

TRASH ENCLOSURE, SEE ARCHITECT PLANS FOR DETAILS

EXISTING LOT BOUNDARY

SAWCUT ASPHALT TO NEAT CLEAN EDGE, REMOVE & REPLACE ASPHALT FOR ACCESS DRIVE & FIRE HYDRANT WATERLINE INSTALLATION

SAWCUT EXISTING ASPHALT TO NEAT CLEAN EDGE

EXISTING HIGH SCHOOL PRACTICE FIELDS

PROPOSED LOT LINE ADJUSTMENT

FIRE DEPARTMENT TRAINING FACILITY

PROPOSED LOT LINE ADJUSTMENT

Know what's **below.** **Call** before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SOPRIS ENGINEERING LLC
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623
(970) 704-0311 • soprisengineering.com

DATE:	03/07/23	
JOB NO.	32024.02	
DESIGNED BY	KTS	
DRAWN BY	KTS	
CHECKED BY	YTN	

RFSD MEADOWOOD HOUSING DEVELOPMENT
CARBONDALE, COLORADO

BUILDING PERMIT - PROGRESS SET

DATE	REVISION

TITLE

SITE PLAN

DRAWING NO.

C-3.0

DRAFT

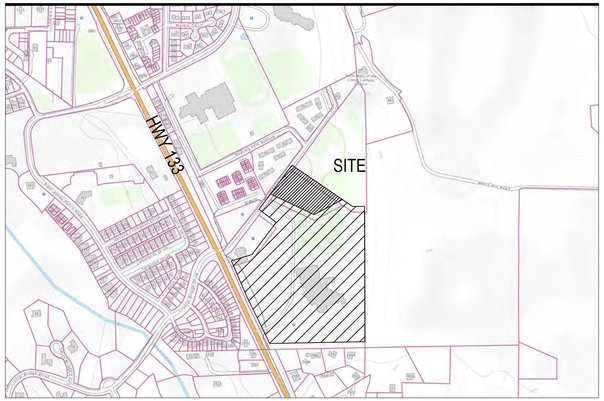
G:\2022\32024 CARBONDALE SCHOOL\CIVIL\DWGS\PLOT\32024-3-SITE PLAN.DWG - Mar 07, 2023 - 3:55pm

ATTACHMENT L

LANDSCAPE NOTES

1. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
2. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
3. ALL SEED, SOD AND SHRUB BED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION IN ACCORDANCE WITH THE SOILS REPORT OR AT A MINIMUM OF 3.5 CU.YDS./1000 SF EVENLY TILLED INTO SOIL AT A DEPTH OF 6".
4. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
5. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
6. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" PERFORATED GALVANIZED ROLL TOP EDGING WHERE SHOWN ON PLANS. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, CONCRETE WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
7. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, RIVER ROCK LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED BARK LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
8. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
9. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
10. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
11. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8' OF FINISHED GRADES AS SHOWN ON THE PLANS.
12. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" PERFORATED METAL EDGER.
13. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
14. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

KEY MAP



SHEET INDEX

#	SHEET TITLE
LANDSCAPE	
LS-001	LANDSCAPE NOTES
LS-002	LANDSCAPE SCHEDULES
LS-100	OVERALL LANDSCAPE PLAN
LS-101	HARDSCAPE PLAN
LS-102	HARDSCAPE PLAN
LS-103	HARDSCAPE PLAN
LS-104	HARDSCAPE PLAN
LP-101	LANDSCAPE PLAN
LP-102	LANDSCAPE PLAN
LP-103	LANDSCAPE PLAN
LP-104	LANDSCAPE PLAN
LP-105	SNOW STORAGE PLAN
LP-106	HYDROZONE PLAN
LP-501	LANDSCAPE DETAILS
LP-502	LANDSCAPE DETAILS
LP-503	LANDSCAPE DETAILS

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3/28/23 TOWN TRUSTEE

SHEET TITLE:
LANDSCAPE NOTES

LS-001

CHECKED BY: BR
DRAWN BY: BM

MATERIAL SCHEDULE

CODE	DESCRIPTION	MANUFACTURER	CONTACT	PRODUCT NAME	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	RIVER ROCK MULCH	PIONEED SAND OR LOCAL SUPPLIER	N/A	1 1/2" ROARING FORK RIVER ROCK	SMOOTH EARTH TONES	1 1/2" DIAMETER RIVER ROCK	N/A	INSTALL 3" DEPTH ABOVE WEED CONTROL FABRIC IN ALL LANDSCAPE BEDS EXCLUDING SURROUNDING PERENNIALS
M-02	COBBLE MULCH	PIONEER SAND OR LOCAL SUPPLIER	N/A	COLORADO RIVER ROCK COBBLE	SMOOTH / EARTH TONES	75% 2" TO 4" DIAMETER COBBLE AND 25% 6-12" COBBLE	N/A	MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES
M-03	PEA GRAVEL	PIONEER SAND OR LOCAL SUPPLIER	N/A	PEA GRAVEL	NATURAL	3/8" WASHED RIVER ROCK AND BROWN MASON SOND	N/A	70% SAND / 30% PEA GRAVEL MIX. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
M-04	PLAY SOFT SURFACE	PIONEER SAND OR APPROVED EQUAL	N/A	ENGINEERED WOOD FIBER	NATURAL	SEE PLANS FOR AREA, 12" DEPTH MIN	N/A	MINIMUM 12" DEPTH OVER WEED CONTROL FABRIC IN PLAY AREAS, SEE PLANS
M-05	PAVER PATIO	BELGARD HARDSCAPES OR APPROVED EQUAL	N/A	CATALINA GRANA	RIO	LARGE UNIT PATTERN	3 / LP-503	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-06	CRUSHER FINES	PIONEER SAND OR APPROVED EQUAL	N/A	PREMIUM TRAIL MIX	BUFF / NATURAL	1/4" MINUS, 4" DEPTH	2 / LP-503	INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH STABILIZER SPEC HTTP://WWW.STABILIZERSOULUTIONS.COM/TECHNOLOGIES.PATHWAY-TECHNOLOGY/
M-07	LANDSCAPE MULCH	SOPRIS TREE & LANDSCAPE SUPPLY	N/A	SOPRIS NATURAL MULCH	NATURAL SHREDDED BARK	N/A	N/A	REFER TO TECHNICAL SPECIFICATIONS FOR SINTALLATION. MINIMUM 3" DEPTH, INSTALL ABOVE WEED CONTROL FABRIC.

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
S-01	BENCH	AIRI STIX 6` CONTOUR BENCH	ANOVA	N/A	AE2680STX	TEXTURED PEWTER WITH GRAY FRAME	23 X 75 X 34.8	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
S-02	PICNIC TABLE	SQUARE PERFORATED ADA TABLE, PEDESTAL SURFACE MOUNT	ANOVA	N/A	D1405	BLUE WITH TEXTURED PEWTER FRAME	75.25" X75.25"	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
S-03	BIKE RACK	TANDEM POWDER COATED BIKE RACK	ANOVA	N/A	CIRCLEBR	BLUE	35.8" X 32.25"	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
S-04	OUTDOOR GRILL	BLAZE 21" 1500 WATT ELECTRIC GRILL ON PEDESTAL WITH SIDE SHELVES	BBQ GUYS	N/A	BLZ-ELEC-21	STAINLESS STEEL	22" X 48" X 44"H	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLAN SFOR LOCATION ADN QUANTITY
S-05	KENOSHA PASS CLIMBER	KENOSHA PASS	ID SCULPTURE	N/A	CMB002	NATURAL	27` X 6`-8" X 5`10"	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
S-06	LOG TRAVERSE	LOG TRAVERSE	ID SCULPTURE	N/A	AP015	NATURAL	19`-8" X 6`-2" X 3`-7"	N/A	INSTALL PER MANUFACTURERS SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
S-07	MUSHROOM STEPPERS	MUSHROOM STEPPERS	ID SCUPLTURES	N/A	SC083	RED CAP WITH WHITE STALK	SMALL MEDIUM AND LARGE, SEE MANUFACTURE SPECS FOR DIMENSNIONS	N/A	INSTALL PER MANUFACTURERS SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY.

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC TA	5	ACER TATARICUM	TATARIAN MAPLE	B & B	2.5" CAL.
CE OC	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"CAL
GL SH	3	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	B & B	2"CAL
GY DI	2	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2"CAL
QU MA	2	QUERCUS MACROCARPA	BURR OAK	B & B	2"CAL
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**
PI NS	14	PICEA GLAUCA 'NORTH STAR'	NORTH STAR WHITE SPRUCE	B & B	6` HT.
PI ED	3	PINUS EDULIS	PINON PINE	B & B	6` HEIGHT
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**
AC CO	5	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	CONT.	#20
AM CA	7	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	B & B	2" CAL.
MA SS	6	MALUS X `SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	1.5"CAL
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**
BU AL	5	BUDDLEJA ALTERNIFOLIA `ARGENTEA`	SILVER FOUNTAIN BUTTERFLY BUSH	CONT.	#5
CO AF	144	CORNUS SERICEA `ARCTIC FIRE`	ARCTIC FIRE DOGWOOD	CONT.	#5
LI LO	15	LIGUSTRUM VULGARE `LODENSE`	LODENSE PRIVET	CONT.	#5
RH AR	79	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5
RI AL	8	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5
RO WO	9	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5
SO ST	31	SORBARIA SORBIFOLIA STELLIPILA	URAL FALSE SPIREA	CONT.	#5
SY VU	15	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5
VI AL	1	VIBURNUM X RHYTIDOPHYLLOIDES `ALLEGHANY`	ALLEGHANY VIBURNUM	CONT.	#5
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**
AR CH	81	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN`	CHIEFTAIN MANZANITA	CONT.	#5
PI MO	48	PINUS MUGO `MOPS`	MUGO PINE	CONT.	#5
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**
BO BA	35	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1
CA BR	101	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#1
MI ML	81	MISCANTHUS SINENSIS `MORNING LIGHT`	MORNING LIGHT MAIDEN GRASS	CONT.	#1
PA HM	115	PANICUM VIRGATUM `HEAVY METAL`	BLUE SWITCH GRASS	CONT.	#1
PA SH	33	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	CONT.	#1
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**
AC MO	14	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	CONT.	#1
HE HB	18	HEUCHERA X `HARVEST BURGUNDY`	HARVEST BURGUNDY CORAL BELLS	CONT.	#1
HO RS	11	HOSTA X `ROYAL STANDARD`	ROYAL STANDARD PLANTAIN LILY	CONT.	#1
LI FL	25	LIATRIS SPICATA 'FLORISTAN VIOLET'	FLORISTAN VIOLET BLAZING STAR	CONT.	#1
PH BI	23	PHLOX BIFIDA	SNOWMASS PHLOX	CONT.	#1
VI BV	36	VINCA MINOR `BOWLES`	BOWLES COMMON PERIWINKLE	CONT.	#1

BIORETENTION SEED MIX

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS PER ACRE	OUNCES PER ACRE
SAND BLUESTEM	ANDROPOGON HALLII	GARDEN	3.5	
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	BUTTE	3	
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	GOSHEN	3	
INDIAN RICEGRASS	ORYZOPSIS HYMENOIDES	PALOMA	3	
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	4	
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARIBA	3	
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	PATURA	3	
ALKALI SACATON	SPOROBOLUS AIROIDES		3	
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS		3	
*PASTURE SAGE	ARTEMISIA FRIGIDA			2
*BLUE ASTER	ASTER LAEVIS			4
*BLANKET FLOWER	GAILLARDIA ARISTATA			8
*PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA			4
*PURPLE PRAIRIECLOVER	DALEA (PETALOSTEMUM) PURPUREA			4
TOTAL			27.5	22

LOW GROW NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME	PLS LBS PER ACRE	PERCENT PER ACRE
BLUE FESCUE	FESTUCA GLAUCA	4.4	20%
BLUE GRAMA	BOUTELOUA GRACILIS	3.3	15%
ROCKY MOUNTAIN FESCUE	FESTUCA SAXIMONTANA	3.3	15%
CANBY BLUEGRASS	POA SECUNDA 'CANBAR'	3.3	15%
INDIAN RICEGRASS	ORYZOPSIS HYMENOIDES	2.2	10%
SANDBERG BLUE	POA SECUNDA	2.2	10%
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	2.2	10%
ALPINE BLUEGRASS	POA ALPINA	0.45	2.5%
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.45	2.5%
TOTAL		21.8	100%

TURF GRASS BLEND: SOD

DEEP ROOTED BLUEGRASS BLEND, LOCALLY SOURCED

CHECKED BY: BR
DRAWN BY: BM

ATTACHMENT L

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ROARING FORK SCHOOL DISTRICT
CARBONDALE, CO 81623

OWNER:
ROARING FORK SD
400 SOPRIS AVE
CARBONDALE, CO 81623
970.384.6000

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DATE:
12/30/22 SITE REVIEW
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3/28/23 TOWN TRUSTEE

SHEET TITLE:
LANDSCAPE SCHEDULES

LS-002

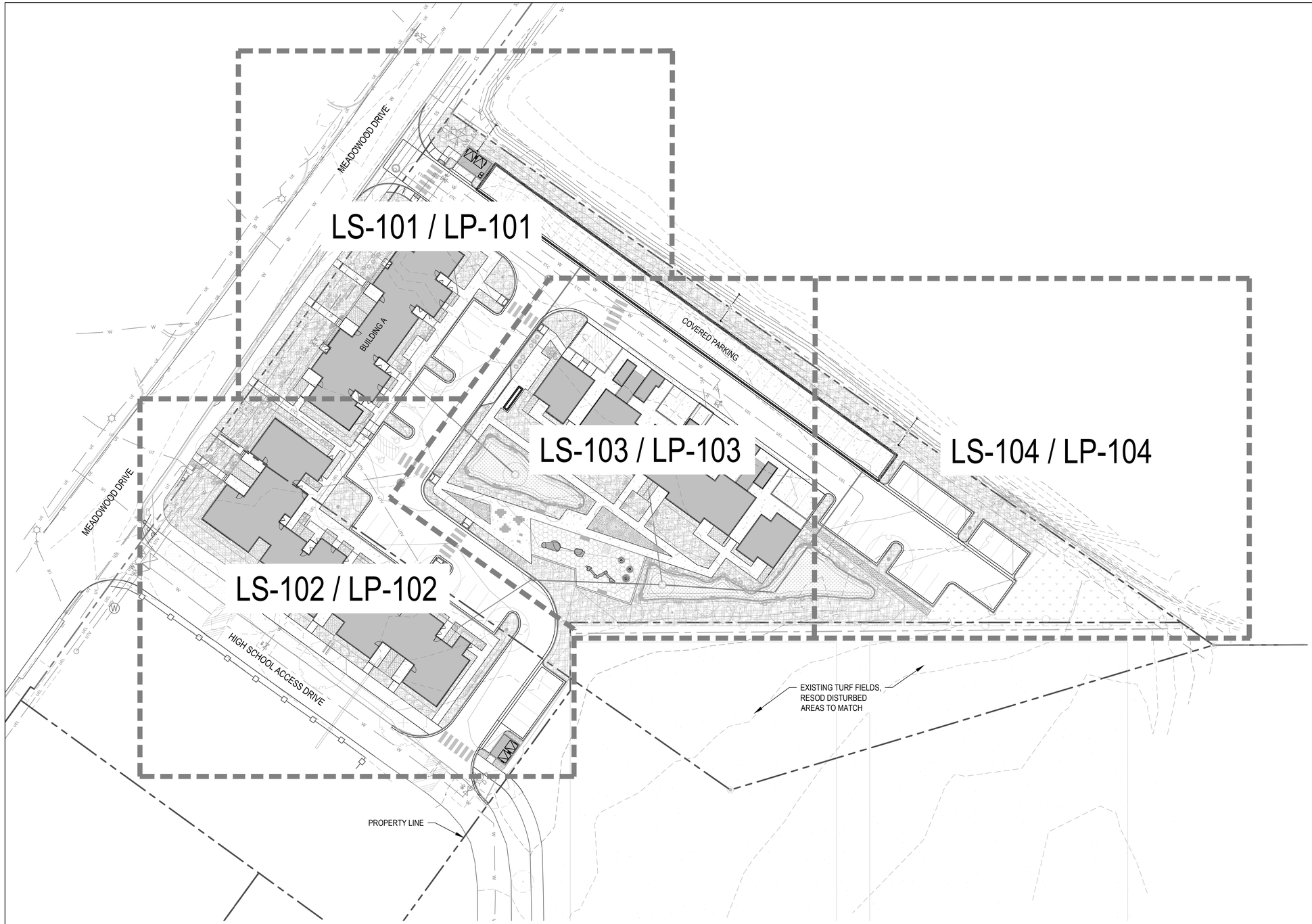


RFSD MEADOWOOD HOUSING| SITE PLAN

03/09/2022

ALL GRAPHICS ARE CONCEPTUAL AND SUBJECT TO CHANGE

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CHECKED BY: BR
DRAWN BY: BM

ATTACHMENT L

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RFSD MEADOWOOD HOUSING

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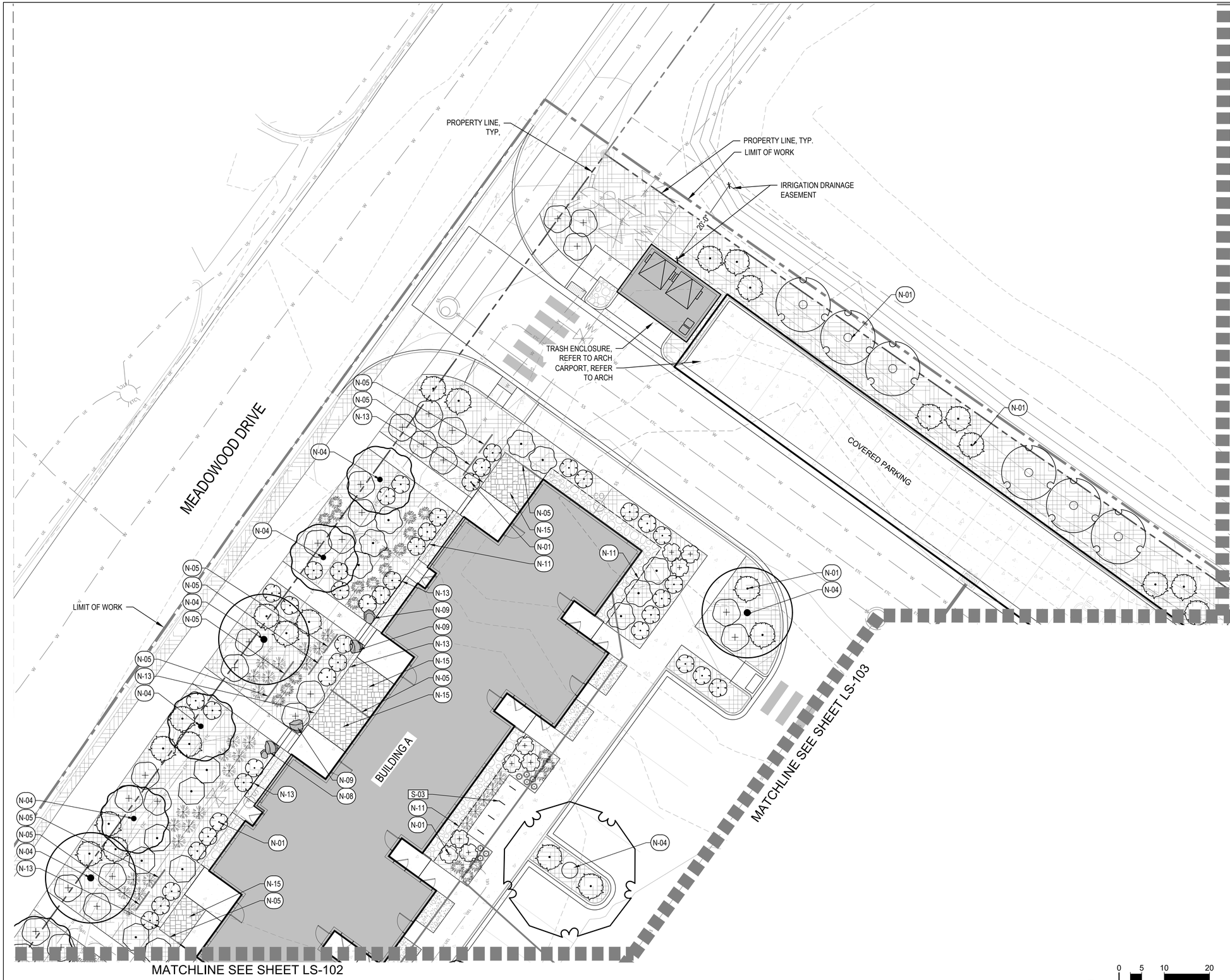
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DATE:
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3/28/23 TOWN TRUSTEE

SHEET TITLE:
OVERALL SITE PLAN

LS-100



LEGEND

CODE	DESCRIPTION
M-01	RIVER ROCK MULCH
M-02	COBBLE MULCH
M-03	PEA GRAVEL
M-04	PLAY SOFT SURFACE
M-05	PAVER PATIO
M-06	CRUSHER FINES
M-07	PERENNIAL PLANTING MIX
S-01	BENCH
S-02	PICNIC TABLE
S-03	BIKE RACK
S-04	OUTDOOR GRILL
N-05	PRIVACY SCREEN
N-06	BIORETENTION EDGE
N-08	BOULDER CROPPING
N-09	LANDSCAPE BOULDER
N-10	SPADE CUT EDGE
N-12	PLAYGROUND CURB
N-13	STEEL EDGER
N-14	3 RAIL CEDAR FENCE

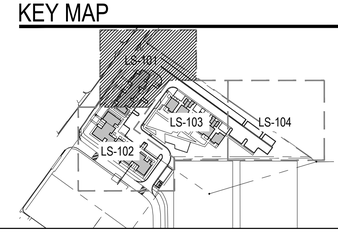
KEY NOTES OVERALL

CODE	DESCRIPTION	DETAIL
N-01	SHRUB PLANTING	4/LP-501
N-02	TREE PROTECTION	1/LP-501
N-03	PERENNIAL PLANT LAYOUT	2/LP-501
N-04	TREE PLANTING	3 / LP-501
N-05	PRIVACY SCREEN	5/ LP-501
N-06	BIORETENTION EDGE	6/ LP-501
N-07	PLAYGROUND RAMP	1/ LP-502
N-08	BOULDER CROPPING	2/ LP-502
N-09	LANDSCAPE BOULDER	3/ LP-502
N-10	SPADE CUT EDGE	4/ LP-502
N-11	COBBLE DRIP LINE	5/ LP-502
N-12	MONOLITHIC CONCRETE PLAYGROUND CURB	6/ LP-502
N-13	STEEL EDGER	7/ LP-502
N-14	3 RAIL CEDAR FENCE	1/ LP-503
N-15	PAVER PATIO	3/LP-503

NORTH

0 5 10 20
SCALE 1" = 10'

KEY MAP



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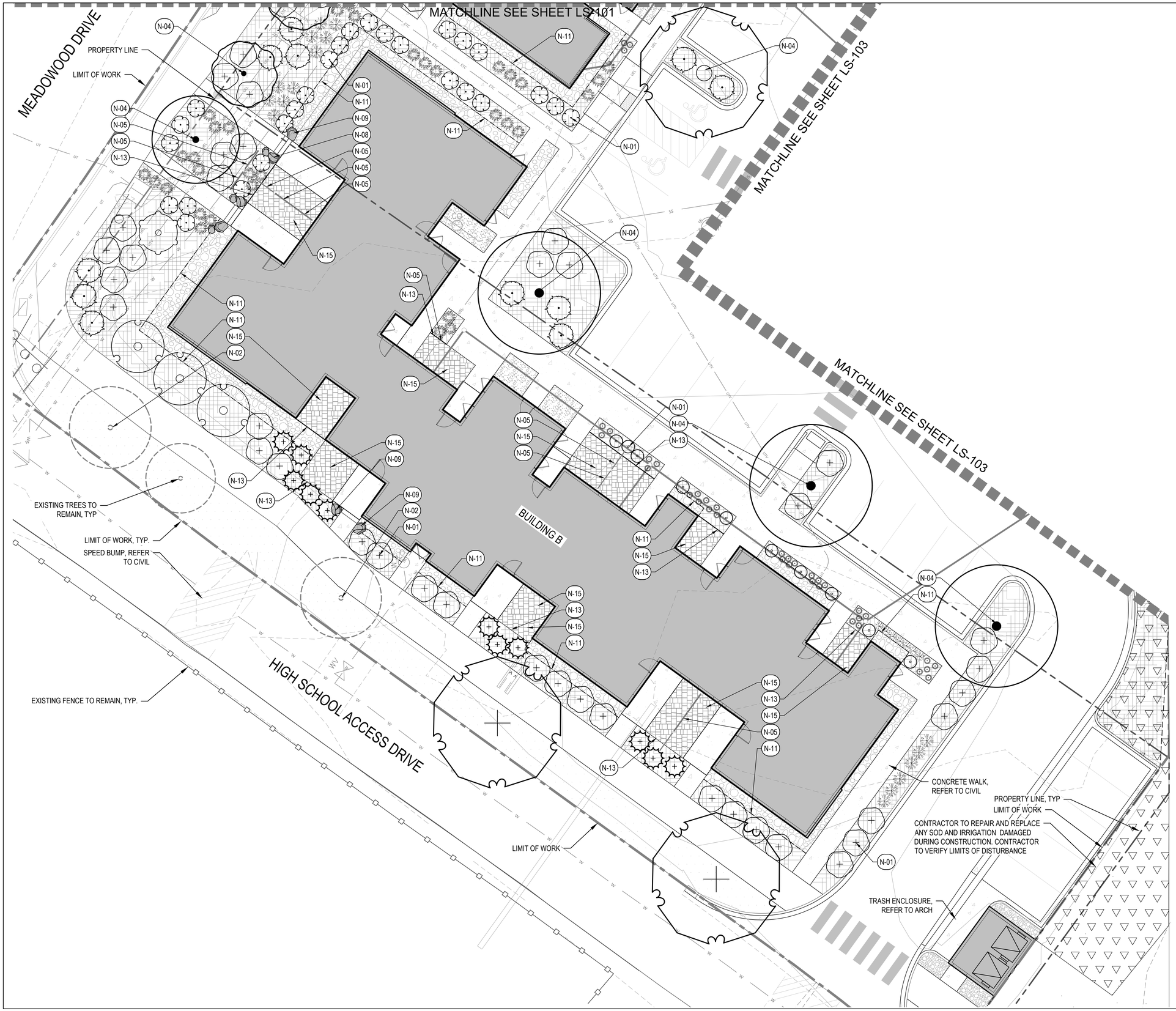
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SHEET TITLE:
HARDSCAPE PLAN

LS-101



LEGEND

CODE	DESCRIPTION
M-01	RIVER ROCK MULCH
M-02	COBBLE MULCH
M-03	PEA GRAVEL
M-04	PLAY SOFT SURFACE
M-05	PAVER PATIO
M-06	CRUSHER FINES
M-07	PERENNIAL PLANTING MIX
S-01	BENCH
S-02	PICNIC TABLE
S-03	BIKE RACK
S-04	OUTDOOR GRILL
N-05	PRIVACY SCREEN
N-06	BIORETENTION EDGE
N-08	BOULDER CROPPING
N-09	LANDSCAPE BOULDER
N-10	SPADE CUT EDGE
N-12	PLAYGROUND CURB
N-13	STEEL EDGER
N-14	3 RAIL CEDAR FENCE

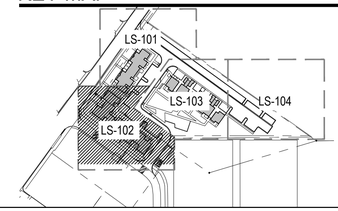
KEY NOTES OVERALL

CODE	DESCRIPTION	DETAIL
N-01	SHRUB PLANTING	4/LP-501
N-02	TREE PROTECTION	1/LP-501
N-03	PERENNIAL PLANT LAYOUT	2/LP-501
N-04	TREE PLANTING	3 / LP-501
N-05	PRIVACY SCREEN	5/ LP-501
N-06	BIORETENTION EDGE	6/ LP-501
N-07	PLAYGROUND RAMP	1/ LP-502
N-08	BOULDER CROPPING	2/ LP-502
N-09	LANDSCAPE BOULDER	3/ LP-502
N-10	SPADE CUT EDGE	4/ LP-502
N-11	COBBLE DRIP LINE	5/ LP-502
N-12	MONOLITHIC CONCRETE PLAYGROUND CURB	6/ LP-502
N-13	STEEL EDGER	7/ LP-502
N-14	3 RAIL CEDAR FENCE	1/ LP-503
N-15	PAVER PATIO	3/LP-503

NORTH

0 5 10 20
SCALE 1" = 10'

KEY MAP



CHECKED BY: BR
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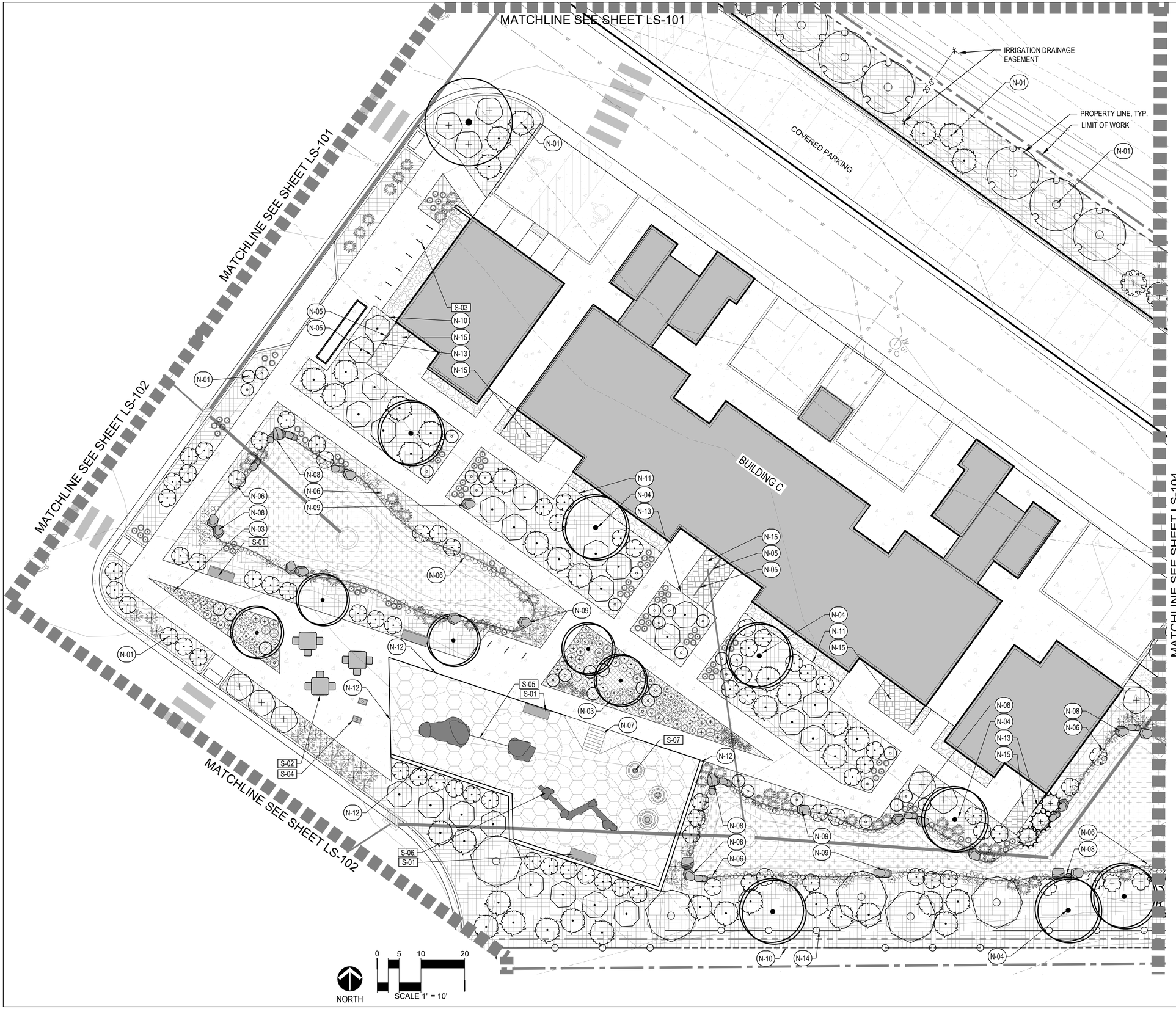
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SHEET TITLE:
HARDSCAPE PLAN

LS-102



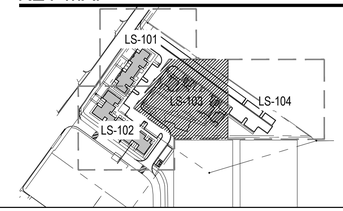
LEGEND

	CODE	DESCRIPTION
	M-01	RIVER ROCK MULCH
	M-02	COBBLE MULCH
	M-03	PEA GRAVEL
	M-04	PLAY SOFT SURFACE
	M-05	PAVER PATIO
	M-06	CRUSHER FINES
	M-07	PERENNIAL PLANTING MIX
	S-01	BENCH
	S-02	PICNIC TABLE
	S-03	BIKE RACK
	S-04	OUTDOOR GRILL
	N-05	PRIVACY SCREEN
	N-06	BIORETENTION EDGE
	N-08	BOULDER CROPPING
	N-09	LANDSCAPE BOULDER
	N-10	SPADE CUT EDGE
	N-12	PLAYGROUND CURB
	N-13	STEEL EDGER
	N-14	3 RAIL CEDAR FENCE

KEY NOTES OVERALL

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N-11	COBBLE DRIP LINE	5/ LP-502
N-12	MONOLITHIC CONCRETE PLAYGROUND CURB	6/ LP-502
N-13	STEEL EDGER	7/ LP-502
N-14	3 RAIL CEDAR FENCE	1/ LP-503
N-15	PAVER PATIO	3/LP-503

KEY MAP



CHECKED BY: BR
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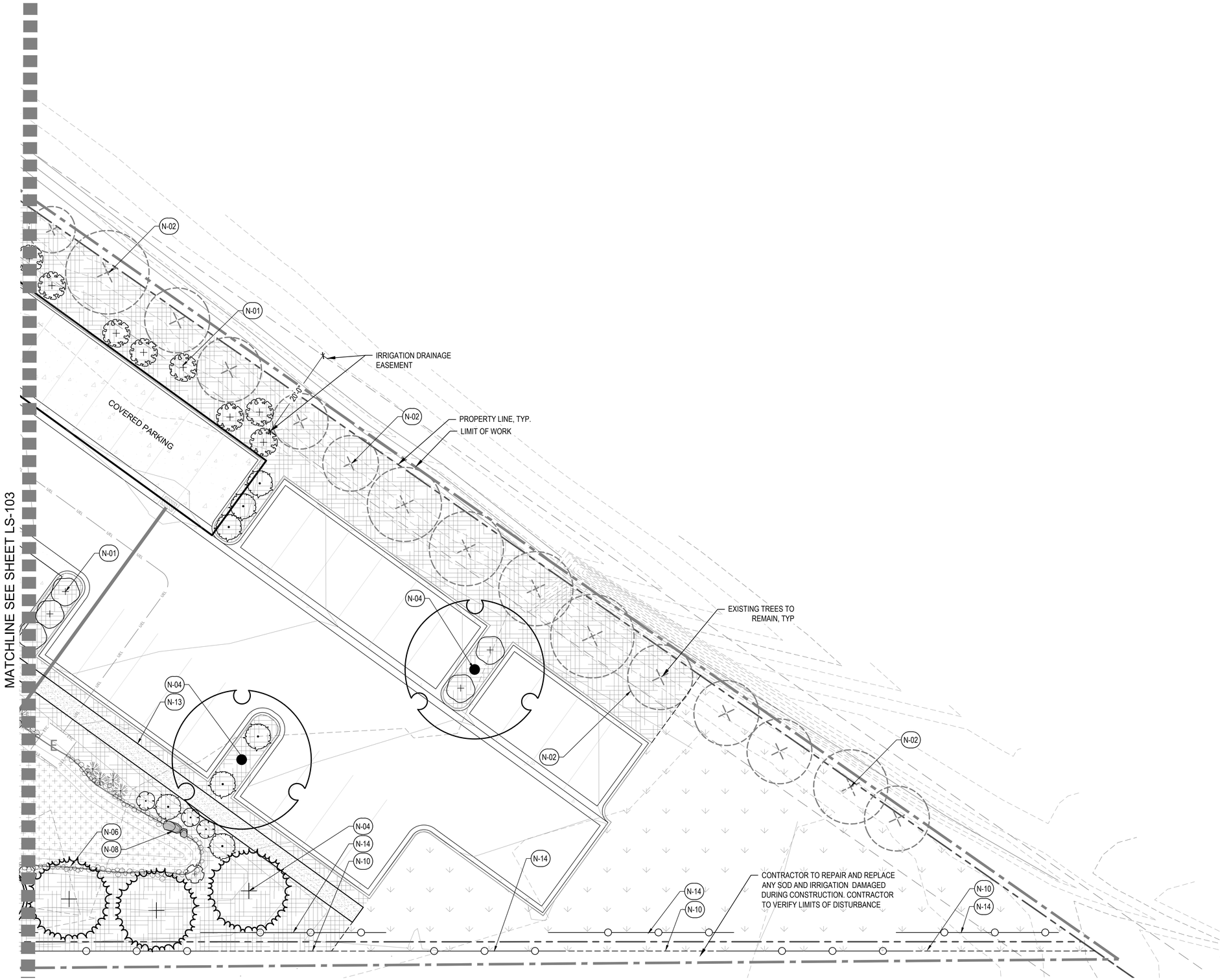
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SHEET TITLE:
HARDSCAPE PLAN

LS-103



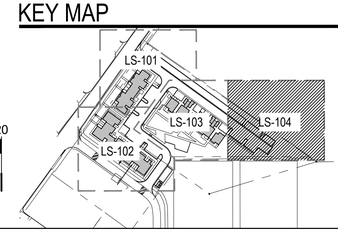
LEGEND

CODE	DESCRIPTION
M-01	RIVER ROCK MULCH
M-02	COBBLE MULCH
M-03	PEA GRAVEL
M-04	PLAY SOFT SURFACE
M-05	PAVER PATIO
M-06	CRUSHER FINES
M-07	PERENNIAL PLANTING MIX
S-01	BENCH
S-02	PICNIC TABLE
S-03	BIKE RACK
S-04	OUTDOOR GRILL
N-05	PRIVACY SCREEN
N-06	BIORETENTION EDGE
N-08	BOULDER CROPPING
N-09	LANDSCAPE BOULDER
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N-12	PLAYGROUND CURB
N-13	STEEL EDGER
N-14	3 RAIL CEDAR FENCE

KEY NOTES OVERALL

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N-11	COBBLE DRIP LINE	5/ LP-502
N-12	MONOLITHIC CONCRETE PLAYGROUND CURB	6/ LP-502
N-13	STEEL EDGER	7/ LP-502
N-14	3 RAIL CEDAR FENCE	1/ LP-503
N-15	PAVER PATIO	3/LP-503

KEY MAP



CHECKED BY: BR
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ATTACHMENT L

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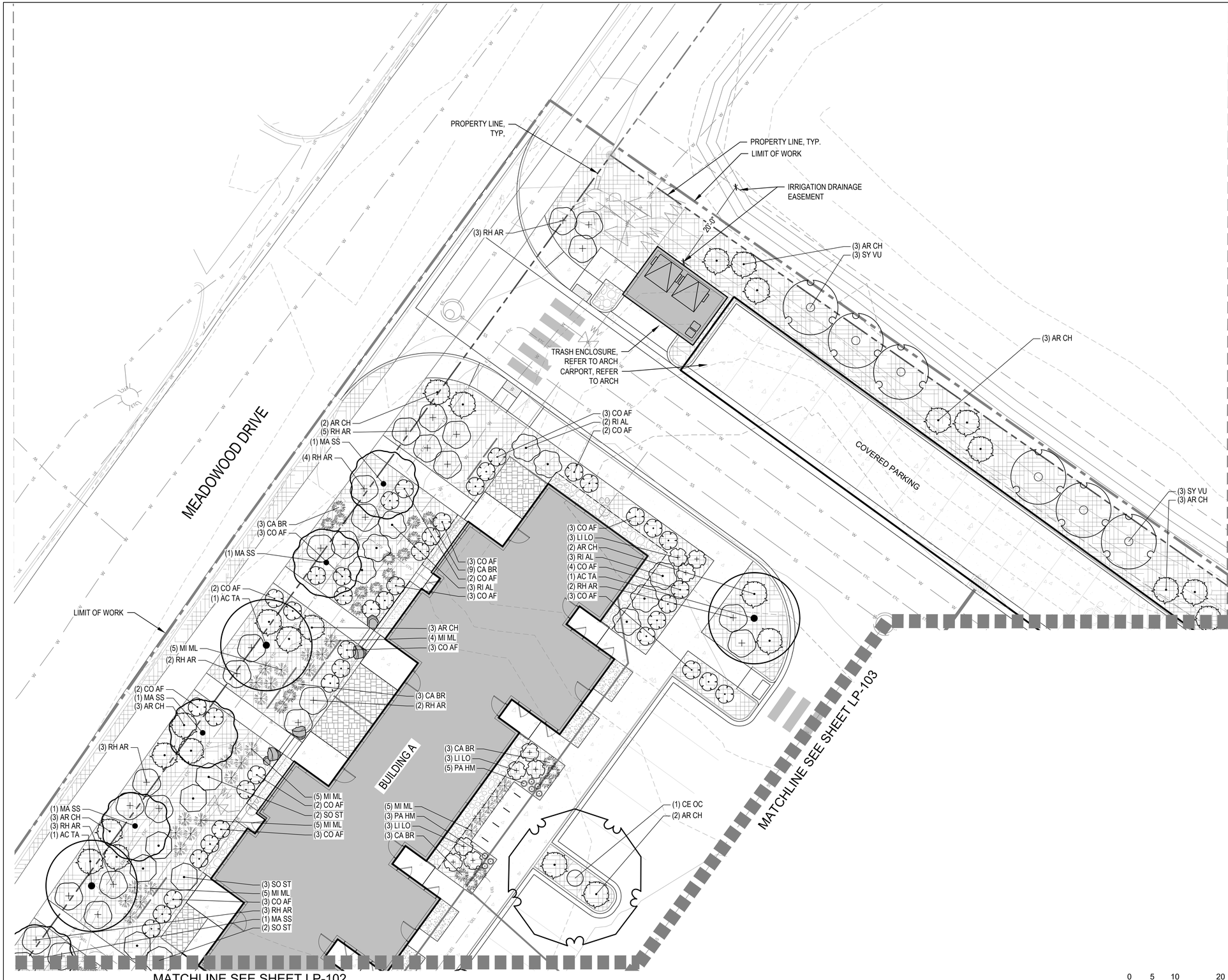
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SHEET TITLE:
LANDSCAPE PLAN

LP-104



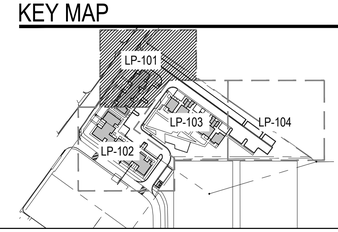
LEGEND

CODE	DESCRIPTION
M-01	RIVER ROCK MULCH
M-02	COBBLE MULCH
M-03	PEA GRAVEL
M-04	PLAY SOFT SURFACE
M-05	PAVER PATIO
M-06	CRUSHER FINES
M-07	PERENNIAL PLANTING MIX
S-01	BENCH
S-02	PICNIC TABLE
S-03	BIKE RACK
S-04	OUTDOOR GRILL
N-05	PRIVACY SCREEN
N-06	BIORETENTION EDGE
N-08	BOULDER CROPPING
N-09	LANDSCAPE BOULDER
N-10	SPADE CUT EDGE
N-12	PLAYGROUND CURB
N-13	STEEL EDGER
N-14	3 RAIL CEDAR FENCE

PLANT SCHEDULE OVERALL

DECIDUOUS CANOPY TREES	COMMON NAME
AC TA	TATARIAN MAPLE
CE OC	COMMON HACKBERRY
GL SH	SHADEMASTER LOCUST
GY DI	KENTUCKY COFFEETREE
QU MA	BURR OAK
EVERGREEN TREES	**COMMON NAME**
PI NS	NORTH STAR WHITE SPRUCE
PI ED	PINON PINE
ORNAMENTAL TREES	**COMMON NAME**
AC CO	COMPACT AMUR MAPLE
AM CA	CANADIAN SERVICEBERRY
MA SS	SPRING SNOW CRAB APPLE
DECIDUOUS SHRUBS	**COMMON NAME**
BU AL	SILVER FOUNTAIN BUTTERFLY BUSH
CO AF	ARCTIC FIRE DOGWOOD
LI LO	LODENSE PRIVET
RH AR	GRO-LOW FRAGRANT SUMAC
RI AL	ALPINE CURRANT
RO WO	MOUNTAIN ROSE
SO ST	URAL FALSE SPIREA
SY VU	COMMON PURPLE LILAC
VI AL	ALLEGHANY VIBURNUM
EVERGREEN SHRUBS	**COMMON NAME**
AR CH	CHIEFTAIN MANZANITA
PI MO	MUGO PINE
ORNAMENTAL GRASSES	**COMMON NAME**
BO BA	BLOND AMBITION BLUE GRAMA GRASS
CA BR	KOREAN FEATHER REED GRASS
MI ML	MORNING LIGHT MAIDEN GRASS
PA HM	BLUE SWITCH GRASS
PA SH	SWITCH GRASS
PERENNIALS	**COMMON NAME**
AC MO	MOONSHINE YARROW
HE HB	HARVEST BURGUNDY CORAL BELLS
HO RS	ROYAL STANDARD PLANTAIN LILY
LI FL	FLORISTAN VIOLET BLAZING STAR
PH BI	SNOWMASS PHLOX
VI BV	BOWLES COMMON PERIWINKLE

KEY MAP



NORTH

0 5 10 20

SCALE 1" = 10'

CHECKED BY: BR
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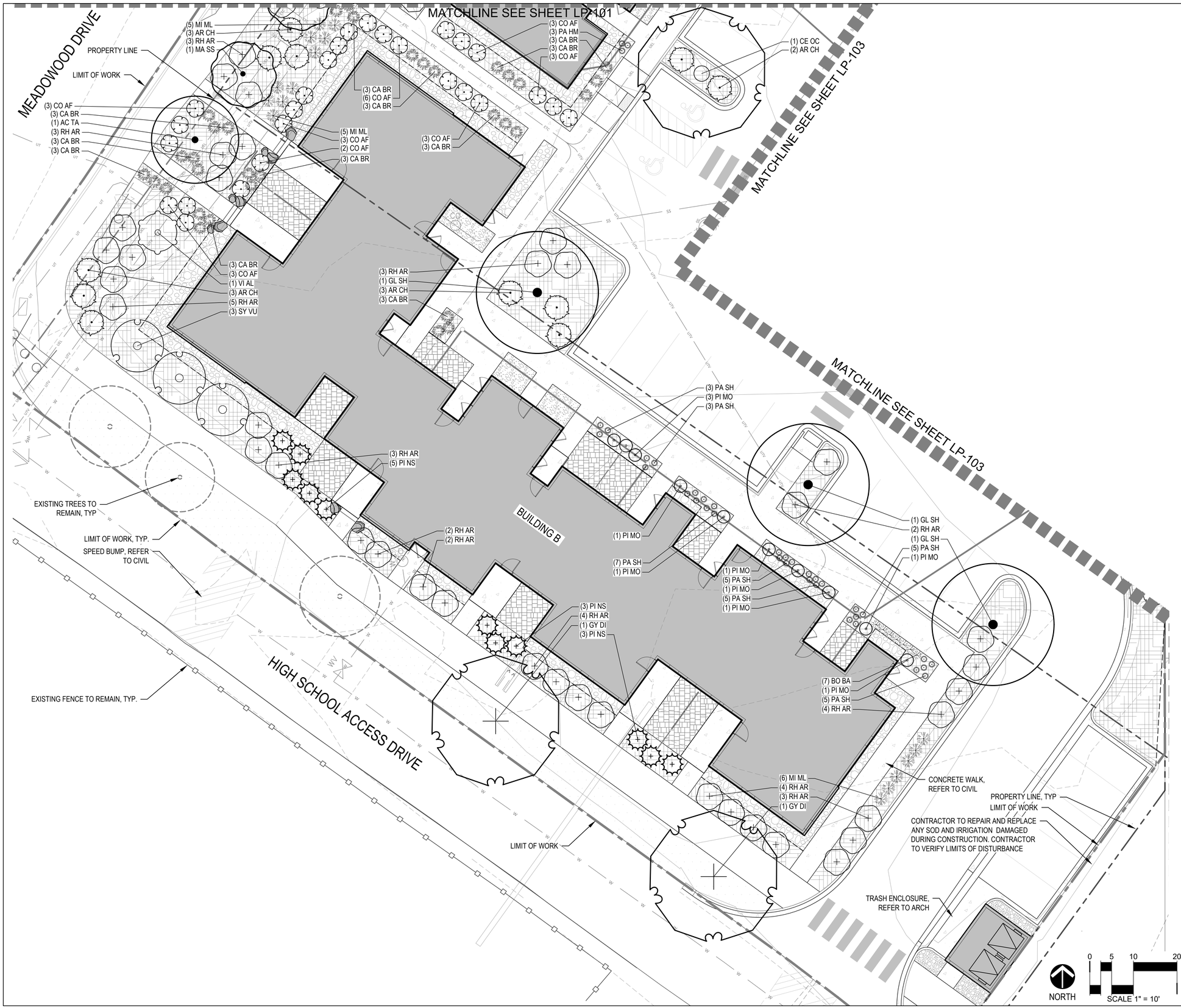
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SHEET TITLE:
LANDSCAPE PLAN

LP-101



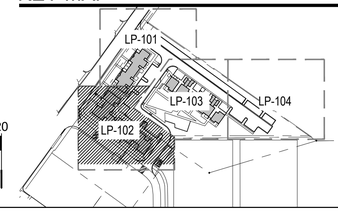
LEGEND

CODE	DESCRIPTION
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PLANT SCHEDULE OVERALL

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AC TA	TATARIAN MAPLE
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GL SH	SHADEMASTER LOCUST
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PI NS	NORTH STAR WHITE SPRUCE
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ORNAMENTAL TREES	**COMMON NAME**
AC CO	COMPACT AMUR MAPLE
AM CA	CANADIAN SERVICEBERRY
MA SS	SPRING SNOW CRAB APPLE
DECIDUOUS SHRUBS	**COMMON NAME**
BU AL	SILVER FOUNTAIN BUTTERFLY BUSH
CO AF	ARCTIC FIRE DOGWOOD
LI LO	LODENSE PRIVET
RH AR	GRO-LOW FRAGRANT SUMAC
RI AL	ALPINE CURRANT
RO WO	MOUNTAIN ROSE
SO ST	URAL FALSE SPIREA
SY VU	COMMON PURPLE LILAC
VI AL	ALLEGHANY VIBURNUM
EVERGREEN SHRUBS	**COMMON NAME**
AR CH	CHIEFTAIN MANZANITA
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ORNAMENTAL GRASSES	**COMMON NAME**
BO BA	BLOND AMBITION BLUE GRAMA GRASS
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KEY MAP



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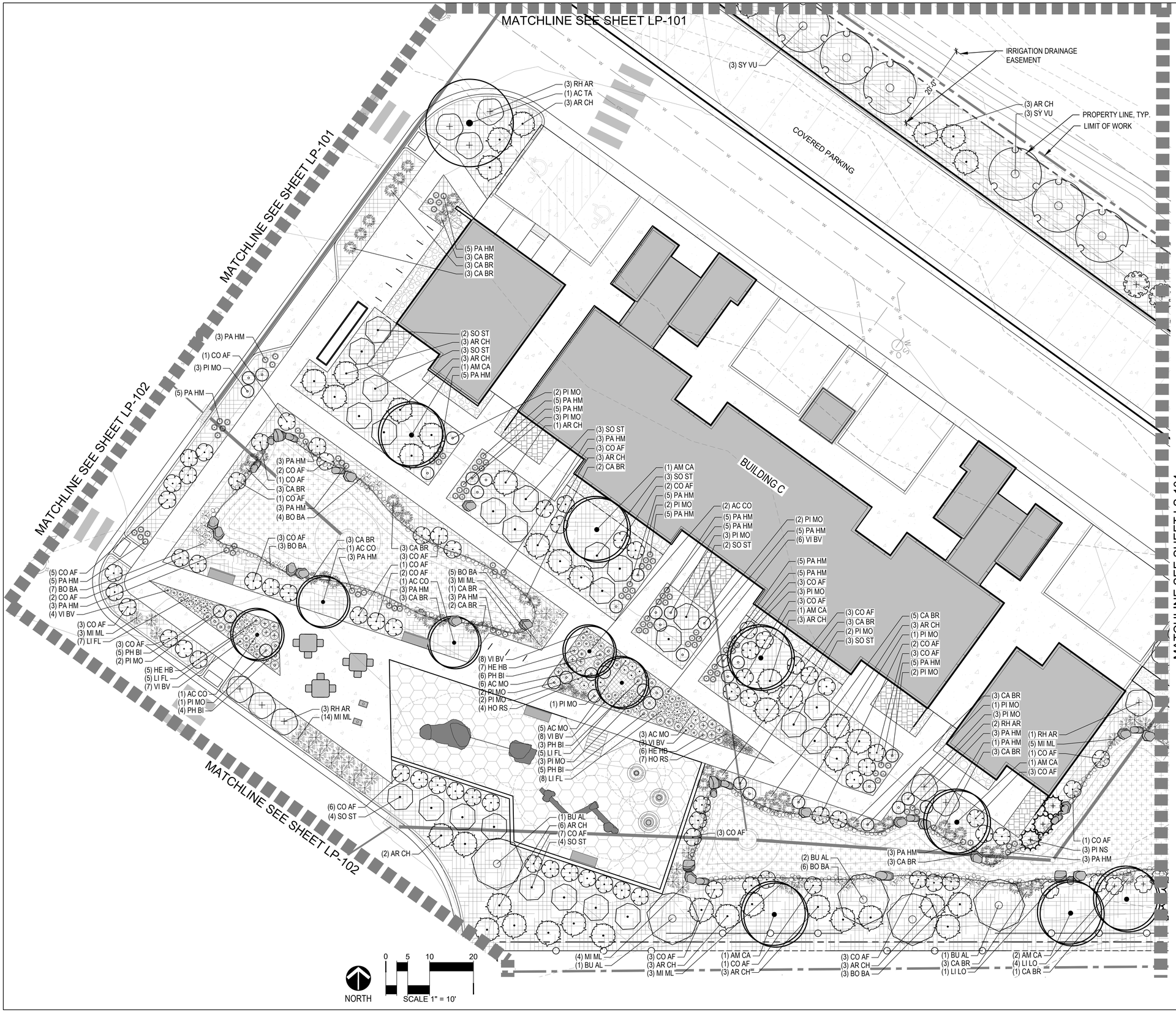
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LANDSCAPE PLAN

LP-102



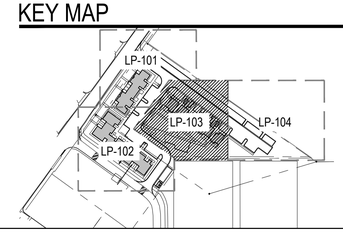
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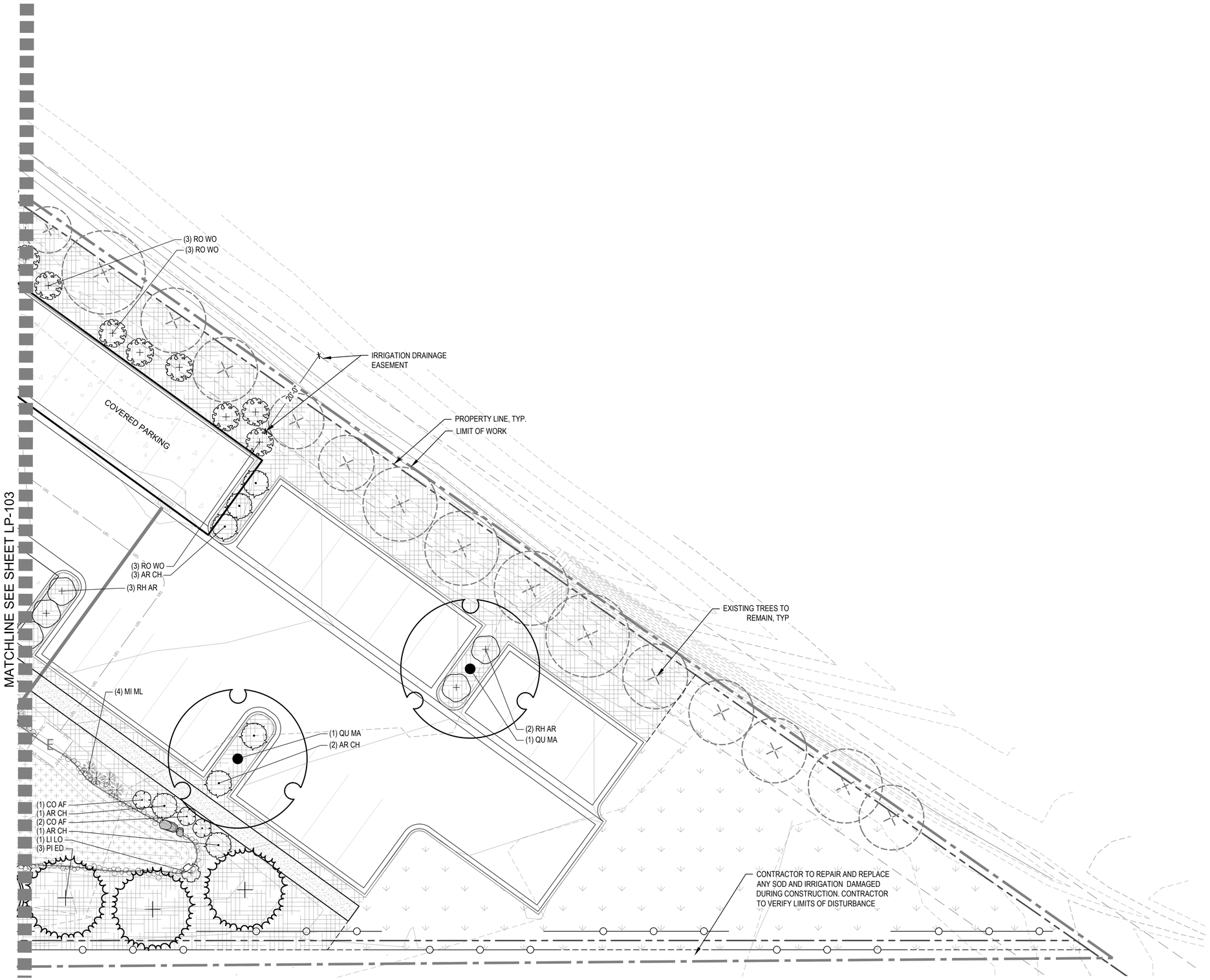
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SHEET TITLE:
LANDSCAPE PLAN

LP-103



LEGEND

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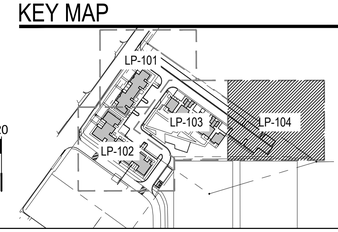
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CO AF	ARCTIC FIRE DOGWOOD
LI LO	LODENSE PRIVET
RH AR	GRO-LOW FRAGRANT SUMAC
RI AL	ALPINE CURRANT
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SO ST	URAL FALSE SPIREA
SY VU	COMMON PURPLE LILAC
VI AL	ALLEGHANY VIBURNUM

EVERGREEN SHRUBS	COMMON NAME
AR CH	CHIEFTAIN MANZANITA
PI MO	MUGO PINE

ORNAMENTAL GRASSES	COMMON NAME
BO BA	BLOND AMBITION BLUE GRAMA GRASS
CA BR	KOREAN FEATHER REED GRASS
MI ML	MORNING LIGHT MAIDEN GRASS
PA HM	BLUE SWITCH GRASS
PA SH	SWITCH GRASS

PERENNIALS	COMMON NAME
AC MO	MOONSHINE YARROW
HE HB	HARVEST BURGUNDY CORAL BELLS
HO RS	ROYAL STANDARD PLANTAIN LILY
LI FL	FLORISTAN VIOLET BLAZING STAR
PH BI	SNOWMASS PHLOX
VI BV	BOWLES COMMON PERIWINKLE

KEY MAP



CHECKED BY: BR
DRAWN BY: BM

ATTACHMENT L

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CARBONDALE, CO 81623

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970.384.6000

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3/09/23 P&Z COMMISSION
3/28/23 TOWN TRUSTEE

SHEET TITLE:
LANDSCAPE PLAN

LP-104

ATTACHMENT L

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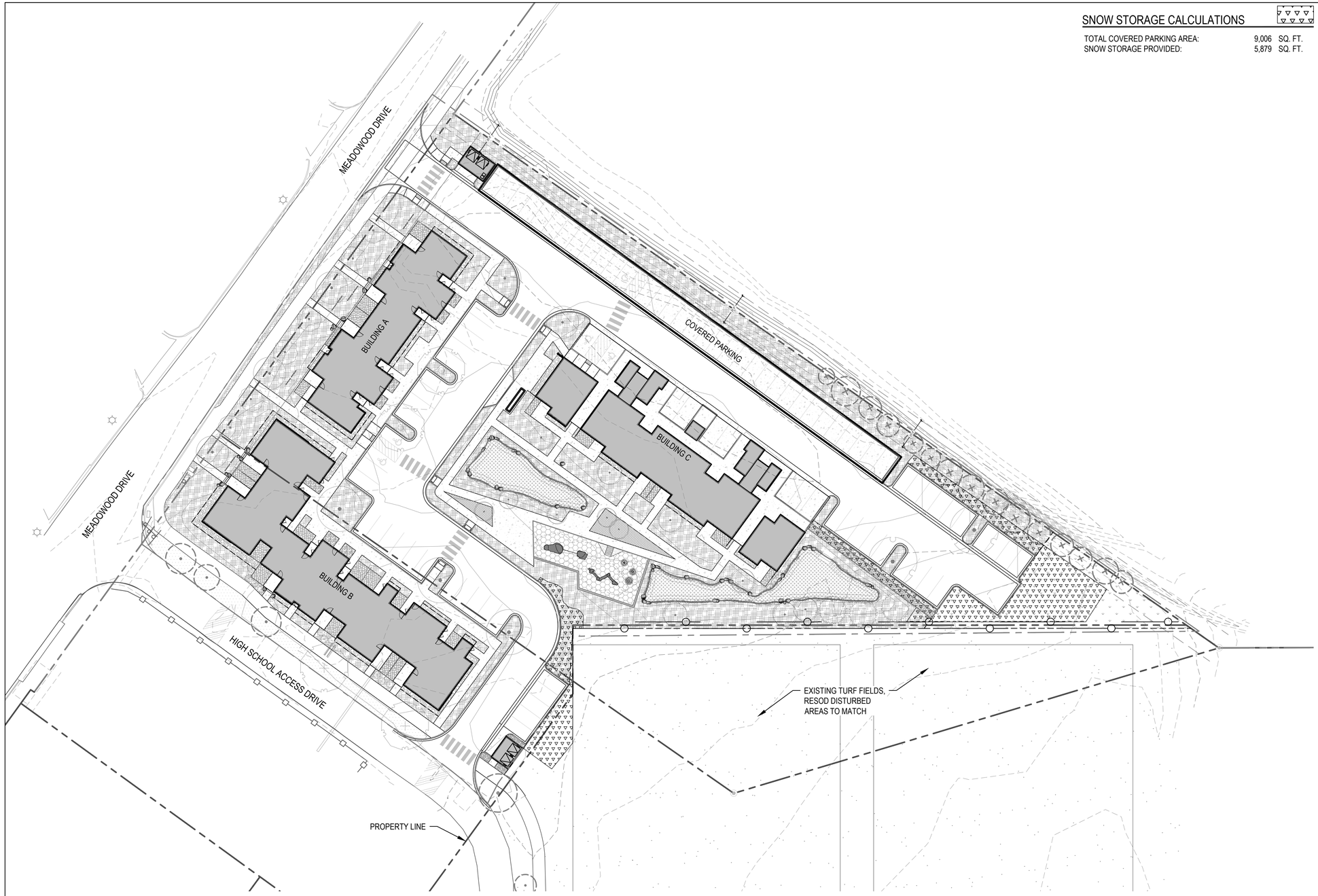
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CARBONDALE, CO 81623
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SNOW STORAGE CALCULATIONS

TOTAL COVERED PARKING AREA:	9,006	SQ. FT.
SNOW STORAGE PROVIDED:	5,879	SQ. FT.



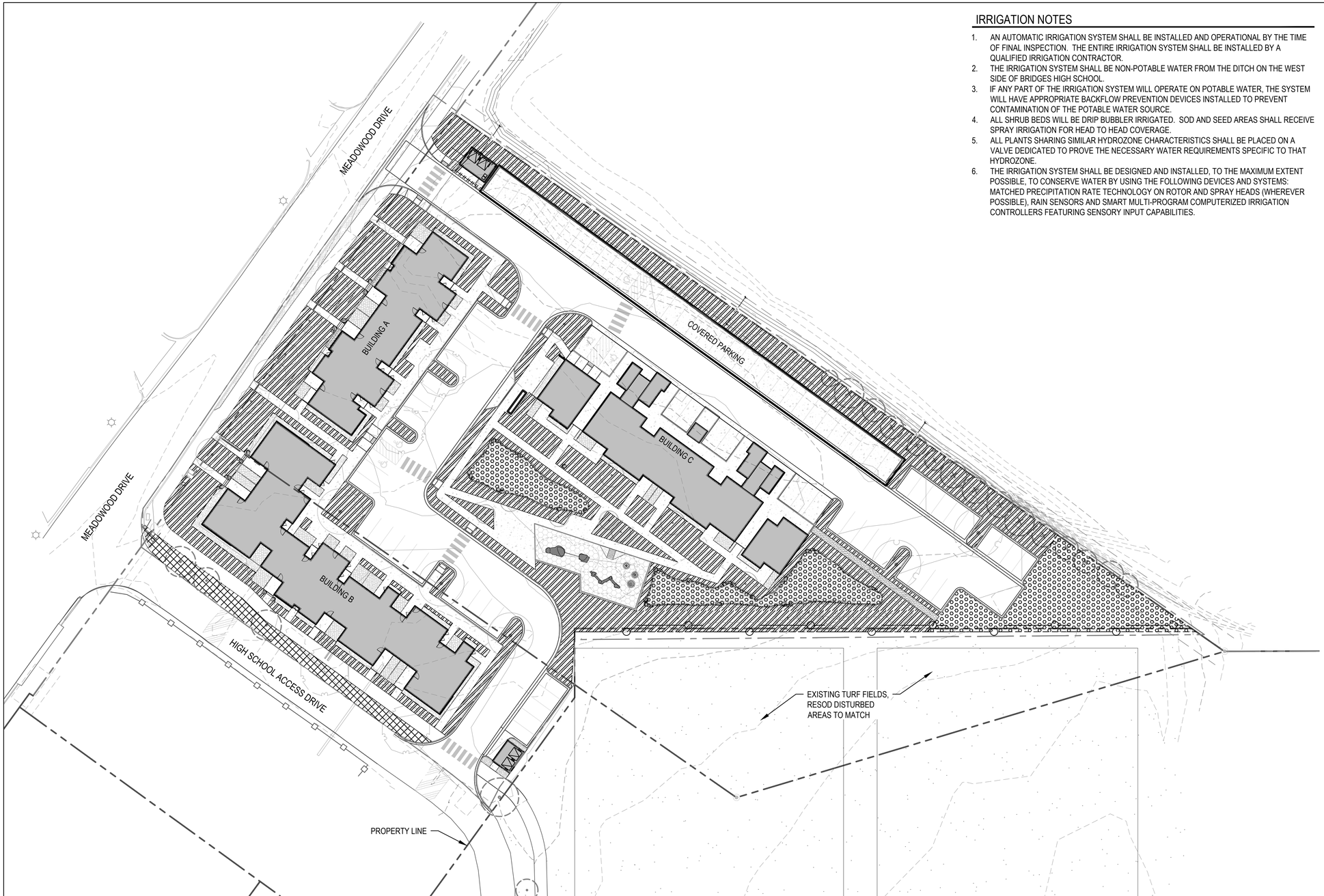
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SHEET TITLE:
SNOW STORAGE PLAN

LP-105

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IRRIGATION NOTES

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM SHALL BE NON-POTABLE WATER FROM THE DITCH ON THE WEST SIDE OF BRIDGES HIGH SCHOOL.
3. IF ANY PART OF THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE WATER SOURCE.
4. ALL SHRUB BEDS WILL BE DRIP BUBBLER IRRIGATED. SOD AND SEED AREAS SHALL RECEIVE SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LEGEND

- SPRAY IRRIGATION - SOD: 2,005 SF
- DRIP BUBBLER IRRIGATION - BEDS: 27,784 SF
- SPRAY IRRIGATION - SEED: 8,056 SF

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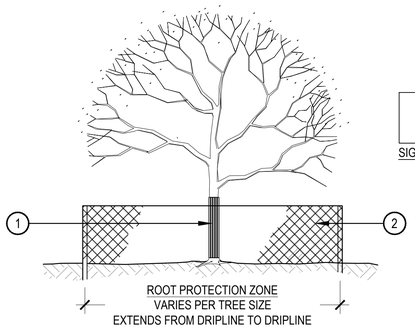
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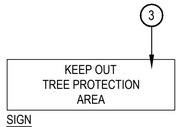
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SHEET TITLE:
HYDROZONE PLAN

LP-105

NOTES:
1. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
3. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
4. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
5. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



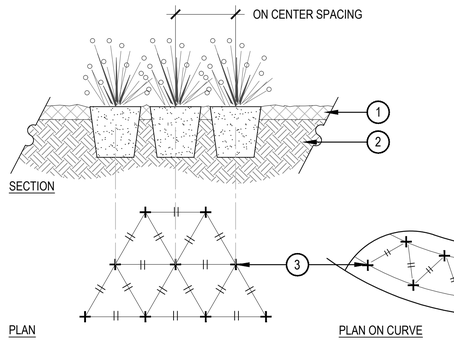


SIGN

1. **TRUNK PROTECTION** - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
2. **BRANCH PROTECTION -** PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
3. PLACE SIGNS EVERY 50', PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

1 TREE PROTECTION

SCALE: 1/8" = 1'-0"



1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET LS-002
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

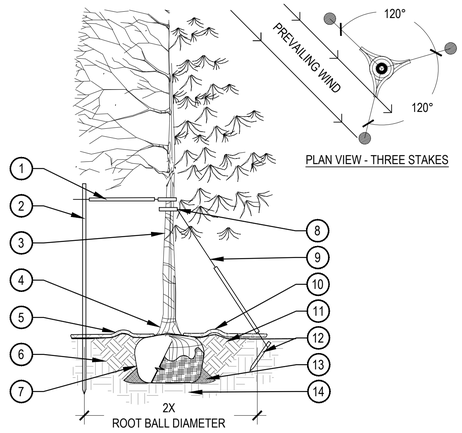
NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

2 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

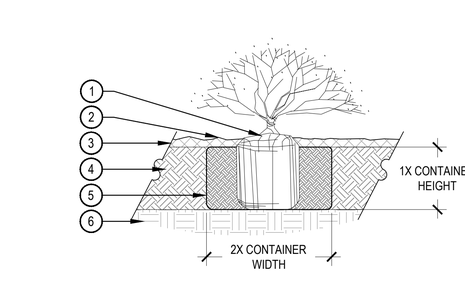
STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

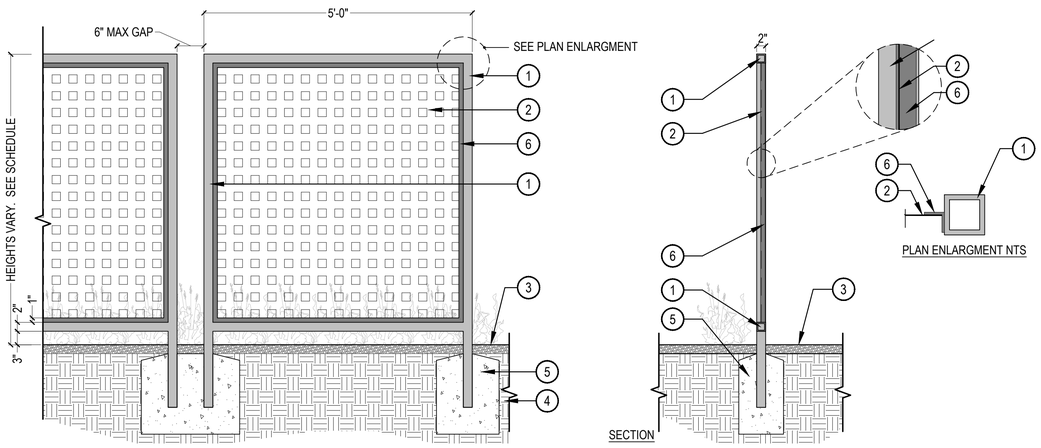
3 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET LS-002
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.



NOTES:
1. ALL WELDS TO BE GROUND SMOOTH.
2. POOL ENCLOSURE GATE TO COMPLY WITH MARICOPA COUNTY CODE AND AMERICANS WITH DISABILITIES ACT AND AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS AND REQUIREMENTS.
3. A 4" SPHERE MUST NOT PASS THROUGH ANY FENCE OPENINGS FOR ALL FENCE TYPES.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL.
5. CUSTOMIZE SIZE TO FIT INSET AREA PER LOCATION.
6. CONTRACTOR TO PROVIDE IN-PLACE MOCK UP OF ONE (1) PANEL FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.
7. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF PANELS SO THAT POSTS ARE EQUALLY SPACED ALONG FENCE LENGTHS.

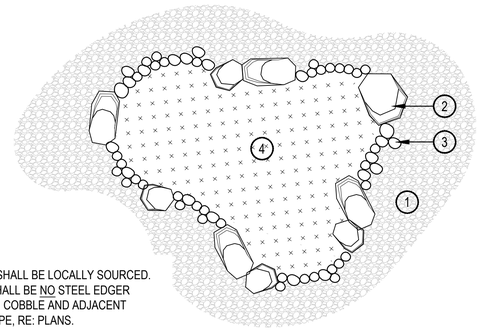
1. 2"x2" TUBE STEEL FRAME, FULLY WELDED, TO BE FIELD PRIMED AND PAINTED COLOR: WEATHERED BROWN -DEC 756
2. ¾" ALUMINUM PERFORATED PANEL, RUST BROWN STANDARD FINISH.
3. FINISH GRADE OF LANDSCAPE AREA - TOPDRESS ACCORDING TO PLANS
4. 95% COMPACTED SUBGRADE
5. CONCRETE FOOTING PER GEOTECH REPORT
6. 1"X1" STEEL ANGLE WELDED TO TUBE STEEL FRAME TO BE FIELD PRIMED AND PAINTED COLOR: WEATHERED BROWN -DEC 756

5 PRIVACY SCREEN

SCALE: 3/4" = 1'-0"

4 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"



1. ADJACENT 1½" LOCAL RIVER ROCK MULCH, RE: LANDSCAPE PLAN
2. LOCAL RIVER BOULDERS SET IN AND AROUND NATIVE SEED AREA. RE: DETAIL 2 / LP-502
3. 6-14" RIVER ROCK COBBLE - CREATE NATURALISTIC EDGE
4. BIORETENTION SEED MIX, RE: CIVIL PLANS FOR DESIGN OF BIORETENTION AREA

NOTES:
1. COBBLE SHALL BE LOCALLY SOURCED.
2. THERE SHALL BE NO STEEL EDGER BETWEEN COBBLE AND ADJACENT LANDSCAPE, RE: PLANS.

6 BIORETENTION EDGE

SCALE: 3/16" = 1'-0"

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ATTACHMENT L

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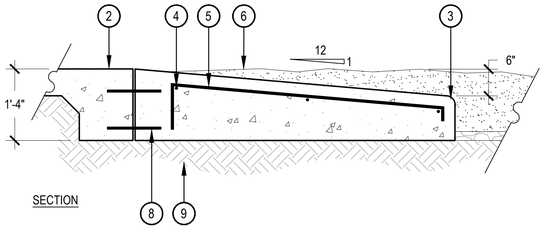
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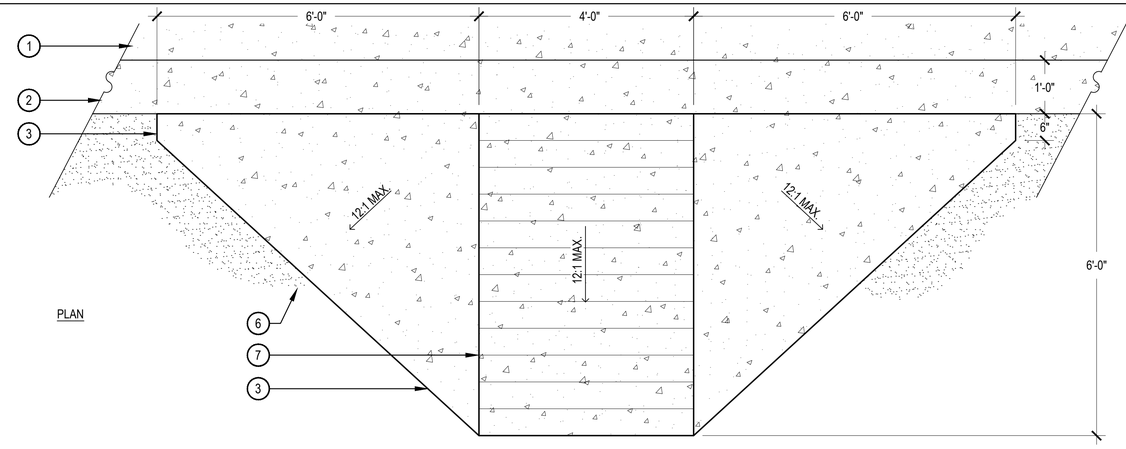
SHEET TITLE:
LANDSCAPE DETAILS

EXHIBIT C

LP-501



SECTION



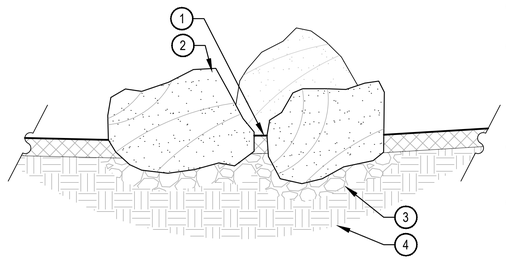
PLAN

1. CONCRETE WALK
2. MONOLITHIC CONCRETE CURB, REFER TO DETAIL 6, SHEET LP-502
3. 2" RADIUS ON ALL EXPOSED EDGES
4. (3) #4 REBAR
5. #4 REBAR 18" ON CENTER
6. PLAY SAFETY SURFACE, REFER TO MATERIALS SCHEDULE
7. TOOLED SCORE JOINTS, 6" APART
8. (2) #4 DOWELS 18" ON CENTER
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.

1 PLAYGROUND RAMP

SCALE: 3/4" = 1'-0"



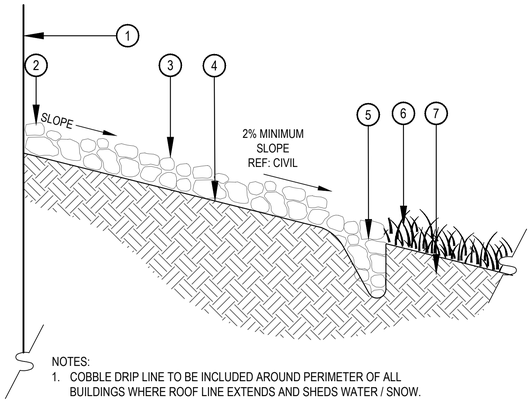
1. MULCH TO BOULDERS, NO GAPS
2. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET LS-002
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
30%	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
50%	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
20%	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

NOTES:
1. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.

2 BOULDER CROPPING

SCALE: 1" = 1'-0"

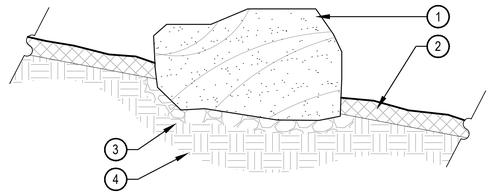


1. ADJACENT BUILDING
2. ADJACENT LANDSCAPE; REFER TO PLANS
3. COBBLE; REFER TO MATERIAL SCHEDULE: MATERIAL M-02, SHEET LS-002
4. FINISH GRADE
5. SPADE CUT EDGER, REFER TO DETAIL 4 / SHEET LP-502
6. NATIVE GRASS / LANDSCAPE BED, REFER TO PLANS
7. UNDISTURBED SOIL

NOTES:
1. COBBLE DRIP LINE TO BE INCLUDED AROUND PERIMETER OF ALL BUILDINGS WHERE ROOF LINE EXTENDS AND SHEDS WATER / SNOW.

5 COBBLE DRIP LINE

N.T.S.



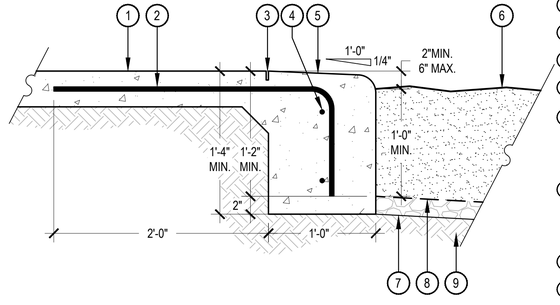
1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET LS-002
2. SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
30%	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
50%	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
20%	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

3 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"

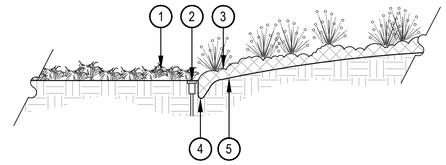


1. CONCRETE WALK
2. #4 REBAR 24" ON CENTER
3. 1" DEEP CONTROL JOINT
4. (2) #4 REBAR 24" ON CENTER
5. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
6. ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET LP-100
7. 3/4" WASHED GRAVEL
8. GEOTEXTILE FILTER / DRAINAGE MAT
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

6 MONOLITHIC CONCRETE PLAYGROUND CURB

SCALE: 1 1/2" = 1'-0"



1. TURFGRASS OR DYLAND SEED
2. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
3. PLANTING BED
4. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE
5. SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP

4 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

CHECKED BY: BR
DRAWN BY: BM

ATTACHMENT L

NORRIS DESIGN
Planning | Landscape Architecture | Branding

409 Main Street
Suite 207
P.O. Box 2320
Frisco, CO 80443
P 970.368.7068
www.norris-design.com

RFSD MEADOWOOD HOUSING

ROARING FORK SCHOOL DISTRICT
CARBONDALE, CO 81623

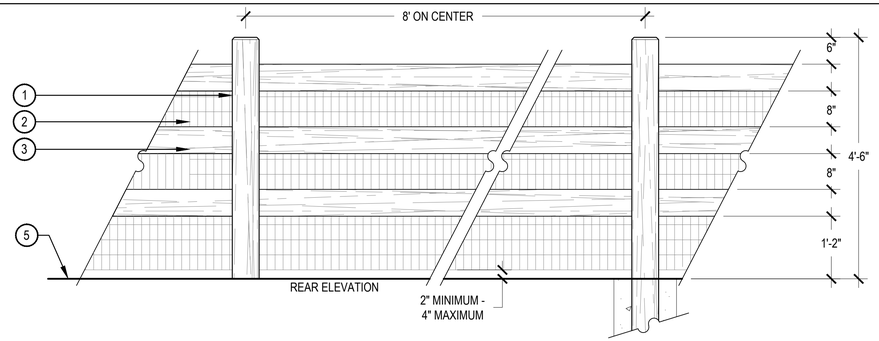
OWNER:
ROARING FORK SD
400 SOPRIS AVE
CARBONDALE, CO 81623
970.384.6000

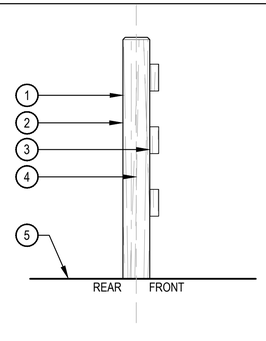
NOT FOR CONSTRUCTION

DATE:
12/30/22 SITE REVIEW
3/09/23 P&Z COMMISSION
3/28/23 TOWN TRUSTEE

SHEET TITLE:
LANDSCAPE DETAILS

LP-502



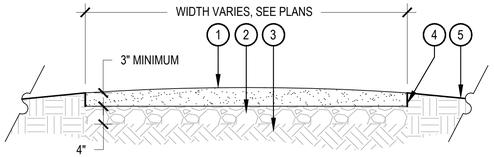


1. 4"X6" WOOD POST WITH 1" CHAMFER
2. 2"X4" WELDED GALVANIZED 14 GUAGE HEAVY DUTY WIRE MESH
3. 2"X6" WOOD RAIL
4. PROPERTY LINE, WHEN APPLICABLE
5. FINISHED GRADE

NOTES:
1. ALL LUMBER SHALL BE NO. 1 SELECT, CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION.
2. FRONT SIDE OF FENCE SHALL FACE PUBLIC RIGHT OF WAY.
3. ALL NAILS, FASTENERS, AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
4. ALL EXPOSED LUMBER SHALL BE STAINED WITH A COMMERCIAL GRADE SEALANT. REFER TO MATERIAL SCHEDULE FOR COLOR.

1 3-RAIL CEDAR FENCE

SCALE: 3/4" = 1'-0"

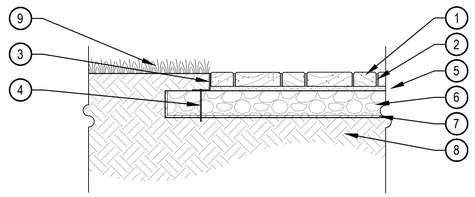


1. COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET LP-001
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. 4" ROLL TOP PERFORATED STEEL EDGER, FLUSH WITH SURROUNDING GRADE
5. SLOPE ADJACENT GRADE AWAY FROM TRAIL

NOTES:
1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
2. USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL.
3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
4. CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

2 CRUSHER FINES TRAIL WITH STEEL EDGER

SCALE: 3/4" = 1'-0"



1. BELGARD CONCRETE PAVER, REFER TO MATERIAL SCHEDULE LS-002.
2. JOINTING SAND, CONFORMS TO ASTM C144.
3. PERFORATED SEEL EDGE RESTRAINT.
4. STAKE.
5. 1" BEDDING LAYER, CONFORMS TO ASTM C33 WITH <1% PASSING 0.080 MM.
6. COMPACTED AGGREGATE BASE - MINIMUM 6" THICK.
7. MIRAFI 160N NONWOVEN FILTRATION FABRIC ON ENTIRE BOTTOM OF AGGREGATE BASE AND TURN UP AT SIDES OF BASE.
8. COMPACTED SUBGRADE.
9. ADJACENT LANDSCAPE, REFER TO PLANS.

NOTES:
1. CROSS SECTION AS SHOWN IS SUITABLE FOR PEDESTRIAN AND RESIDENTIAL DRIVEWAYS. VEHICULAR APPLICATIONS. PAVER DIMENSIONS SUBJECT TO ASPECT AND PLAN RATIO REQUIREMENTS.
2. DEPTH OF AGGREGATE BASE SUBJECT TO SITE SPECIFIC CONDITIONS (TRAFFIC LOADING, SOIL CONDITIONS, GROUNDWATER LEVELS, CLIMATE CONDITIONS
3. DRAIN PIPES MAY BE REQUIRED WITHIN THE AGGREGATE BASE DEPENDING ON THE PERMEABILITY OF THE SUBGRADE SOILS. ENSURE DRAIN PIPES ARE ABLE TO DAYLIGHT VIA GRAVITY FLOW TO SURFACE, OR CONNECT TO CATCH BASIN.
4. TECHNISEAL HP NEXTGEL JOINTING SAND CONFORMING TO ASTM C144 MAY BE USED IN PEDESTRIAN AND LIGHT VEHICULAR APPLICATIONS. PLEASE CONTACT BELGARD COMMERCIAL FOR DESIGN ASSISTANCE.

3 PAVER PATIO

SCALE: 3/4" = 1'-0"

CHECKED BY: BR
DRAWN BY: BM

ATTACHMENT L

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SHEET TITLE:
LANDSCAPE DETAILS

LP-503



RFSD MEADOWOOD HOUSING| SITE PLAN

03/09/2022

ALL GRAPHICS ARE CONCEPTUAL AND SUBJECT TO CHANGE

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Planning | Landscape Architecture | Branding

ATTACHMENT L

SITE DATA

SITE AREA **149,781 SF**

AUTOMOBILE PARKING REQUIRED

Studios	8 Units x 1.25 Spaces	10
One Bed Units	10 Units x 1.5 Spaces	15
Two Bed Units	16 Units x 1.75 Spaces	28
Three Bed Units	16 Units x 2.5 Spaces	40
Total Required		**93**

AUTOMOBILE PARKING Provided

Standard	85
Handicap Accessible	5
Handicap Van Accessible	3
Total Provided	**90**

BIKE PARKING Provided

Total Provided	**44**

PRIVATE OUTDOOR SPACE

Refer to Building Floor Plans for Specific Patio Areas

REQUIRED SF BY UNIT TYPE

Unit Type One (first floor)	Unit area 847 sf
847 x .1 or 80 sf	Required 85 sf
Total Provided	**166-176 sf**
Unit Type One (second floor)	Unit area 890 sf
890 x .05 or 60 sf	Required 60 sf
Total Provided	**103 sf**
Unit Type Two (first floor)	Unit area 1191 sf
1191 x .1 or 80 sf	Required 119 sf
Total Provided	**175 sf**
Unit Type Two (second floor)	Unit area 1234 sf
1234 x .05 or 60 sf	Required 62 sf
Total Provided	**87-109 sf**
Unit Type Three (first floor)	Unit area 1325 sf
1325 x .1 or 80 sf	Required 133 sf
Total Provided	**178 sf**
Unit Type Three (second floor)	Unit area 1363 sf
1363 x .05 or 60 sf	Required 68 sf
Total Provided	**74 sf**
Unit Type Four (first floor)	Unit area 648 sf
648 x .1 or 80 sf	Required 80 sf
Total Provided	**138-160 sf**
Unit Type Four (above first floor)	Unit area 648 sf
648 x .05 or 60 sf	Required 60 sf
Total Provided	**61 sf**
Unit Type Five	Unit area 1126 sf
1126 x .05 or 60 sf	Required 60 sf
Total Provided	**82-94 sf**
Unit Type Six	Unit area 885 sf
885 x .05 or 60 sf	Required 60 sf
Total Provided	**74 sf**
Unit Type Seven	Unit area 413 sf
413 x .05 or 60 sf	Required 60 sf
Total Provided	**46-47 sf**

Minimum Ground Floor Dimention **8'**
Minimum Upper Floor Dimention **6'**

IMPERVIOUS SURFACES

Building footprings	21,396 sf
Parking surfaces	49,915 sf
Walkways and Paths	13,132 sf
Other	0 sf
Total	**84,443 sf**

PERVIOUS SURFACES

Planted Areas	54,872 sf
Rain Gardens	6,124 sf
Walkways and Paths	2,414 sf
Other	1,928 sf
Total	**65,338 sf**

SETBACKS FOR R/HD

Front	5'
Side	5'
Rear	5'

BULK STORAGE SPACE

Refer to Building Floor Plans for Specific Bulk Storage Areas by Unit

REQUIRED SF BY UNIT TYPE

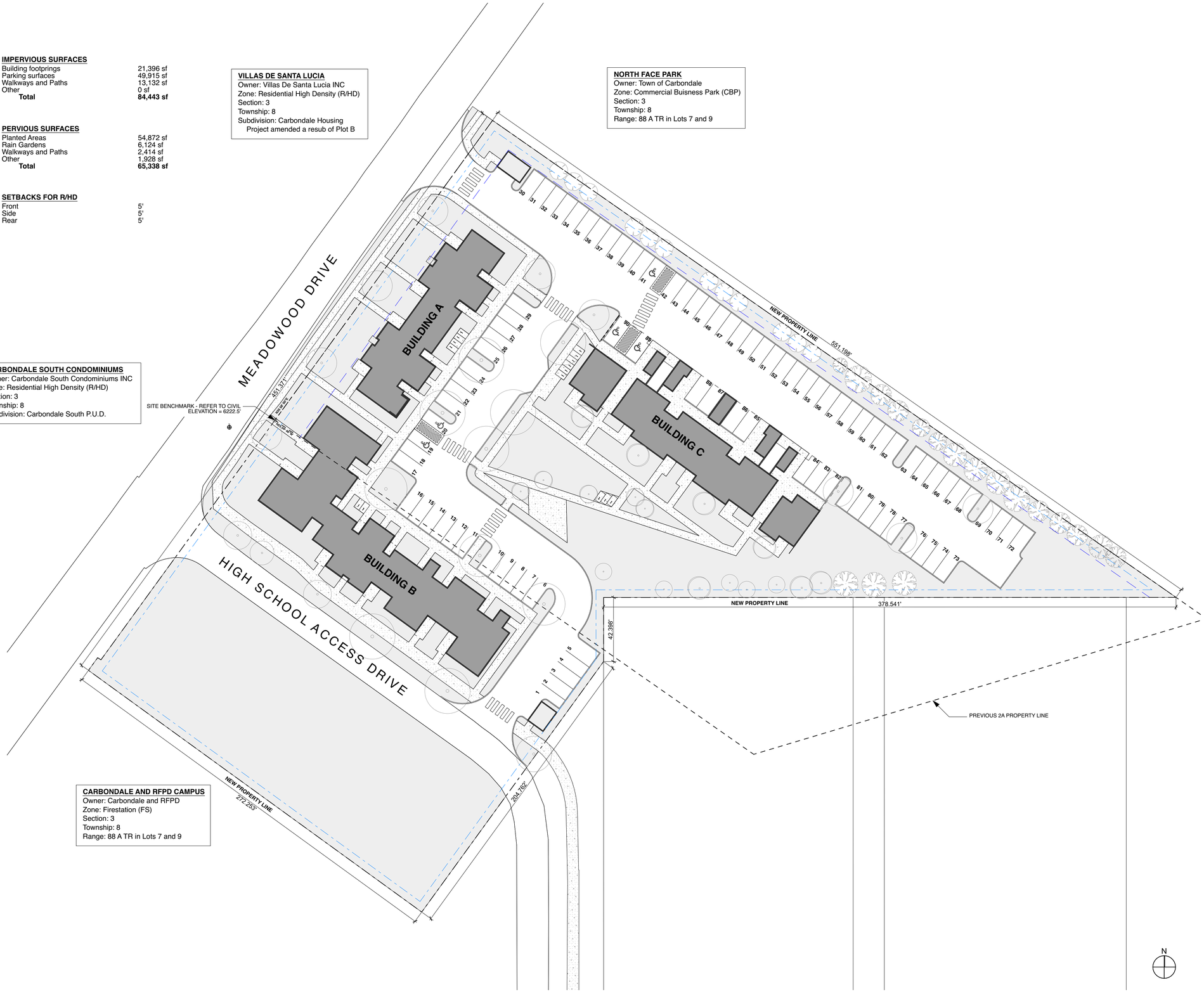
Unit Type One (first floor)	Unit area 847 sf
847 x .33	Required 280 ft^3
Total Provided	**450 ft^3**
Unit Type One (second floor)	Unit area 890 sf
890 x .33	Required 294 ft^3
Total Provided	**450 ft^3**
Unit Type Two (first floor)	Unit area 1191 sf
1191 x .33	Required 393 ft^3
Total Provided	**524 ft^3**
Unit Type Two (second floor)	Unit area 1234 sf
1234 x .33	Required 407 ft^3
Total Provided	**544-561 ft^3**
Unit Type Three (first floor)	Unit area 1325 sf
1325 x .33	Required 437 ft^3
Total Provided	**524 ft^3**
Unit Type Three (second floor)	Unit area 1363 sf
1363 x .33	Required 450 ft^3
Total Provided	**561 ft^3**
Unit Type Four (first floor)	Unit area 648 sf
648 x .33	Required 214 ft^3
Total Provided	**400-403 ft^3**
Unit Type Five	Unit area 1126 sf
1126 x .33	Required 372 ft^3
Total Provided	**500-503 ft^3**
Unit Type Six	Unit area 885 sf
885 x .33	Required 292 ft^3
Total Provided	**450-488 ft^3**
Unit Type Seven	Unit area 413 sf
413 x .33	Required 136 ft^3
Total Provided	**350 ft^3**

VILLAS DE SANTA LUCIA
Owner: Villas De Santa Lucia INC
Zone: Residential High Density (R/HD)
Section: 3
Township: 8
Subdivision: Carbondale Housing
Project amended a resub of Plot B

NORTH FACE PARK
Owner: Town of Carbondale
Zone: Commercial Buisness Park (CBP)
Section: 3
Township: 8
Range: 88 A TR in Lots 7 and 9

CARBONDALE SOUTH CONDOMINIUMS
Owner: Carbondale South Condominiums INC
Zone: Residential High Density (R/HD)
Section: 3
Township: 8
Subdivision: Carbondale South P.U.D.

CARBONDALE AND RFPD CAMPUS
Owner: Carbondale and RFPD
Zone: Firestation (FS)
Section: 3
Township: 8
Range: 88 A TR in Lots 7 and 9



1 Site Plan
SCALE: 1" = 30'

ivD
ivD LLC
1910 7th Street, Third Floor
Boulder, Colorado 80302
720.301.0500
jv@jvdesousa.com

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RFSD Meadowood Staff Housing
Meadowood Drive
Carbondale CO 81623

issue date:
12/30/22
Site Review Package

revisions:
3/6/23
Revisions #1

project
RFSD Meadowood Staff Housing

drawing title
Site Plan

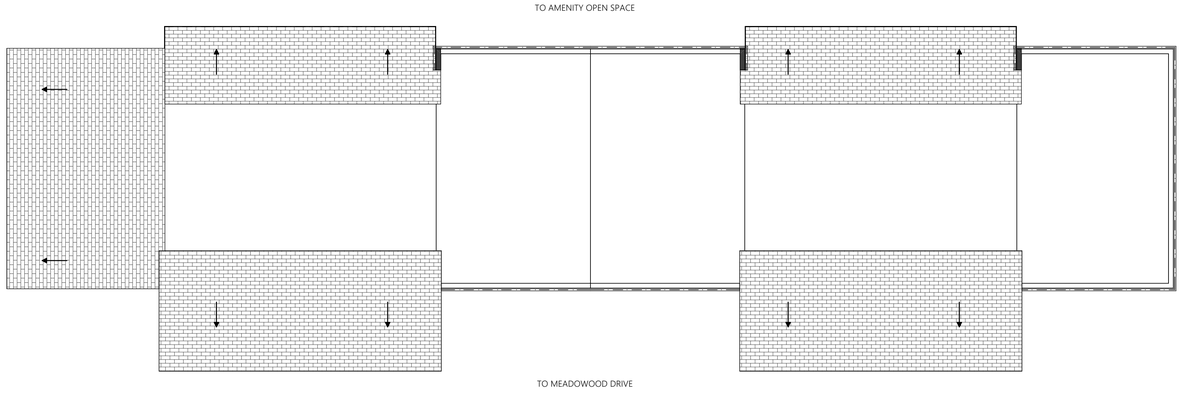
drawing scale AS NOTED

drawing number

EXHIBIT C

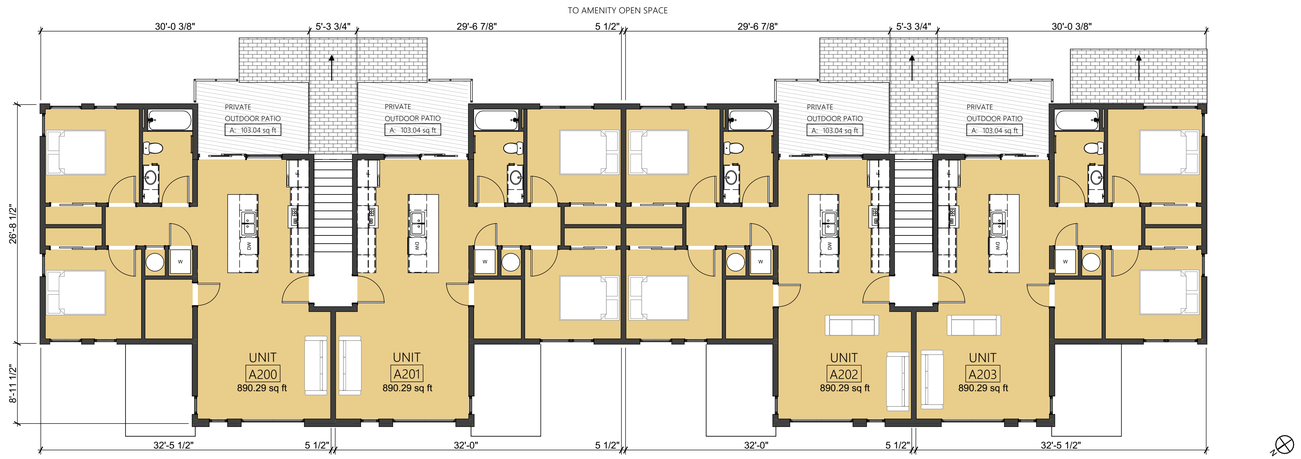


Buildings A & B along Meadowood



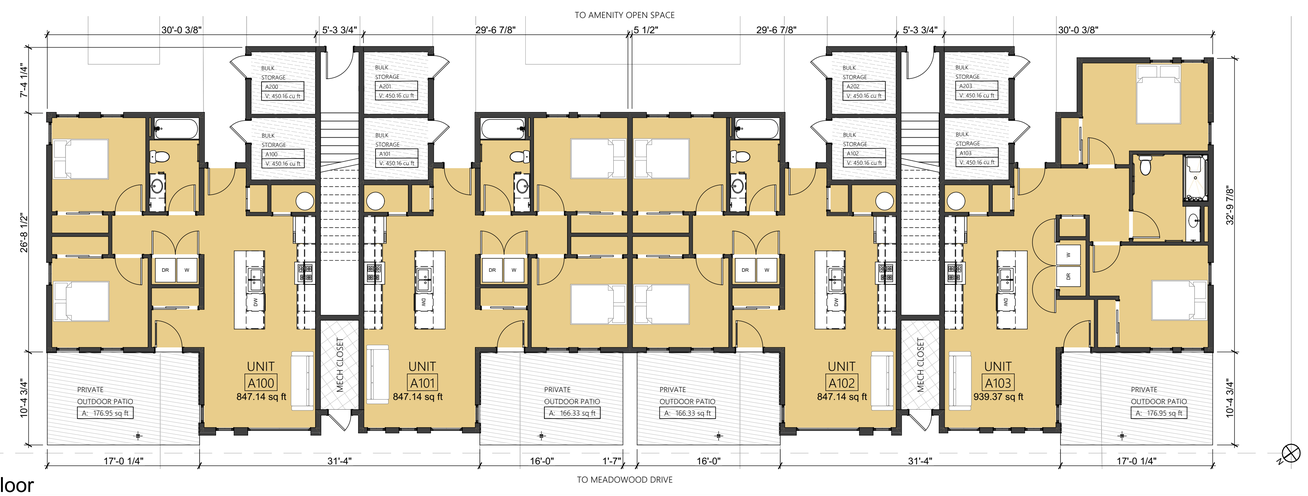
1 Roof

SCALE: 1/8" = 1'-0"



2 Second Floor

SCALE: 1/8" = 1'-0"



3 First Floor

SCALE: 1/8" = 1'-0"

Building Unit Mix Matrix

	Studio	One Bedroom	Two Bedroom	Three Bedroom	Building Total
Building A	0	0	8	0	8
Building B	0	0	4	8	12
Building C	8	10	4	8	30
Site Total	8	10	16	16	50

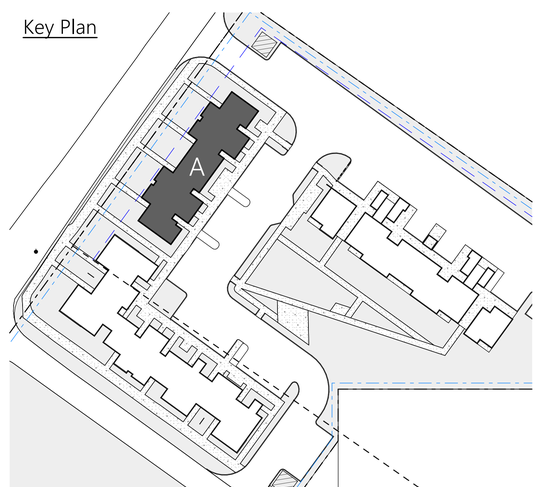
Unit Legend

- Studio
- One Bedroom
- Two Bedroom
- Three Bedroom

Unit and Building Areas

	Unit Floor Area	Building A Quantity	Building A Area	Building B Quantity	Building B Area	Building C Quantity	Building C Area	Total Area
Unit Type 1 // Two Bed (First Floor)	847	4	3388	2	1694			5082
Unit Type 1 // Two Bed (Second Floor)	890	3	2670	2	1780			4450
Type A Unit // Two Bed (accessible)	939	1	939		939			1878
Unit Type 2 // Three Bed (First Floor)	1191			3	3573			3573
Unit Type 2 // Three Bed (Second Floor)	1234			3	3702			3702
Unit Type 3 // Three Bed (First Floor)	1325			1	1325			1325
Unit Type 3 // Three Bed (Second Floor)	1363			1	1363			1363
Unit Type 4 // One Bed	648					9	5832	5832
Type A Unit // One Bed (accessible)	748					1	748	748
Unit Type 5 // Three Bed	1126					8	9008	9008
Unit Type 6 // Two Bed	885					4	3540	3540
Unit Type 7 // Studio	413					8	3304	3304
Common Area, Outdoor Patios & Bulk Storage			1014		809		3332	5155
Enclosed Building Total		8	8011	12	15185	30	25764	48960
Building Area Total			8910		16016		32596	57522

Key Plan



ATTACHMENT L

jvD LLC
1910 7th Street, Third Floor
Boulder, Colorado 80302
720.301.0500
jv@jvdesousa.com

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Meadowood Drive
Carbondale CO 81623

issue date: 12/30/22
Site Review Package

revisions:

project
RFSD Meadowood Staff Housing

drawing title
Building A Floor Plans

drawing scale AS NOTED

drawing number

EXHIBIT E

ATTACHMENT L

Elevation Keynotes

1. Roofing

1.01	TPO Membrane Roofing
1.02	Asphalt Shingle Roofing
1.03	Metal Wall Cap

2. Cladding/Siding

2.01	Stucco
2.02	James Hardie Aspyre Shiplap - Primary Color
2.03	James Hardie Aspyre Shiplap - Secondary Color
2.04	Cement Fiber Board and Batten
2.06	Aspyre Shiplap - Furred - Primary Color
2.07	Cement Fiber Board and Batten - Furred

3. Windows/Doors

3.01	Anderson 100 Low SHGC - Southeast and Southwest Elevations
3.02	Anderson 100 low U-Value for Northeast and Northwest exposure
3.03	Unit Entry Door
3.04	Stair Entry Door
3.05	Anderson 100 Sliding Glass Door
3.06	Glass Unit Entry Door
3.07	Storage Room Door
3.08	Utility Entry Door

4. Other Materials and Systems

4.01	Private Outdoor Balcony
4.02	Balcony Railing

MATERIALS PALETTE

CEMENT FIBER BOARD AND BATTEN

COLORS

#CDD2D2

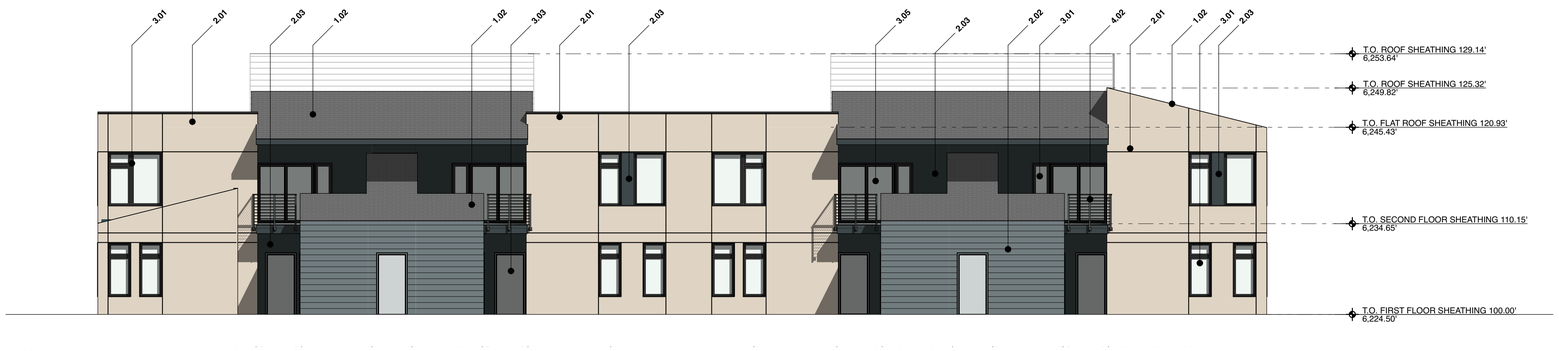
CEMENT FIBER SHIPLAP

#727C7F

#3E4749

STUCCO

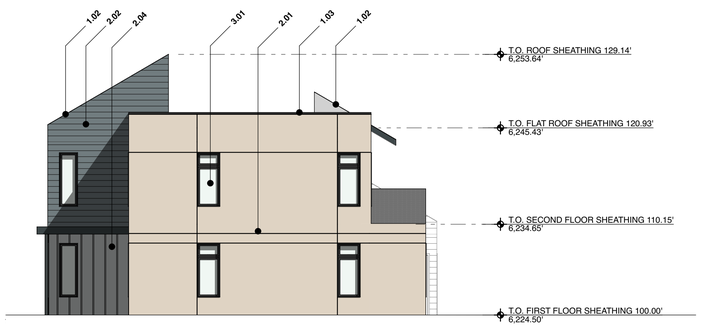
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1 South East Elevation

SCALE: 1/8" = 1'-0"

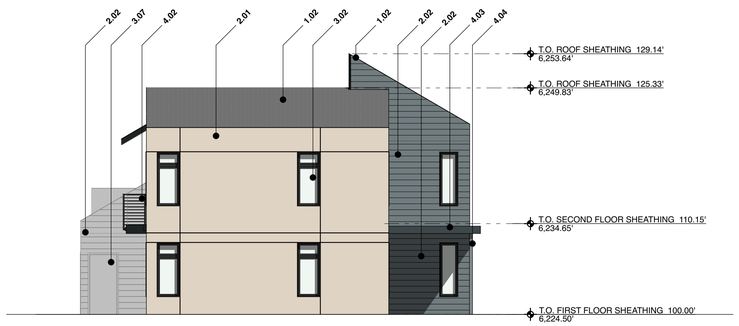
0 4' 8' 16'



2 South West Elevation

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



3 North East Elevation

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



4 North West Elevation

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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Revisions #1

project
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drawing title
Building A Elevations

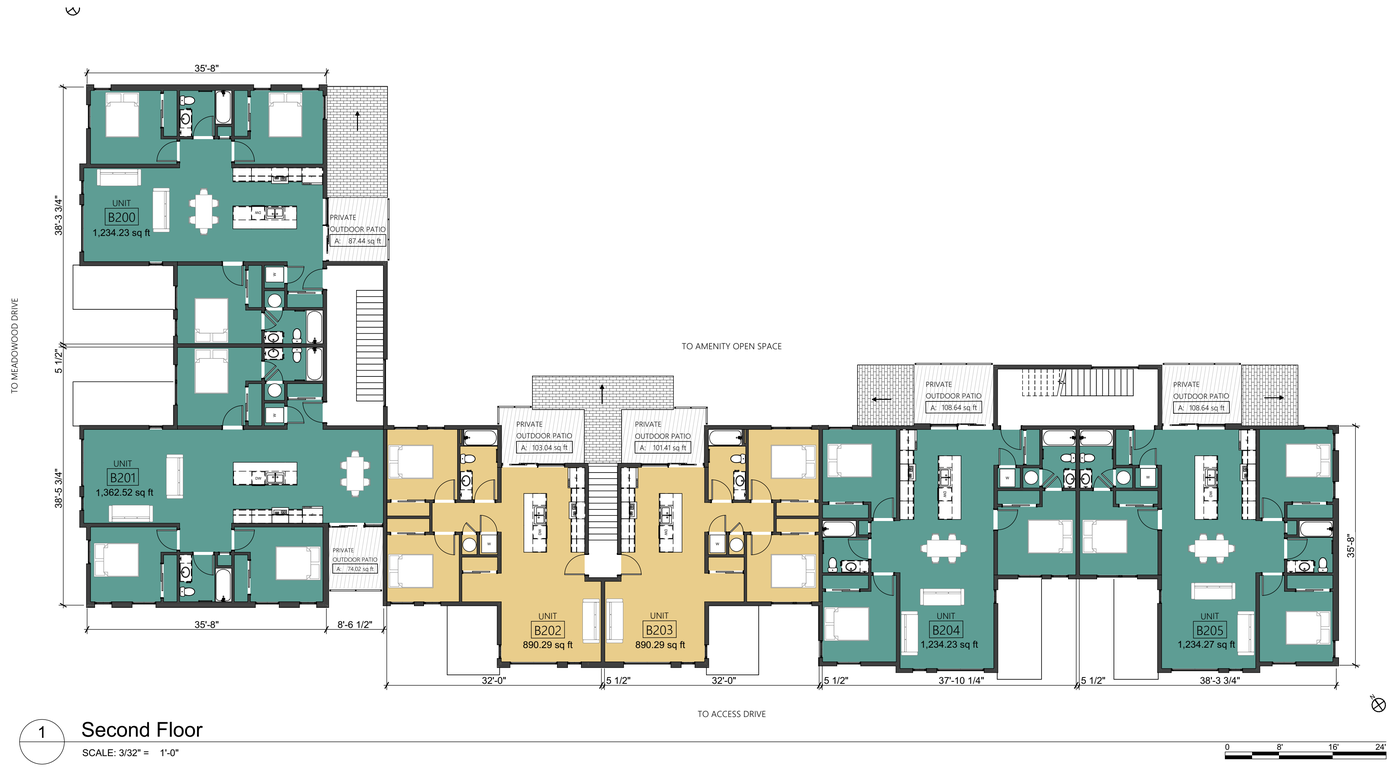
drawing scale AS NOTED

drawing number

EXHIBIT E



Building B along Access Drive, Building C in background



1 Second Floor

SCALE: 3/32" = 1'-0"



2 First Floor

SCALE: 3/32" = 1'-0"

Building Unit Mix Matrix

	Studio	One Bedroom	Two Bedroom	Three Bedroom	Building Total
Building A	0	0	8	0	8
Building B	0	0	4	8	12
Building C	8	10	4	8	30
Site Total	8	10	16	16	50

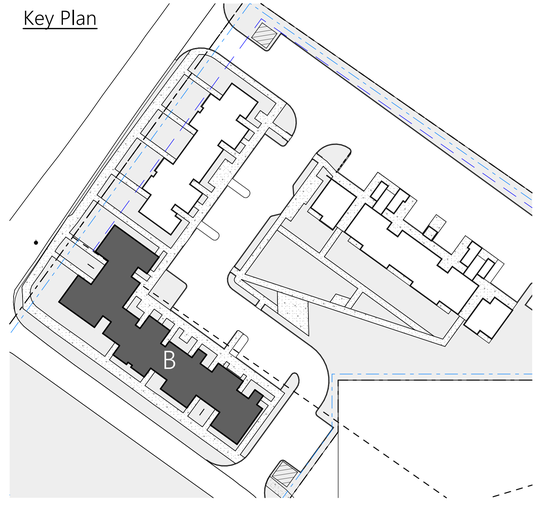
Unit Legend

- Studio
- One Bedroom
- Two Bedroom
- Three Bedroom

Unit and Building Areas

	Unit Floor Area	Building A Quantity	Building A Area	Building B Quantity	Building B Area	Building C Quantity	Building C Area	Total Area
Unit Type 1 // Two Bed (First Floor)	847	4	3388	2	1694			5082
Unit Type 1 // Two Bed (Second Floor)	890	3	2670	2	1780			4450
Type A Unit // Two Bed (accessible)	939	1	939		939			1878
Unit Type 2 // Three Bed (First Floor)	1191			3	3573			3573
Unit Type 2 // Three Bed (Second Floor)	1234			3	3702			3702
Unit Type 3 // Three Bed (First Floor)	1325			1	1325			1325
Unit Type 3 // Three Bed (Second Floor)	1363			1	1363			1363
Unit Type 4 // One Bed	648					9	5832	5832
Type A Unit // One Bed (accessible)	748					1	748	748
Unit Type 5 // Three Bed	1126					8	9008	9008
Unit Type 6 // Two Bed	885					4	3540	3540
Unit Type 7 // Studio	413					8	3304	3304
Common Area, Outdoor Patios & Bulk Storage			1014		809		3332	5155
Enclosed Building Total		8	8011	12	15185	30	25764	48960
Building Area Total			8910		16016		32596	57522

Key Plan



ATTACHMENT L

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Carbondale CO 81623

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revisions:

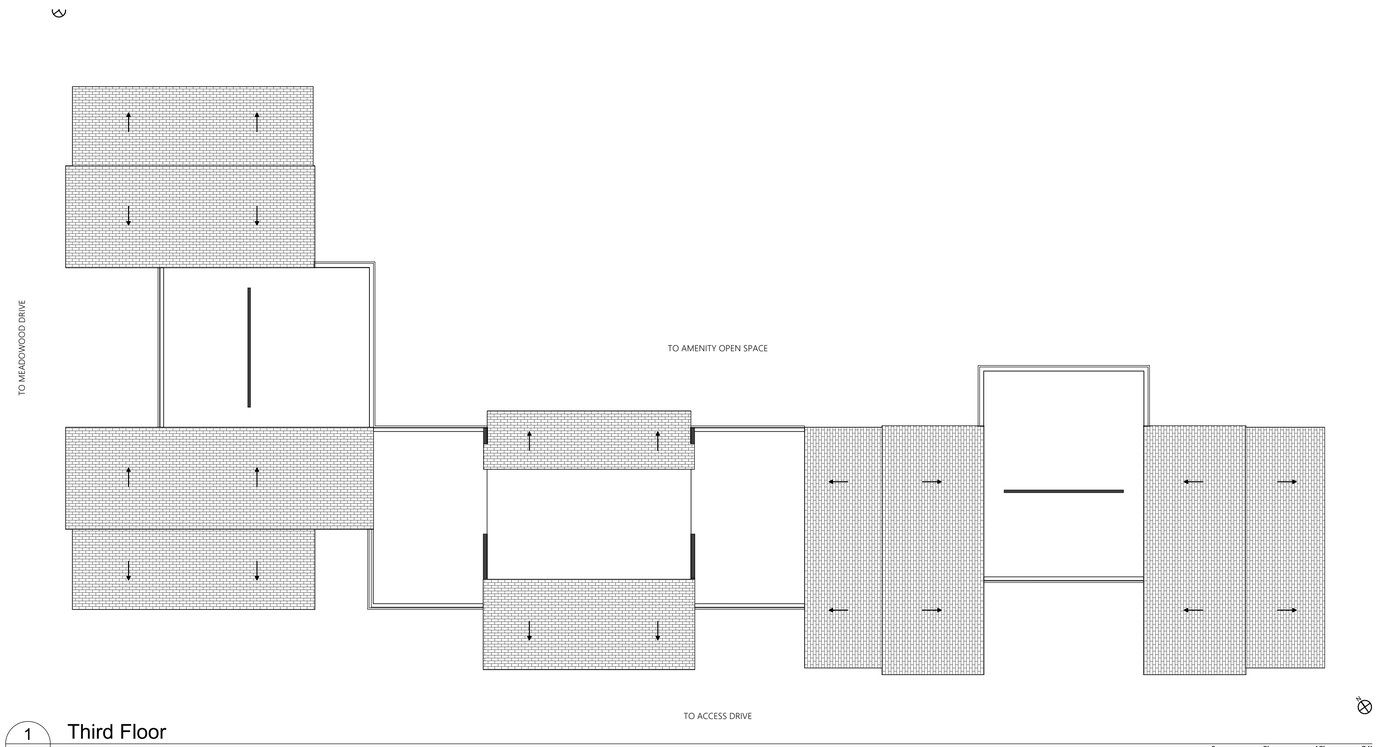
project
RFSD Meadowood Staff Housing

drawing title
Building B Floor Plans

drawing scale AS NOTED

drawing number

EXHIBIT E



1 Third Floor

SCALE: 3/32" = 1'-0"

Building Unit Mix Matrix

	Studio	One Bedroom	Two Bedroom	Three Bedroom	Building Total
Building A	0	0	8	0	8
Building B	0	0	4	8	12
Building C	8	10	4	8	30
Site Total	8	10	16	16	50

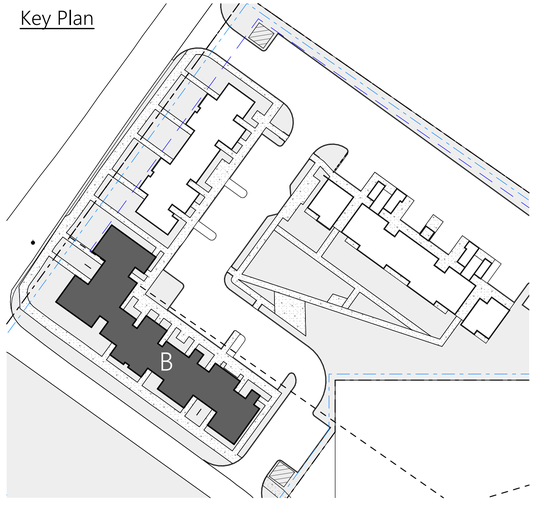
Unit Legend

- Studio
- One Bedroom
- Two Bedroom
- Three Bedroom

Unit and Building Areas

	Unit Floor Area	Building A Quantity	Building A Area	Building B Quantity	Building B Area	Building C Quantity	Building C Area	Total Area
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Unit Type 1 // Two Bed (Second Floor)	890	3	2670	2	1780			4450
Type A Unit // Two Bed (accessible)	939	1	939		939			1878
Unit Type 2 // Three Bed (First Floor)	1191			3	3573			3573
Unit Type 2 // Three Bed (Second Floor)	1234			3	3702			3702
Unit Type 3 // Three Bed (First Floor)	1325			1	1325			1325
Unit Type 3 // Three Bed (Second Floor)	1363			1	1363			1363
Unit Type 4 // One Bed	648					9	5832	5832
Type A Unit // One Bed (accessible)	748					1	748	748
Unit Type 5 // Three Bed	1126					8	9008	9008
Unit Type 6 // Two Bed	885					4	3540	3540
Unit Type 7 // Studio	413					8	3304	3304
Common Area, Outdoor Patios & Bulk Storage			1014		809		3332	5155
Enclosed Building Total		8	8011	12	15185	30	25764	48960
Building Area Total			8910		16016		32596	57522

Key Plan



ATTACHMENT L

jvD LLC
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RFSD Meadowood Staff Housing
Meadowood Drive
Carbondale CO 81623

issue date:
12/30/22
Site Review Package

revisions:

project
RFSD Meadowood Staff Housing

drawing title
Building B Roof Plan

drawing scale AS NOTED

drawing number

EXHIBIT E

ATTACHMENT L

Elevation Keynotes

1. Roofing

1.01	TPO Membrane Roofing
1.02	Asphalt Shingle Roofing
1.03	Metal Wall Cap

2. Cladding/Siding

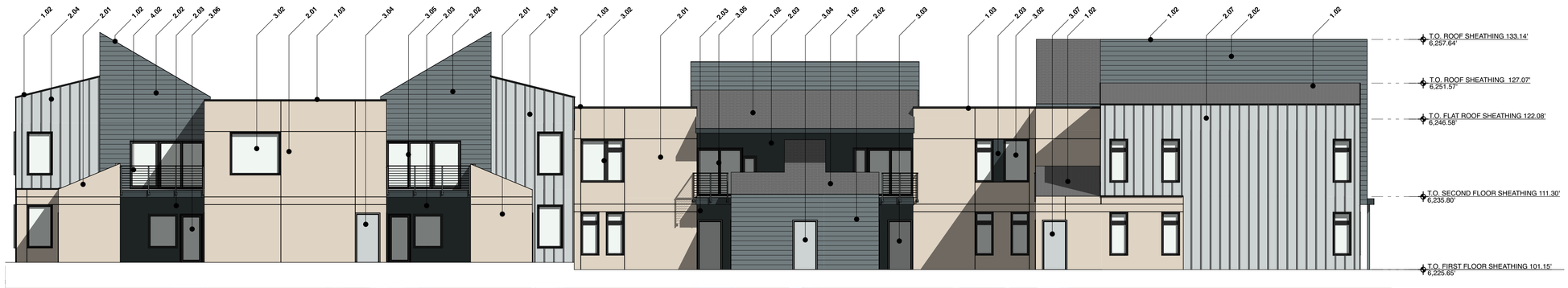
2.01	Stucco
2.02	James Hardie Aspyre Shiplap - Primary Color
2.03	James Hardie Aspyre Shiplap - Secondary Color
2.04	Cement Fiber Board and Batten
2.06	Aspyre Shiplap - Furred - Primary Color
2.07	Cement Fiber Board and Batten - Furred

3. Windows/Doors

3.01	Anderson 100 Low SHGC - Southeast and Southwest Elevations
3.02	Anderson 100 low U-Value for Northeast and Northwest exposure
3.03	Unit Entry Door
3.04	Stair Entry Door
3.05	Anderson 100 Sliding Glass Door
3.06	Glass Unit Entry Door
3.07	Storage Room Door
3.08	Utility Entry Door

4. Other Materials and Systems

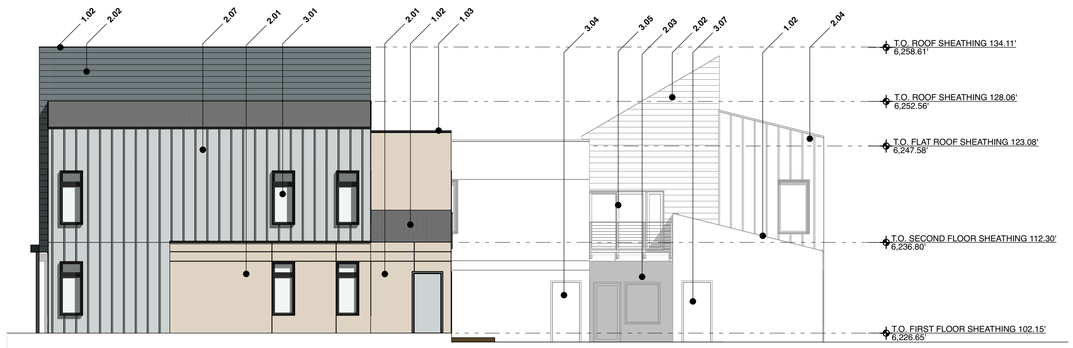
4.01	Private Outdoor Balcony
4.02	Balcony Railing



1 North East Elevation
SCALE: 1/8" = 1'-0"



2 North West Elevation
SCALE: 1/8" = 1'-0"



3 South East Elevation
SCALE: 1/8" = 1'-0"

MATERIALS PALETTE

CEMENT FIBER BOARD AND BATTEN

CEMENT FIBER SHIPLAP

STUCCO

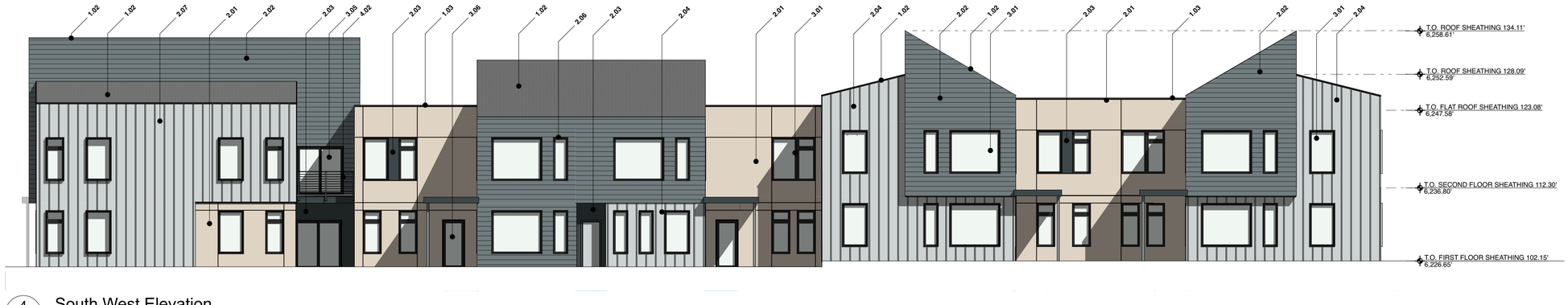
COLORS

#CDD2D2

#727C7F

#3E4749

#DFD3C3



4 South West Elevation
SCALE: 1/8" = 1'-0"

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Revisions #1

project
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drawing title
Building B Elevations

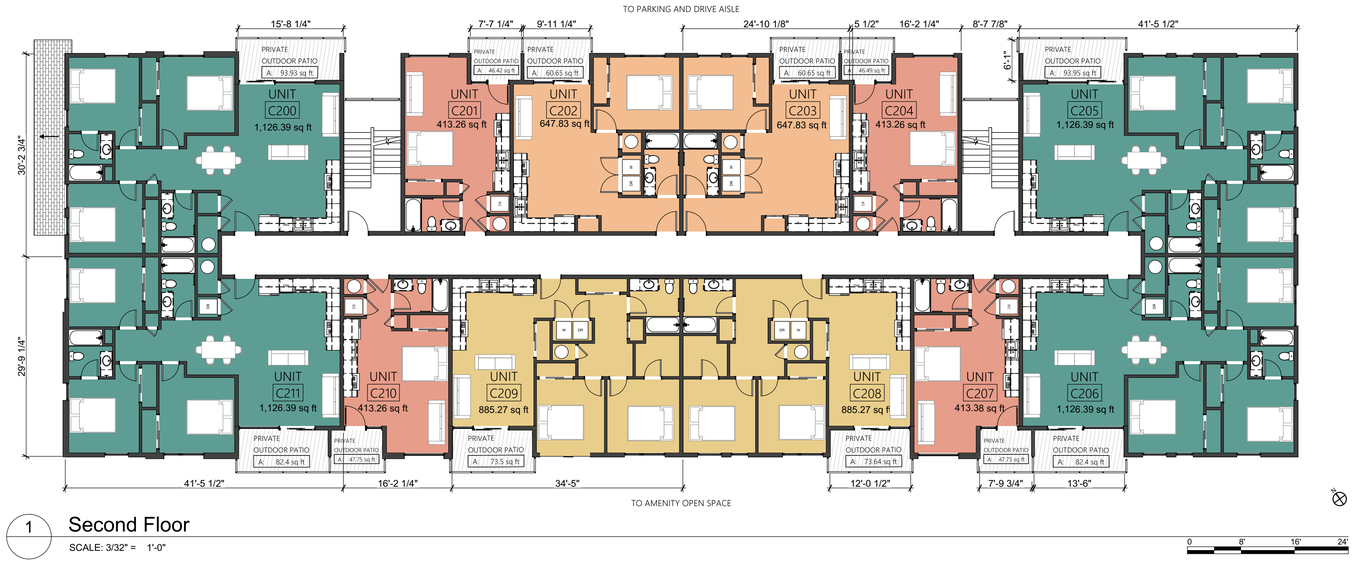
drawing scale AS NOTED

drawing number

EXHIBIT E

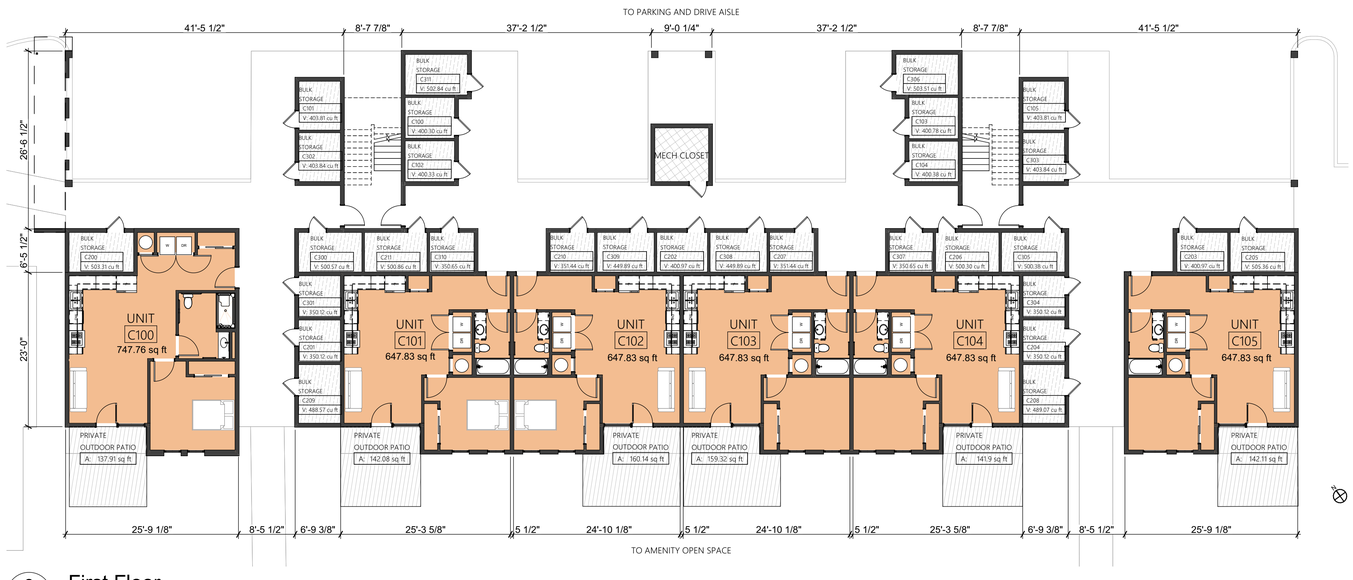


Building C from common area



1 **Second Floor**

SCALE: 3/32" = 1'-0"



2 **First Floor**

SCALE: 3/32" = 1'-0"

Building Unit Mix Matrix

	Studio	One Bedroom	Two Bedroom	Three Bedroom	Building Total
Building A	0	0	8	0	8
Building B	0	0	4	8	12
Building C	8	10	4	8	30
Site Total	8	10	16	16	50

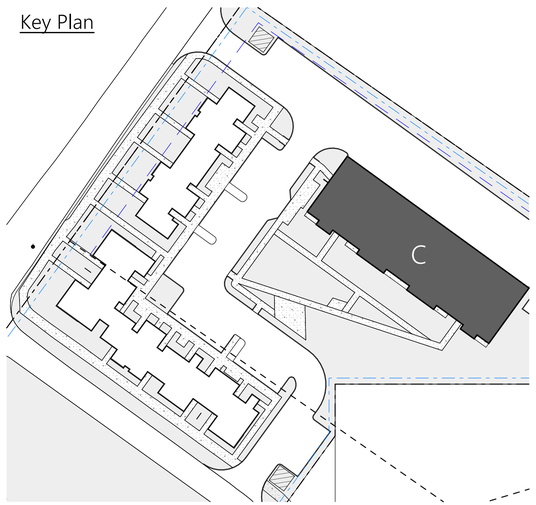
Unit Legend

- Studio
- One Bedroom
- Two Bedroom
- Three Bedroom

Unit and Building Areas

	Unit Floor Area	Building A Quantity	Building A Area	Building B Quantity	Building B Area	Building C Quantity	Building C Area	Total Area
Unit Type 1 // Two Bed (First Floor)	847	4	3388	2	1694			5082
Unit Type 1 // Two Bed (Second Floor)	890	3	2670	2	1780			4450
Type A Unit // Two Bed (accessible)	939	1	939		939			1878
Unit Type 2 // Three Bed (First Floor)	1191			3	3573			3573
Unit Type 2 // Three Bed (Second Floor)	1234			3	3702			3702
Unit Type 3 // Three Bed (First Floor)	1325			1	1325			1325
Unit Type 3 // Three Bed (Second Floor)	1363			1	1363			1363
Unit Type 4 // One Bed	648					9	5832	5832
Type A Unit // One Bed (accessible)	748					1	748	748
Unit Type 5 // Three Bed	1126					8	9008	9008
Unit Type 6 // Two Bed	885					4	3540	3540
Unit Type 7 // Studio	413					8	3304	3304
Common Area, Outdoor Patios & Bulk Storage			1014		809		3332	5155
Enclosed Building Total		8	8011	12	15185	30	25764	48960
Building Area Total			8910		16016		32596	57522

Key Plan



ATTACHMENT L

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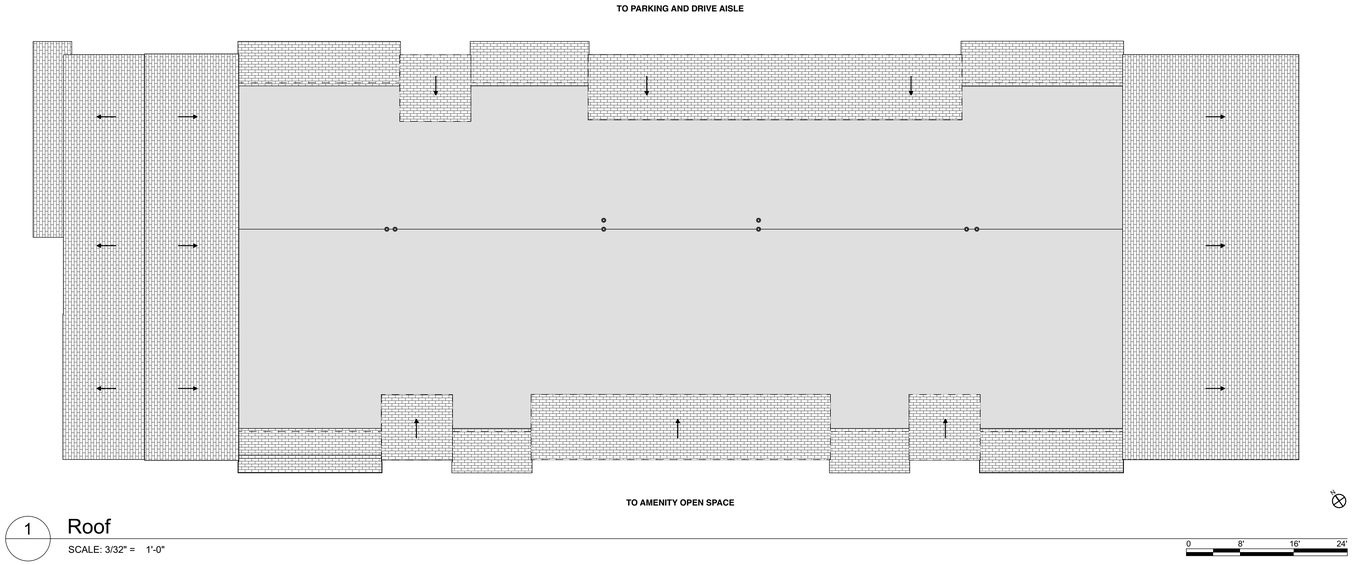
project
RFSD Meadowood Staff Housing

drawing title
Building C First and Second Floor Plans

drawing scale AS NOTED

drawing number

EXHIBIT E



1 Roof

SCALE: 3/32" = 1'-0"



2 Third Floor

SCALE: 3/32" = 1'-0"

Building Unit Mix Matrix

	Studio	One Bedroom	Two Bedroom	Three Bedroom	Building Total
Building A	0	0	8	0	8
Building B	0	0	4	8	12
Building C	8	10	4	8	30
Site Total	8	10	16	16	50

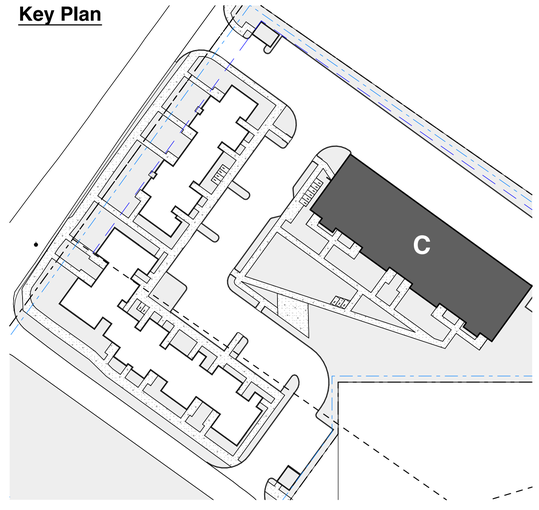
Unit Legend

- Studio
- One Bedroom
- Two Bedroom
- Three Bedroom

Unit and Building Areas

	Unit Floor Area	Building A Quantity	Building A Area	Building B Quantity	Building B Area	Building C Quantity	Building C Area	Total Area
Unit Type 1 // Two Bed (First Floor)	847		4 3388		2 1694			5082
Unit Type 1 // Two Bed (Second Floor)	890		3 2670		2 1780			4450
Type A Unit // Two Bed (accessible)	939		1 939		939			1878
Unit Type 2 // Three Bed (First Floor)	1191				3 3573			3573
Unit Type 2 // Three Bed (Second Floor)	1234				3 3702			3702
Unit Type 3 // Three Bed (First Floor)	1325				1 1325			1325
Unit Type 3 // Three Bed (Second Floor)	1363				1 1363			1363
Unit Type 4 // One Bed	648						9 5832	5832
Type A Unit // One Bed (accessible)	748						1 748	748
Unit Type 5 // Three Bed	1126						8 9008	9008
Unit Type 6 // Two Bed	885						4 3540	3540
Unit Type 7 // Studio	413						8 3304	3304
Common Area, Outdoor Patios & Bulk Storage			1014		809		3332	5155
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Building Area Total			8910		16016		32596	57522

Key Plan



ATTACHMENT L

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Meadowood Drive
Carbondale CO 81623

issue date:
12/30/22
Site Review Package

revisions:
3/6/23
Revisions #1

project
RFSD Meadowood Staff Housing

drawing title
Buidling C Third and Roof Plans

drawing scale AS NOTED

drawing number

EXHIBIT E

ATTACHMENT L

Elevation Keynotes

1. Roofing

1.01	TPO Membrane Roofing
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1.03	Metal Wall Cap

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2.02	James Hardie Aspyre Shiplap - Primary Color
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3.07	Storage Room Door
3.08	Utility Entry Door

4. Other Materials and Systems

4.01	Private Outdoor Balcony
4.02	Balcony Railing



1 North East Elevation

SCALE: 1/8" = 1'-0"

MATERIALS PALETTE

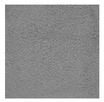
CEMENT FIBER BOARD AND BATTEN



CEMENT FIBER SHIPLAP



STUCCO



COLORS

#CDD2D2

#727C7F

#3E4749

#DFD3C3



2 North West Elevation

SCALE: 1/8" = 1'-0"



3 South East Elevation

SCALE: 1/8" = 1'-0"



4 South West Elevation

SCALE: 1/8" = 1'-0"

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3/6/23
Revisions #1

project
RFSD Meadowood Staff Housing

drawing title
Building C Elevations

drawing scale AS NOTED

drawing number

EXHIBIT E



1 A5.3 Studio Balcony Diagram

SCALE: 1" = 20'

0 10' 20' 40'



2 A5.3 Studio Balcony Diagram

SCALE: 1" = 20'

0 10' 20' 40'

ATTACHMENT L

jvD LLC
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Carbondale CO 81623

issue date:
12/30/22
Site Review Package

revisions:
3/6/23
Revisions #1

project
RFSD Meadowood Staff Housing

drawing title
Studio Balcony Diagram

drawing scale AS NOTED

drawing number
A5.3



1 A5.2 Alternative Parking Compliance

SCALE: 1" = 20'

0 10' 20' 40'

ATTACHMENT L

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12/30/22
Site Review Package

revisions:

project
RFSD Meadowood Staff Housing

drawing title
Alternative Parking Compliance Diagram

drawing scale AS NOTED

drawing number

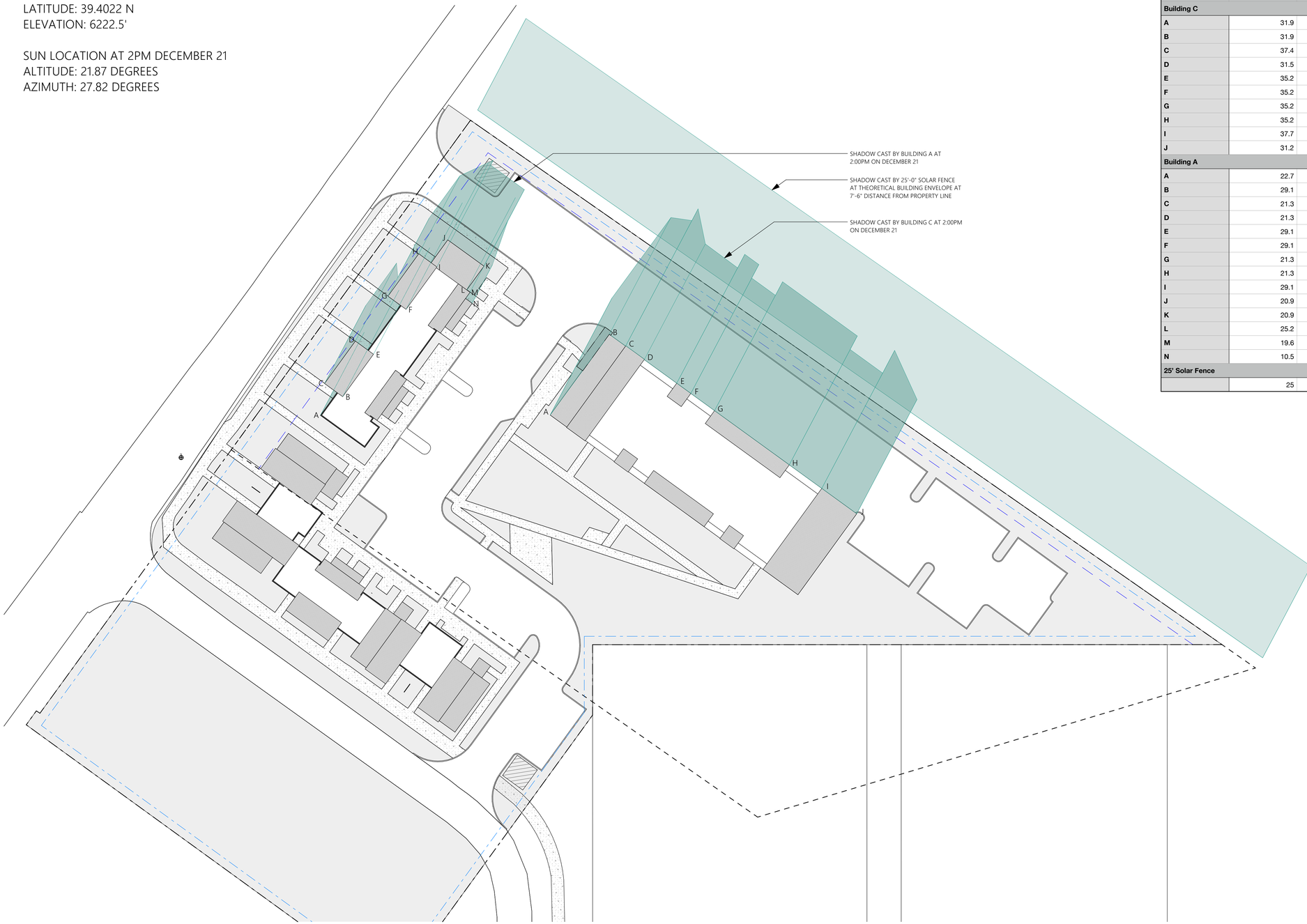
A5.2

ATTACHMENT L

SOLAR DATA FOR CARBONDALE COLORADO

LONGITUDE :107.2112 W
LATITUDE: 39.4022 N
ELEVATION: 6222.5'

SUN LOCATION AT 2PM DECEMBER 21
ALTITUDE: 21.87 DEGREES
AZIMUTH: 27.82 DEGREES



1 Solar Access Plan 2pm
SCALE: 1" = 30'

0 30' 60'

SHADOW LENGTH CALCULATIONS 2PM

	Roof height above grade in feet	Solar altitude (sun angle at 2 pm)	Shadow length in feet
Building C			
A	31.9	21.87	79.47
B	31.9	21.87	79.47
C	37.4	21.87	93.18
D	31.5	21.87	78.48
E	35.2	21.87	87.70
F	35.2	21.87	87.70
G	35.2	21.87	87.70
H	35.2	21.87	87.70
I	37.7	21.87	93.92
J	31.2	21.87	77.73
Building A			
A	22.7	21.87	56.55
B	29.1	21.87	72.50
C	21.3	21.87	53.07
D	21.3	21.87	53.07
E	29.1	21.87	72.50
F	29.1	21.87	72.50
G	21.3	21.87	53.07
H	21.3	21.87	53.07
I	29.1	21.87	72.50
J	20.9	21.87	52.07
K	20.9	21.87	52.07
L	25.2	21.87	62.78
M	19.6	21.87	48.83
N	10.5	21.87	26.16
25' Solar Fence			
	25	21.87	62.28

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issue date:
12/30/22
Site Review Package

revisions:

project
RFSD Meadowood Staff Housing

drawing title
Solar Study

drawing scale AS NOTED

drawing number

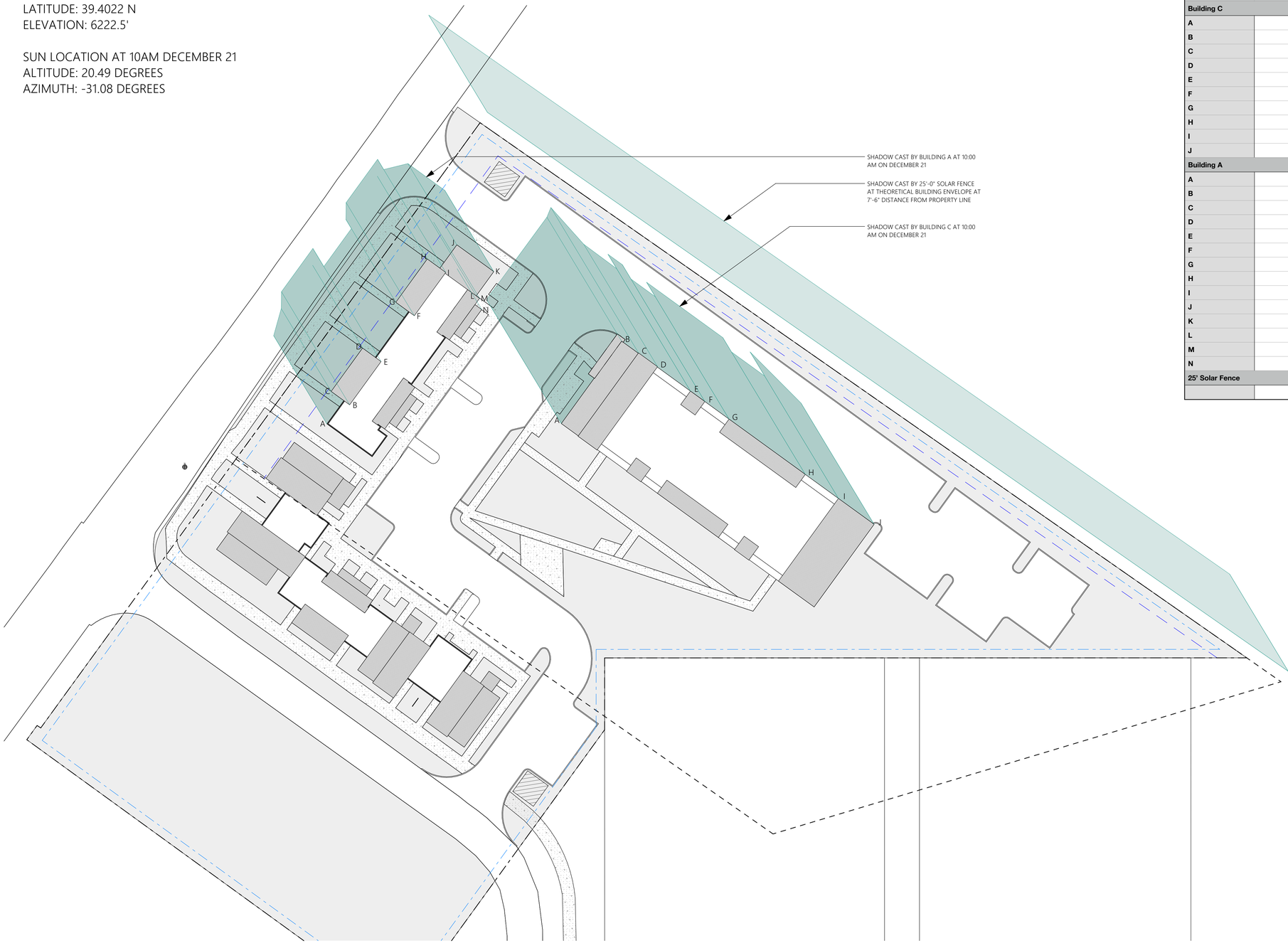
EXHIBIT L

ATTACHMENT L

SOLAR DATA FOR CARBONDALE COLORADO

LONGITUDE :107.2112 W
LATITUDE: 39.4022 N
ELEVATION: 6222.5'

SUN LOCATION AT 10AM DECEMBER 21
ALTITUDE: 20.49 DEGREES
AZIMUTH: -31.08 DEGREES



1 Solar Access Plan 10am
SCALE: 1" = 30'

0 30' 60'

SHADOW LENGTH CALCULATIONS 10AM

	roof height above grade in feet	solar altitude (sun angle at 2 pm)	shadow length in feet
Building C			
A	31.9	20.49	85.37
B	31.9	20.49	85.37
C	37.4	20.49	100.08
D	31.5	20.49	84.30
E	35.2	20.49	94.20
F	35.2	20.49	94.20
G	35.2	20.49	94.20
H	35.2	20.49	94.20
I	37.7	20.49	100.89
J	31.2	20.49	83.49
Building A			
A	22.7	20.49	60.75
B	29.1	20.49	77.87
C	21.3	20.49	57.00
D	21.3	20.49	57.00
E	29.1	20.49	77.87
F	29.1	20.49	77.87
G	21.3	20.49	57.00
H	21.3	20.49	57.00
I	29.1	20.49	77.87
J	20.9	20.49	55.93
K	20.9	20.49	55.93
L	25.2	20.49	67.44
M	19.6	20.49	52.45
N	10.5	20.49	28.10
25' Solar Fence			
	25	20.49	66.90

ivD

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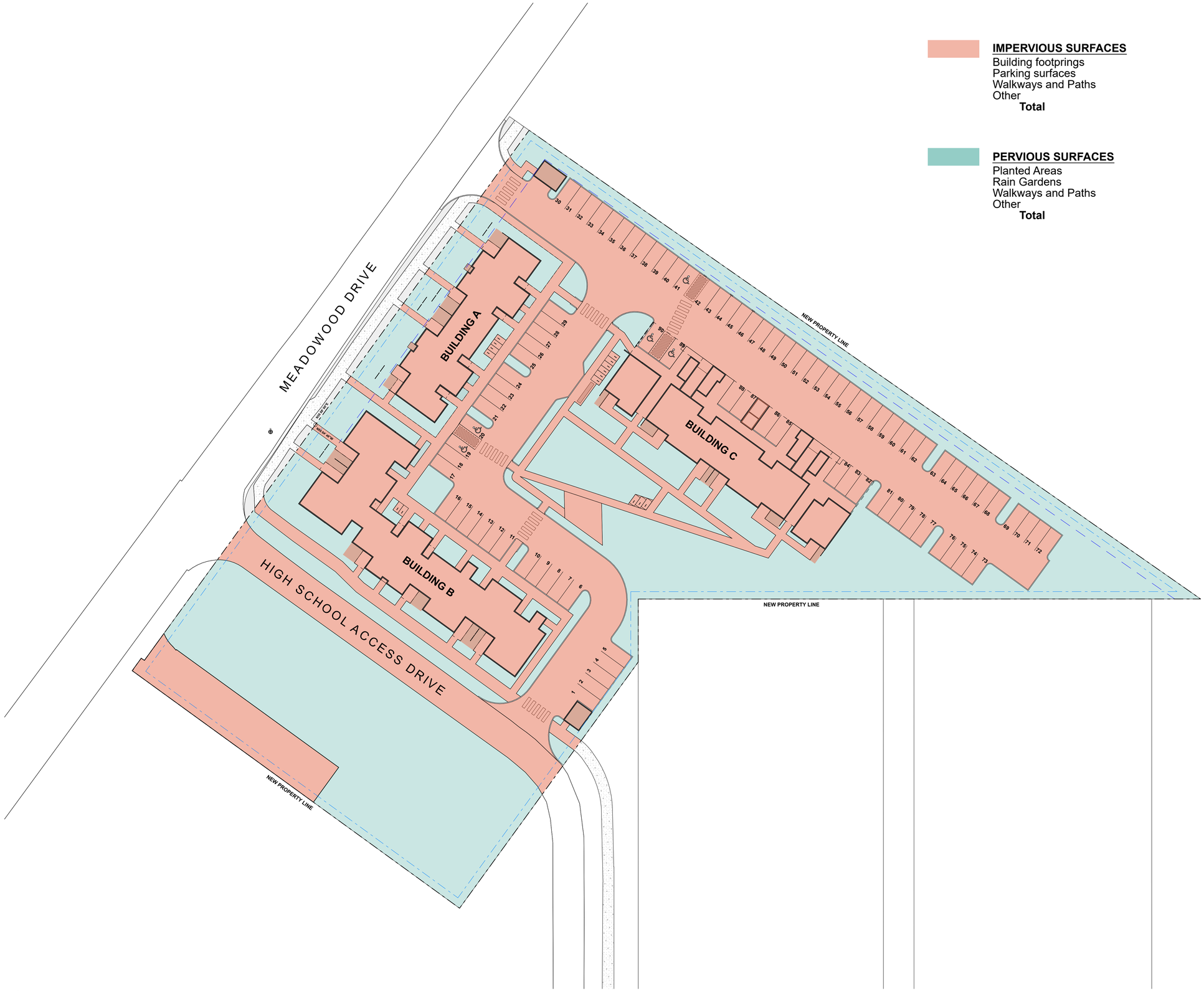
project
RFSD Meadowood Staff Housing

drawing title
Solar Study

drawing scale AS NOTED

drawing number

EXHIBIT L



IMPERVIOUS SURFACES

Building footprings	21,396 sf
Parking surfaces	49,915 sf
Walkways and Paths	13,132 sf
Other	0 sf
Total	**84,443 sf**

PERVIOUS SURFACES

Planted Areas	54,872 sf
Rain Gardens	6,124 sf
Walkways and Paths	2,414 sf
Other	1,928 sf
Total	**65,338 sf**

1 Impervious Surfaces Diagram

SCALE: 1" = 30'

0 30' 60'

ATTACHMENT L

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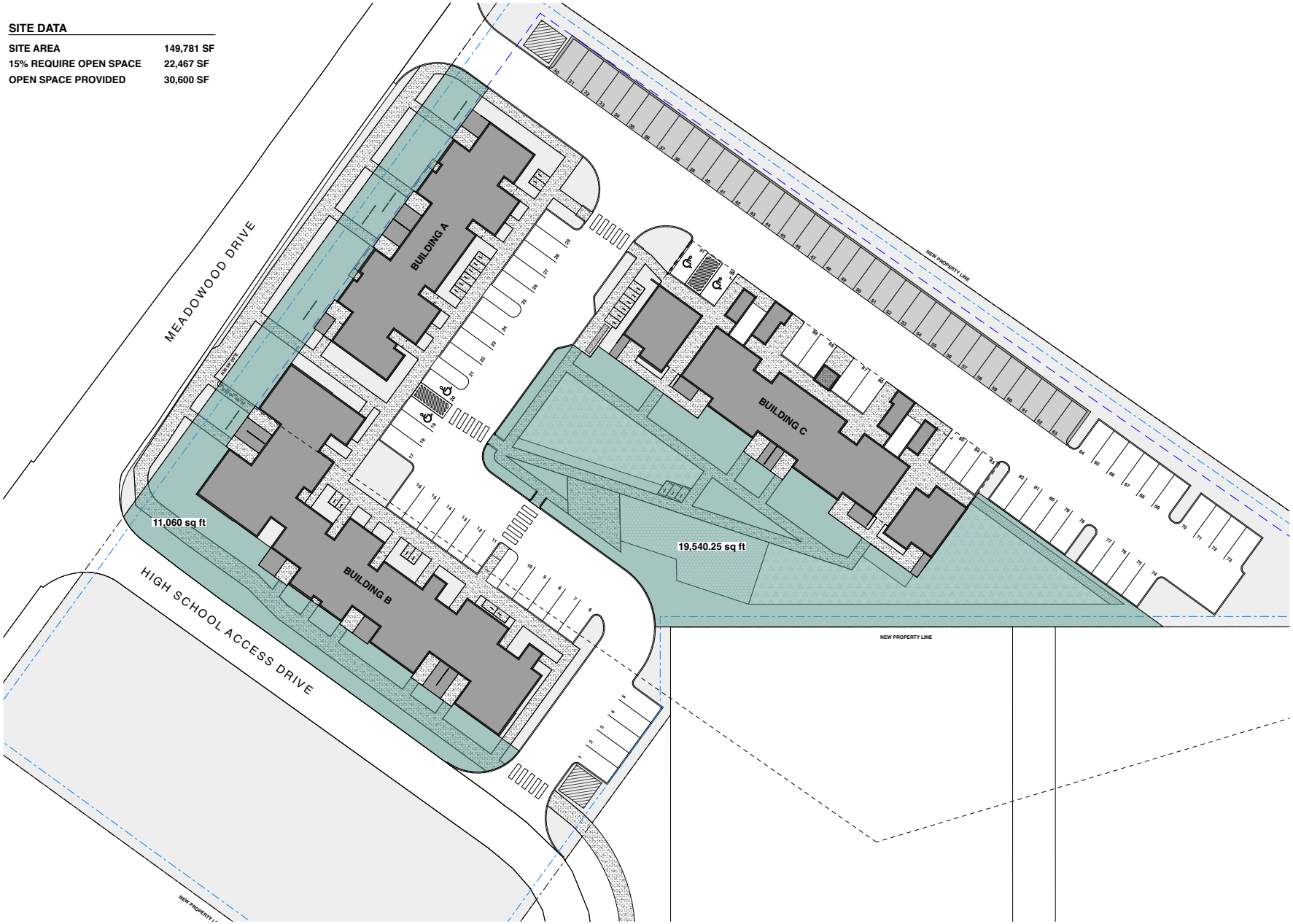
drawing title
Impervious Surfaces Diagram

drawing scale AS NOTED

drawing number

SITE DATA

SITE AREA	149,781 SF
15% REQUIRE OPEN SPACE	22,467 SF
OPEN SPACE PROVIDED	30,600 SF



1 A5.1 Private Common Open Space Diagram
SCALE: 1" = 20'

0 10' 20' 40'

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project
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drawing title
Private Common Open Space Diagram

drawing scale AS NOTED

drawing number
A5.1

GENERAL NOTES:

1. CONTRACTOR TO VERIFY THAT ALL PIPES, CONDUITS, AND SLEEVES RELATED TO STORM, IRRIGATION, LIGHTING, AND OTHER UTILITY IMPROVEMENTS ARE INSTALLED PRIOR TO ANY CONCRETE OR ASPHALT CONSTRUCTION ON THE PROJECT.
2. SEE LANDSCAPE PLANS FOR TREE, PLANTING, AND IRRIGATION IMPROVEMENTS DESIGN.
3. SEE ARCHITECT AND/OR MEP DRAWINGS FOR LIGHTING IMPROVEMENTS DESIGN.
4. STORM PIPE - 8" DIAMETER OR SMALLER SHALL BE SDR-35 GASKETED PIPE (OR APPROVED EQUAL).

   STORM PIPE - LARGER THAN 8" DIAMETER SHALL BE ADS N-12 WATER TIGHT PIPE (OR APPROVED EQUAL).
5. ROOF DRAIN, STORM INLETS, AREA DRAINS, AND STORM PIPES TO BE DESIGNED AND FINALIZED AT BUILDING PERMIT DESIGN PHASE.

SPOT ELEVATION LEGEND

FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
FL = FLOWLINE
GB = GRADE BREAK
LS = LANDSCAPE
ME = MATCH EXISTING
TW = TOP OF WALL
TC = TOP OF CONCRETE
TYP. = TYPICAL

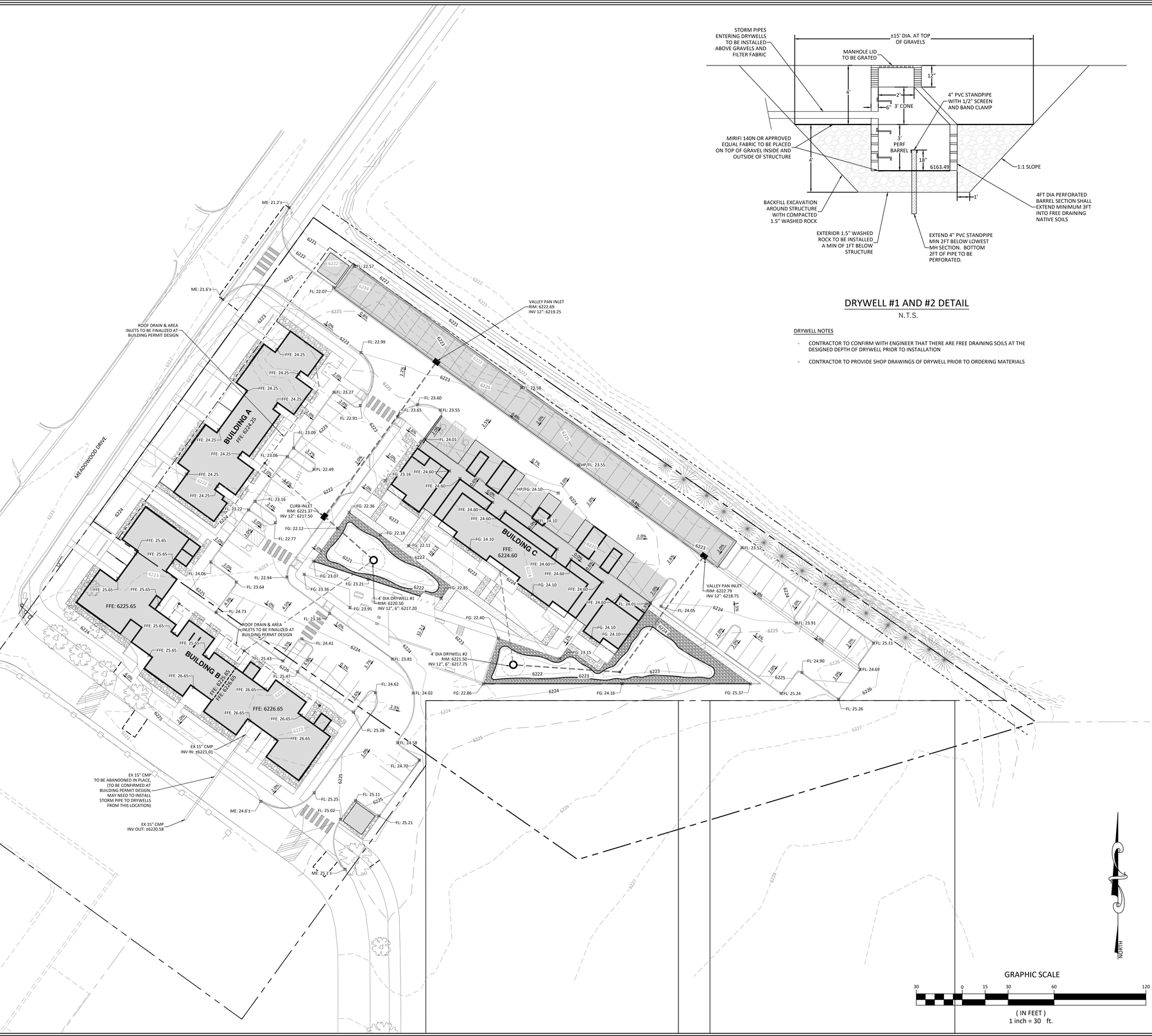
DRAINAGE DIRECTION/SLOPE — 2.0%

SPOT ELEVATION — XX: XX.XX

EXAMPLE: TOP OF CONCRETE @ 6168.00.00' = — TC: 68.00

CONTOUR LEGEND

- SUBDIVISION SCOPE GRADING CONTOUR
- 7900 SUBDIVISION SCOPE GRADING CONTOUR INTERVAL
- DAYCARE SCOPE GRADING CONTOUR
- 7900 DAYCARE SCOPE GRADING CONTOUR INTERVAL



DRYWELL #1 AND #2 DETAIL

N. T. S.

DRYWELL NOTES

- CONTRACTOR TO CONFIRM WITH ENGINEER THAT THERE ARE FREE DRAINING SOILS AT THE DESIGNED DEPTH OF DRYWELL PRIOR TO INSTALLATION
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF DRYWELL PRIOR TO ORDERING MATERIALS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

811 Know what's below. Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING LLC
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623
(970) 704-0311 • soprisengineering.com

DATE:	01/04/23	
JOB NO.	32024.02	
DESIGNED BY	KTS	
DRAWN BY	KTS	
CHECKED BY	YTN	

COLORADO LICENSED — KEITH T. SOPRIS — 48383 — 1.4.23 — PROFESSIONAL ENGINEER

DATE	REVISION

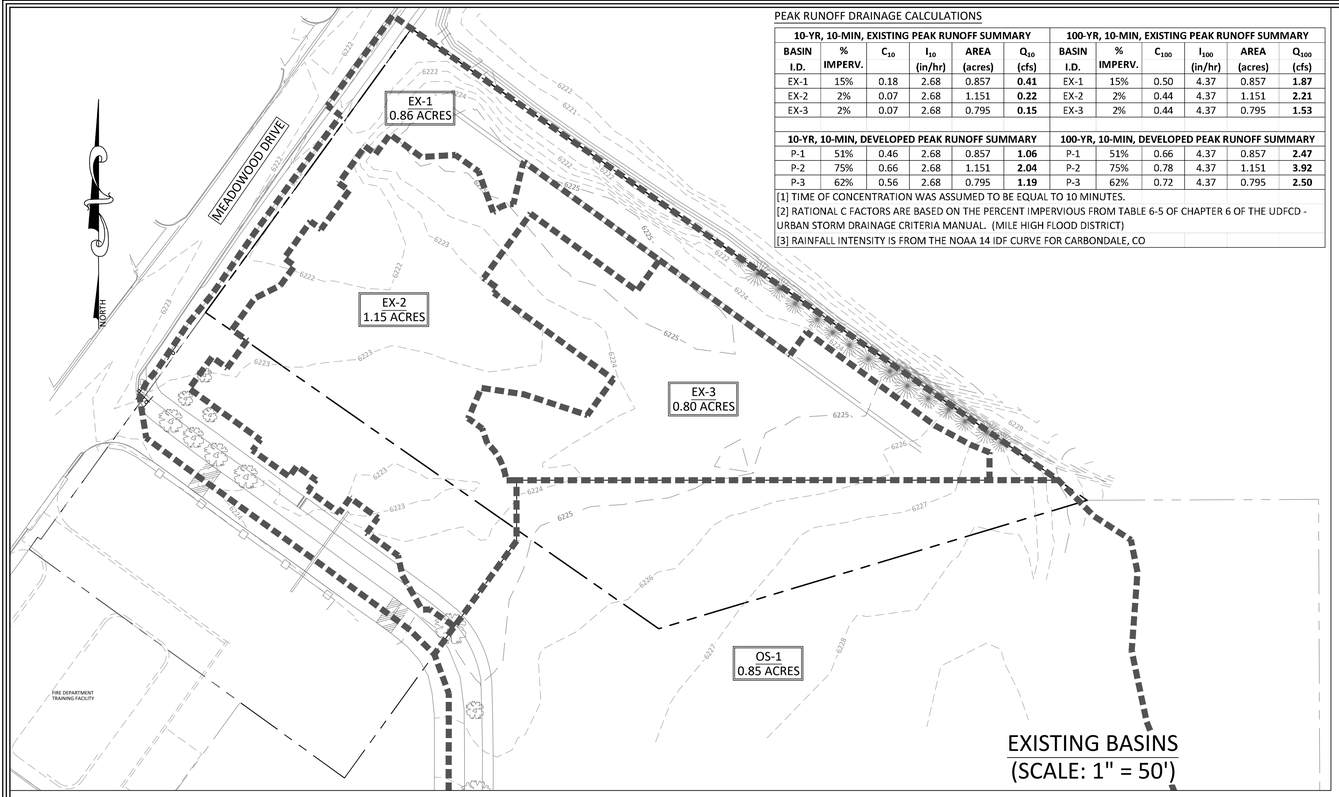
RFSD MEADOWOOD HOUSING DEVELOPMENT CARBONDALE, COLORADO

SITE PLAN REVIEW

TITLE: GRADING PLAN

DRAWING NO.: EXHIBIT F

G:\32023\32024 CARBONDALE SCHOOL\CIVIL\CIVIL DWGS\PLOT\32024.5-GRADING AND DRAINAGE PLAN.DWG - Jan 03, 2023 - 10:49pm



EXISTING BASINS
(SCALE: 1" = 50')

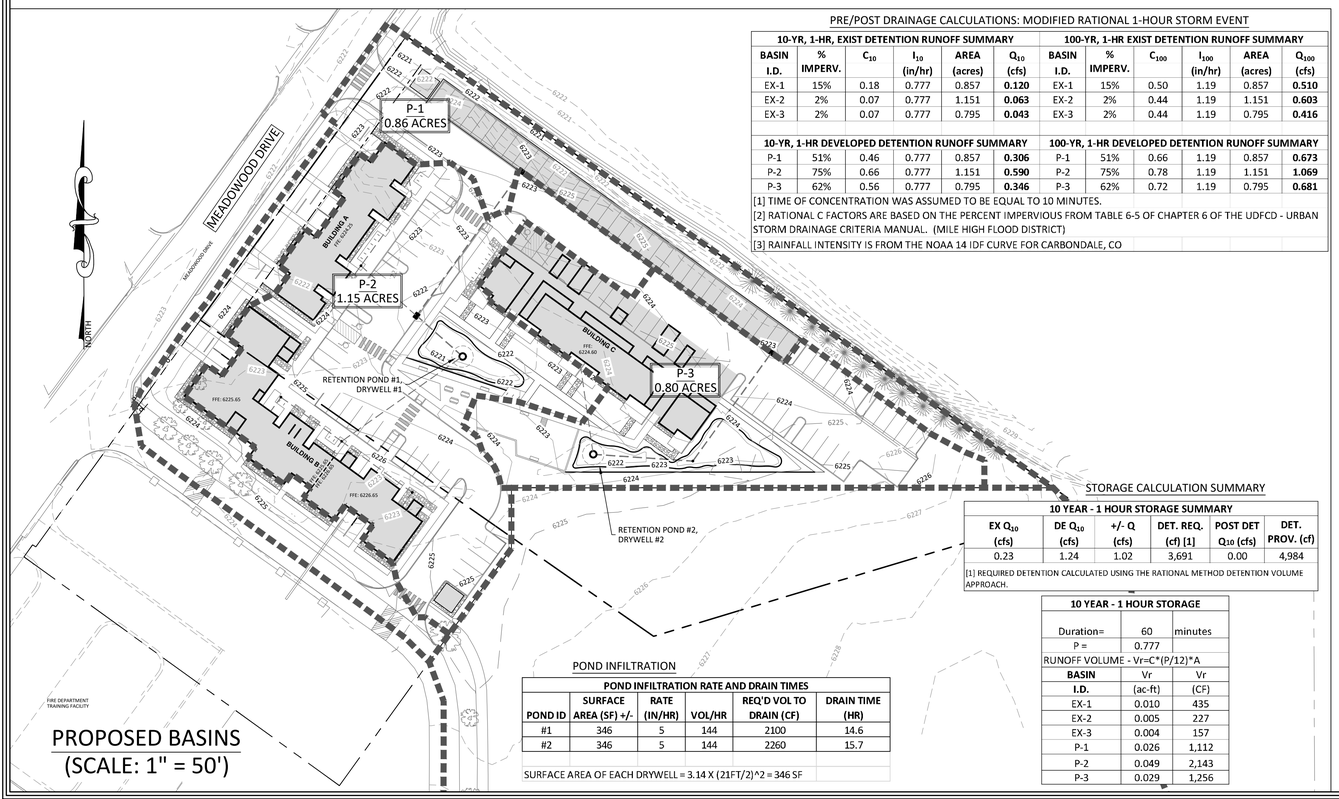
PEAK RUNOFF DRAINAGE CALCULATIONS

10-YR, 10-MIN, EXISTING PEAK RUNOFF SUMMARY						100-YR, 10-MIN, EXISTING PEAK RUNOFF SUMMARY					
BASIN I.D.	% IMPERV.	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)	BASIN I.D.	% IMPERV.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
EX-1	15%	0.18	2.68	0.857	**0.41**	EX-1	15%	0.50	4.37	0.857	**1.87**
EX-2	2%	0.07	2.68	1.151	**0.22**	EX-2	2%	0.44	4.37	1.151	**2.21**
EX-3	2%	0.07	2.68	0.795	**0.15**	EX-3	2%	0.44	4.37	0.795	**1.53**
10-YR, 10-MIN, DEVELOPED PEAK RUNOFF SUMMARY						**100-YR, 10-MIN, DEVELOPED PEAK RUNOFF SUMMARY**					
P-1	51%	0.46	2.68	0.857	**1.06**	P-1	51%	0.66	4.37	0.857	**2.47**
P-2	75%	0.66	2.68	1.151	**2.04**	P-2	75%	0.78	4.37	1.151	**3.92**
P-3	62%	0.56	2.68	0.795	**1.19**	P-3	62%	0.72	4.37	0.795	**2.50**

[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 10 MINUTES.
[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD - URBAN STORM DRAINAGE CRITERIA MANUAL. (MILE HIGH FLOOD DISTRICT)
[3] RAINFALL INTENSITY IS FROM THE NOAA 14 IDF CURVE FOR CARBONDALE, CO



HISTORIC BASIN
(SCALE: 1" = 100')



PROPOSED BASINS
(SCALE: 1" = 50')

PRE/POST DRAINAGE CALCULATIONS: MODIFIED RATIONAL 1-HOUR STORM EVENT

10-YR, 1-HR, EXIST DETENTION RUNOFF SUMMARY						100-YR, 1-HR EXIST DETENTION RUNOFF SUMMARY					
BASIN I.D.	% IMPERV.	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)	BASIN I.D.	% IMPERV.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
EX-1	15%	0.18	0.777	0.857	**0.120**	EX-1	15%	0.50	1.19	0.857	**0.510**
EX-2	2%	0.07	0.777	1.151	**0.063**	EX-2	2%	0.44	1.19	1.151	**0.603**
EX-3	2%	0.07	0.777	0.795	**0.043**	EX-3	2%	0.44	1.19	0.795	**0.416**
10-YR, 1-HR DEVELOPED DETENTION RUNOFF SUMMARY						**100-YR, 1-HR DEVELOPED DETENTION RUNOFF SUMMARY**					
P-1	51%	0.46	0.777	0.857	**0.306**	P-1	51%	0.66	1.19	0.857	**0.673**
P-2	75%	0.66	0.777	1.151	**0.590**	P-2	75%	0.78	1.19	1.151	**1.069**
P-3	62%	0.56	0.777	0.795	**0.346**	P-3	62%	0.72	1.19	0.795	**0.681**

[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 10 MINUTES.
[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD - URBAN STORM DRAINAGE CRITERIA MANUAL. (MILE HIGH FLOOD DISTRICT)
[3] RAINFALL INTENSITY IS FROM THE NOAA 14 IDF CURVE FOR CARBONDALE, CO

STORAGE CALCULATION SUMMARY

10 YEAR - 1 HOUR STORAGE SUMMARY					
EX Q_{10} (cfs)	DE Q_{10} (cfs)	+/- Q (cfs)	DET. REQ. (cf) [1]	POST DET Q_{10} (cfs)	DET. PROV. (cf)
0.23	1.24	1.02	3,691	0.00	4,984

[1] REQUIRED DETENTION CALCULATED USING THE RATIONAL METHOD DETENTION VOLUME APPROACH.

10 YEAR - 1 HOUR STORAGE		
Duration=	60	minutes
P =	0.777	
RUNOFF VOLUME - Vr=C*(P/12)*A		
BASIN I.D.	Vr (ac-ft)	Vr (CF)
EX-1	0.010	435
EX-2	0.005	227
EX-3	0.004	157
P-1	0.026	1,112
P-2	0.049	2,143
P-3	0.029	1,256

POND INFILTRATION

POND INFILTRATION RATE AND DRAIN TIMES					
POND ID	SURFACE AREA (SF) +/-	RATE (IN/HR)	VOL/HR	REQ'D VOL TO DRAIN (CF)	DRAIN TIME (HR)
#1	346	5	144	2100	14.6
#2	346	5	144	2260	15.7

SURFACE AREA OF EACH DRYWELL = 3.14 X (21FT/2)^2 = 346 SF

PEAK RUNOFF DRAINAGE CALCULATIONS

10-YR, 1-HR, HISTORIC PEAK RUNOFF SUMMARY						100-YR, 1-HR, HISTORIC PEAK RUNOFF SUMMARY					
BASIN I.D.	% IMPERV.	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)	BASIN I.D.	% IMPERV.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
H-1	8%	0.12	0.777	11.940	**1.11**	H-1	8%	0.46	1.19	11.940	**6.54**
10-YR, 1-HR, DEVELOPED PEAK RUNOFF SUMMARY						**100-YR, 1-HR, DEVELOPED PEAK RUNOFF SUMMARY**					
X-1	22%	0.23	0.777	11.940	**2.13**	X-1	22%	0.53	1.19	11.940	**7.53**

[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 10 MINUTES.
[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD -
[3] RAINFALL INTENSITY IS FROM THE NOAA 14 IDF CURVE FOR CARBONDALE, CO

STORAGE CALCULATION SUMMARY

10 YEAR - 1 HOUR STORAGE SUMMARY					
EX Q_{10} (cfs)	DE Q_{10} (cfs)	+/- Q (cfs)	DET. REQ. (cf) [1]	POST DET Q_{10} (cfs)	DET. PROV. (cf)
1.11	2.13	1.02	3,704	0.00	4,984

[1] REQUIRED DETENTION CALCULATED USING THE RATIONAL METHOD DETENTION VOLUME APPROACH.

10 YEAR - 1 HOUR STORAGE		
Duration=	60	minutes
P =	0.777	
RUNOFF VOLUME - Vr=C*(P/12)*A		
BASIN	Vr	Vr
I.D.	(ac-ft)	(CF)
H-1	0.093	4,041
X-1	0.178	7,746

STORAGE CALCULATION SUMMARY

100 YEAR - 1 HOUR STORAGE SUMMARY					
EX Q_{100} (cfs)	DE Q_{100} (cfs)	+/- Q (cfs)	DET. REQ. (cf) [1]	POST DET Q_{10} (cfs)	DET. PROV. (cf)
6.54	7.53	0.99	3,610	0.00	4,984

[1] REQUIRED DETENTION CALCULATED USING THE RATIONAL METHOD DETENTION VOLUME APPROACH.

100 YEAR - 1 HOUR STORAGE		
Duration=	1.19	minutes
P =	1.19	
RUNOFF VOLUME - Vr=C*(P/12)*A		
BASIN	Vr	Vr
I.D.	(ac-ft)	(CF)
H-1	0.545	23,726
X-1	0.628	27,336

Know what's below. Call before you dig.
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SOPRIS ENGINEERING LLC
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623
(970) 704-0311 • soprisengineering.com

DATE:	01/04/23	
JOB NO.	32024.02	
DESIGNED BY	KTS	
DRAWN BY	KTS	
CHECKED BY	YTN	

RFSD MEADOWOOD
HOUSING DEVELOPMENT
CARBONDALE, COLORADO

SITE PLAN REVIEW

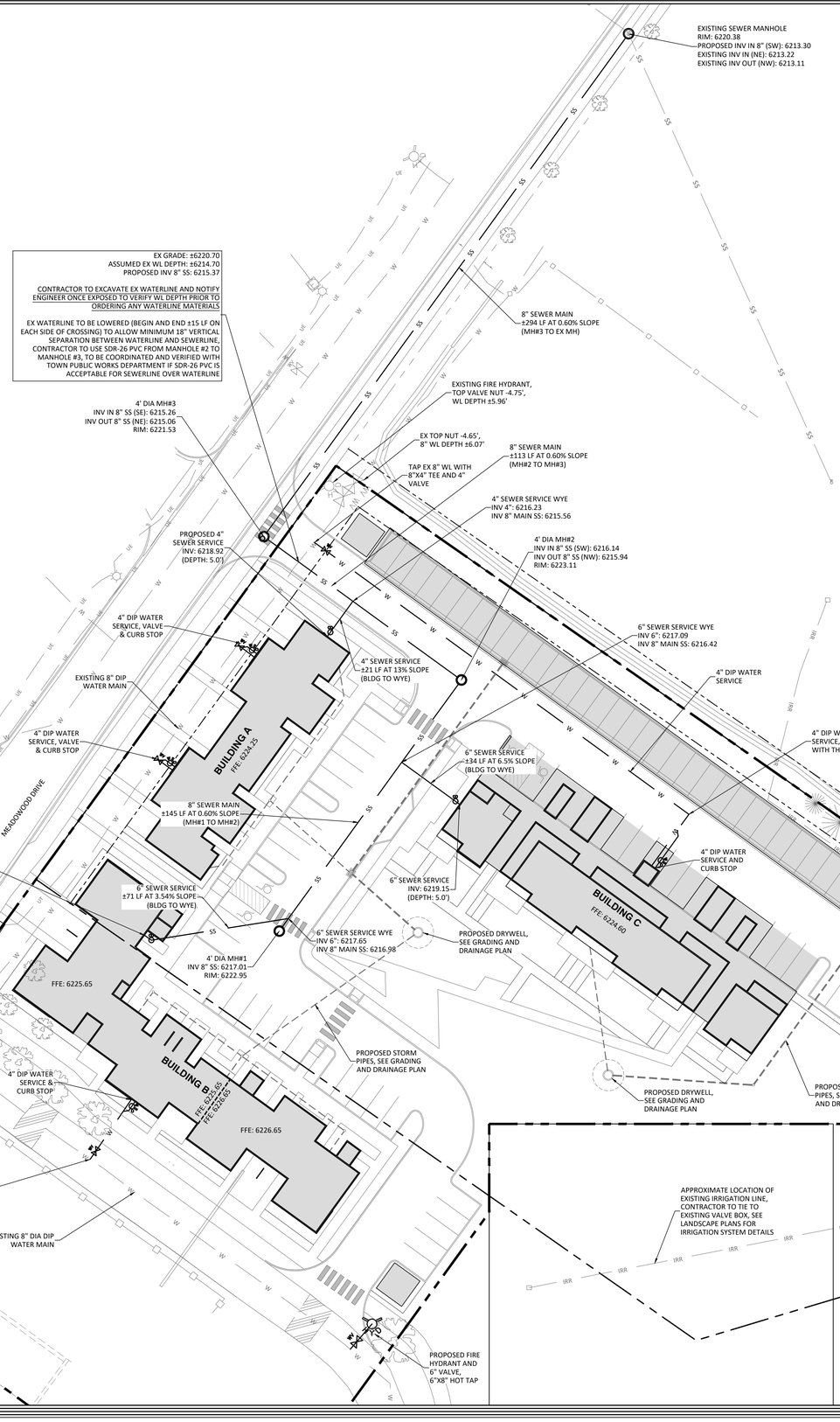
COLORADO LICENSED PROFESSIONAL ENGINEER 48384 KEVIN T. NICHOLS 11-9-23

DATE	REVISION

TITLE
DRAINAGE PLAN

DRAWING NO.
EXHIBIT F

G:\2023\32024 CARBONDALE SCHOOLS\CIVIL\CIVIL DWGS\PLOT\32024-5-GRADING AND DRAINAGE PLAN.DWG - Jan 04, 2023 - 10:46am



GENERAL NOTES:

1. CONTRACTOR TO VERIFY THAT ALL PIPES, CONDUITS, AND SLEEVES RELATED TO STORM, IRRIGATION, LIGHTING, AND OTHER UTILITY IMPROVEMENTS ARE INSTALLED PRIOR TO ANY CONCRETE OR ASPHALT CONSTRUCTION ON THE PROJECT.
2. SEE LANDSCAPE PLANS FOR TREE, PLANTING, AND IRRIGATION IMPROVEMENTS DESIGN.
3. SEE ARCHITECT AND/OR MEP DRAWINGS FOR LIGHTING IMPROVEMENTS DESIGN.
4. STORM PIPE - 8" DIAMETER OR SMALLER SHALL BE SDR-35 GASKETED PIPE (OR APPROVED EQUAL).

   STORM PIPE - LARGER THAN 8" DIAMETER SHALL BE ADS N-12 WATER TIGHT PIPE (OR APPROVED EQUAL).
5. ENGINEER TO COORDINATE WITH UTILITY COMPANIES (XCEL, LUMEN, TING, AND COMCAST) TO VERIFY POWER AND COMMUNICATION SHALLOW UTILITY DESIGN INCLUDING WHERE SERVICE WILL BE PULLED FROM, NECESSARY INFRASTRUCTURE (PEDESTALS, TRANSFORMERS, PULL VAULTS), AND SIZE & MATERIAL OF CONDUIT FOR BUILDING PERMIT DESIGN

811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING LLC
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623
(970) 704-0311 • soprisengineering.com

DATE:	01/04/23	
JOB NO.	32024.02	
DESIGNED BY	KTS	
DRAWN BY	KTS	
CHECKED BY	YTN	

RFSD MEADOWOOD HOUSING DEVELOPMENT CARBONDALE, COLORADO

SITE PLAN REVIEW

COLORADO LICENSED YVETTE T. NAGLE 48385 PROFESSIONAL ENGINEER 1.4.23

DATE	REVISION

TITLE

UTILITY PLAN

DRAWING NO.

EXHIBIT G

G:\2023\32024 CARBONDALE SCHOOL\CIVIL\DWG\PLOT\32024-4-UTILITY PLAN.DWG - Jan 03, 2023 - 10:49pm

Reilly O'Brien
Project Manager
Dynamic Project Management
(303) 775-5051
Email: reilly.obrien@dynamicpm.com

RE: Roaring Fork School District (RFSD), Meadowood Drive Housing Development
Exhibit H – Engineering Report – SE Job #32024.02

Dear Reilly,

Sopris Engineering, LLC (SE) has prepared the following Engineering Report to support a proposed housing development in Carbondale, Colorado. The subject site is located north of the Roaring Fork High School off Meadowood Drive. The property is bound on the north and east by the gravel parking lot and baseball field for the pickle ball courts and field owned by the Town, on the north and west by Meadowood Drive, on the south and west by the Carbondale Fire District training facility, and on the south by the practice fields for the high school. The information presented in this report is for a Major Site Plan Review by the Town. The project team is also proposing a lot line adjustment as further described below.

Background and Project Summary

The subject property is made up of Lot 2A and Lot 2B of the North Face Base Camp Subdivision. The majority of the proposed development will fall within the existing Lot 2A property. However, the development will go outside of the existing Lot 2A boundary so a lot line adjustment is being proposed to expand Lot 2A around the development.

The proposed development generally includes 50 residential units split between three buildings. Building A is a two story building located adjacent to Meadowood Drive and has eight 2-bed units. Building B is a two story building and parallels both Meadowood Drive and the existing asphalt access drive to the high school. Building B has four 2-bed units and eight 3-bed units. Building C is located along the north and east property line and is a 3-story building. It includes eight studio units, ten 1-bed units, four 2-bed units, and eight 3-bed units. Building C includes covered parking on the first level along with units. There are two stories of residential units located above the covered parking and first floor units. The development will include associated parking, landscaping, sidewalks, pathways, and utility improvements. The plat requirements have been included with the Major Site Plan Review Application.

There will be two accesses into the proposed development including one from Meadowood Drive at the north corner of the property and one off the existing asphalt driveway to the high school on the south side of the development. A central green space area will include two retention ponds for storm water collection of the impervious areas such as the parking lot, roads, and roofs of the buildings. Two drywell structures with grated inlet lids are proposed in the bottom of the ponds to promote infiltration into the soils.

Public improvements to serve and support the development generally include modifications to Meadowood Drive and the existing asphalt path for the north site access, sanitary sewer main and manhole installation, and installation of one fire hydrant to be located off the south corner of the property. The public improvements are proposed to be further described and outlined in a Development Improvements Agreement (DIA) as part of the Town process. A draft of the public improvements cost estimate has been attached to this report.

Existing Conditions

The existing site has historically been vacant land. The Roaring Fork High School was constructed on Lot 5B of the Subdivision along with an asphalt drive off Meadowood Drive. Soils generally consist of a small layer of topsoil (±6") with a larger layer of gravel/sand/cobbles (essentially pitrun type material) beneath. The grade of the site generally sits higher than the road elevations that border the site with shallow grades from south east to north west. There is an existing ditch and drainage easement along the entire north and east property boundary. There is an irrigation, drainage, and utility easement along the north and west property boundary that parallels Meadowood Drive. Irrigation water for the site will be from a shared raw water irrigation system that currently serves the high school practice fields and the Town ball fields surrounding the site.

Proposed Lot Line Adjustment

The existing Lot 2A property is approximately 2.705-acres. The existing Lot 2B property is approximately 24.555-acres. Lot 2A is proposed to be expanded to include the new improvements and will be approximately 3.439-acres. Resulting Lot 2B will be approximately 23.822-acres. See drawings and lot line adjustment plat for more details.

Vehicle Access and Traffic Review

Vehicles will access the subject site generally from Highway 133 and Meadowood Drive. Vehicles will be able to use two different accesses into the site including one directly from Meadowood Drive on the north side of the site and another that will utilize the existing asphalt drive off Meadowood Drive and then into the south side of the site. Emergency vehicle access to the site will be from the same routes.

SE has reached out to the fire department about emergency vehicle access to the site. The fire department has agreed that they have adequate access and can back their trucks directly onto Meadowood Drive if necessary. Either of the two accesses may be used for emergency vehicles.

A traffic count analysis was prepared by Kimley-Horn for this project to determine if a new highway access permit at Highway 133 and Meadowood Drive would be needed based on traffic generated from the development. If traffic generated exceeds 20% of the permitted traffic at a highway access, then a new access permit is triggered. Kimley-Horn reviewed the traffic counts at the Highway 133 and Meadowood Drive access and compared those counts to the anticipated traffic generated and offered the following conclusion:

The residential development is anticipated to generate 20 morning peak hour trips and 26 afternoon peak hour trips. Based on existing volumes for the east leg of the intersection being 118 morning vehicles and 112 afternoon vehicles, the afternoon peak hour project traffic contributes more than 20% to the east leg (23%: 26 project/112 existing). However, the existing CDOT Access Permit at the intersection allows up to 252 vehicles and the development is well within that threshold. Therefore, an access permit is not needed.

SE reached out to CDOT and received verification of the same conclusion that an access permit is not required for this development. An email chain between SE and CDOT is attached to this report for reference.

Drainage

The subject site will be increasing impervious area from the existing condition which will require stormwater detention/retention. The development is proposing to collect roof drainage in gutters and roof drains and to pipe that drainage to two separate drywells located at the bottom of two shallow retention ponds onsite. Surface drainage in the parking lots and roads will generally be directed to surface inlets and piped to the drywells. The proposed concrete sidewalk paths and landscape areas on the outside of the buildings that parallel Meadowood Drive and the asphalt access drive will generally direct surface runoff to the Meadowood Drive curb and gutter following existing drainage patterns.

A drywell is a BMP (Best Management Practice) that incorporates manhole structures with perforated barrel sections at the deeper depths. Washed, screened rock is installed around the exterior of the perforated barrel section. When sub-soils are capable of moderate to high infiltration rates (which is expected on this site), drywells are considered to be a viable BMP. They dramatically reduce the increased runoff and volume of stormwater generated from surrounding impervious area and promote infiltration; thereby improving the water quality of the stormwater runoff.

The system will be designed to retain the entire 10-year, 1-hour storm event in the storm infrastructure and retention ponds. Conclusions of the system design are anticipated to suggest that no adverse impacts to the subject property or surrounding properties will result from the proposed development. A separate drainage report with calculations and supporting analysis for the stormwater drainage and detention/retention system has been attached.

Construction Erosion Control

Temporary erosion control will be addressed in the Building Permit submittals. A state stormwater permit for erosion control will be necessary because the total disturbance area is more than 1.0 acre. The disturbance area will include the proposed Lot 2A property. The site will utilize erosion control which includes best management practices such as silt fence, log wattles, and truck tracking control onsite.

Utilities

Domestic Water System

The subject site falls within the Town of Carbondale's water service area. An 8-inch DIP water main exists under the asphalt access drive off Meadowood Drive. A 4-inch DIP water service is proposed off this line to serve Building B. Another 6-inch waterline service is proposed off this line to serve a proposed fire hydrant located at the south corner of the site. An 8-inch DIP water main also exists on the south and east side of Meadowood Drive. This line parallels Meadowood Drive and is within a utility easement that is on the subject property. Two 4-inch DIP water services are proposed off this line to serve Building A and a third 4-inch DIP water service is to come off this water main to serve Building C.

A fire hydrant exists at the north corner of the subject property and as stated previously, a new fire hydrant is proposed at the south corner of the site. SE has reached out to the fire department and received authorization that these two fire hydrants are sufficient to serve development on the subject site. All water improvements will be in compliance with the Town's rules, regulations, and specifications. See utility design drawings for more details.

Sanitary Sewer System
The subject site falls within the Town of Carbondale's sanitary sewer service area. An 8" SDR-35 PVC sewer main and three sewer manholes are proposed through the site with services from the three buildings tying into the main. The sewer main is to gravity feed to an existing manhole located in the existing asphalt path that parallels Meadowood Drive. The existing manhole is approximately 250-ft north of the subject property just west of the existing pickleball courts. All sewer improvements will be in compliance with the Town's rules, regulations, and specifications. See utility design drawings for more details.

SE performed a capacity analysis at the request of the Town to verify that the existing sewer main that the RFSD Housing development's proposed sewer will gravity feed to has sufficient capacity. The existing sewer main currently serves all developments on Roaring Fork Avenue including Villas De Santa Lucia, Carbondale South Condominiums, and the bathroom that serves the Town ballfields, pickleball, and tennis courts. When the RFSD housing development is added, and a hypothetical housing development the same size as the RFSD housing, it is estimated that the existing sewer main at Roaring Fork Avenue will run at approximately 50% capacity. Note that this analysis includes a peaking factor of 4 for the actual sewer flow rate in the pipe.

Electric/Telephone/Cable
Comcast, Lumen (formally CenturyLink), Ting Internet (formally Cedar Networks), and Xcel Energy utility conduits are proposed to be extended to pedestal, vault, and transformer/switch cabinet locations on the subject property. Services for each of these utilities will be extended from the pedestal and transformer locations to the buildings. All installation will be in accordance with utility company standards. All utility companies have been contacted and will serve letters have been requested. SE will confirm that service is available to the subject site and prepare detailed design for the Building Permit phase of the project. See utility drawings for more details.

Natural Gas
Gas service is not proposed and there are not any existing gas lines on the subject site that the team is aware of.

EQR Analysis
The following describes analysis prepared by SE for the number of EQRs generated for the housing development and the resulting water consumption. Note that because the development will be irrigated from a raw water distribution system, EQRs were not included for irrigation from the domestic waterline. The Town code allows a reduction in EQRs for single family development if irrigation is not from the domestic system. This single family reduction was used for the housing development for estimating purposes. SE has assumed 350 gal/day per EQR for water use and 300 gal/day per EQR for sewer use. It should be noted that this analysis should not be considered final and the number of EQRs and water usage will be determined by the Town attorney and Town water rights engineer. This analysis is for estimation and information purposes only.

In this analysis, multifamily units were tabulated with the corresponding EQRs per the Town code Table of EQRs in Section 13-3-20 and Section 13-10-50. The proposed housing development includes:

- (18) x Studio or 1-Bed units with 1 kitchen, up to 1,500 SF
- (16) x 2-Bed units with up to 1 ½ baths, 1 kitchen, up to 1,500 SF
- (16) x 3-Bed units with up to 2 baths, 1 kitchen, up to 2,000 SF
- ±33,900 SF of Irrigated Area

The Town's Table of EQRs shows the following EQR's per development type:

- Studio or 1-Bed units with 1 kitchen, up to 1,500 SF – 0.6 EQR/unit
- 2-Bed units with up to 1 ½ baths, 1 kitchen, up to 1,500 SF – 0.8 EQR/unit
- 3-Bed units with up to 2 baths, 1 kitchen, up to 2,000 SF – 1.0 EQR/unit
- Reduction of 0.02 EQR/100 SF of lawn or landscaping irrigated from a nonmunicipal system

The Housing Development will generate the following EQR's per the Town code:

- Studio or 1-Bed units: 18 units x 0.6 EQR/unit = **10.8 EQRs**
- 2-Bed units: 16 units x 0.8 EQR/unit = **12.8 EQRs**
- 3-Bed units: 16 units x 1.0 EQR/unit = **16.0 EQRs**
- Irrigation Reduction: 33,900 SF x 0.02 EQR/100 SF = **-6.8 EQRs**

Total EQRs proposed for the housing development for water equals **32.8 EQRs**. Assuming 350 gal/day per EQR for water, this generates approximately **11,440 gal/day**.

Total EQR's proposed for the housing development for sewer equals **39.6 EQRs**. Note that no reduction is taken on the sewer side. Assuming 300 gal/day per EQR for sewer, this generates approximately **11,880 gal/day**.

Conclusion:

Based on the proposed layout and design, the existing and proposed access, drainage, traffic, utilities, irrigation, and site improvements have been addressed per the Town of Carbondale requirements for review and submittal.

If you have any questions or need any additional information, please call (970) 704-0311.

Sincerely,
SOPRIS ENGINEERING, LLC



Kyle Sanderson, PE
Project Manager

Attachments:

- DRAFT Public Improvements Cost Estimate
- Email Chain with CDOT
- Drainage Report

DRAFT - RFSD MEADOWOOD DEVELOPMENT
ESTIMATED CONSTRUCTION COSTS FOR PUBLIC IMPROVEMENTS
SE JOB #32024.02 - JANUARY 4, 2023

ATTACHMENT L

	ITEM	QUANTITY	UNIT	UNIT COST	COST
GENERAL					
G1	MOBILIZATION	1.00	L.S.	$ 9,000.00	$ 9,000.00
G2	CLEAR AND GRUB	1.00	L.S.	$ 2,500.00	$ 2,500.00
G3	STRIP & STAGE TOPSOIL, ASSUME 6" THICK (ASSUME 15FT WIDE OVER SEWERLINE ONSITE)	75.00	C.Y.	$ 15.00	$ 1,125.00
G4	TRAFFIC CONTROL	1.00	L.S.	$ 5,000.00	$ 5,000.00
G5	SURVEY, CONSTRUCTION ADMIN, TESTING, AS BUILTS	1.00	L.S.	$ 27,000.00	$ 27,000.00
SUBTOTAL G1-G5					**$ 44,625.00**
DEMOLITION					
D1	REMOVE EX MEADOWOOD DR CURB & GUTTER	75.00	L.F.	$ 12.00	$ 900.00
D2	SAWCUT EX ASPHALT - CURB & PATH (MEADOWOOD DR) & HYDRANT (HIGH SCHOOL DR)	132.00	L.F.	$ 7.00	$ 924.00
D3	REMOVE EX ASPHALT IN MEADOWOOD DR & ASPHALT PATH	305.00	S.Y.	$ 15.00	$ 4,575.00
D4	REMOVE EX ASPHALT (HIGH SCHOOL DR FOR FIRE HYDRANT)	15.00	S.Y.	$ 15.00	$ 225.00
D5	REMOVE ASPHALT AND CONCRETE FOR SHALLOW UTILTIES (ESTIMATE)	1.00	L.S.	$ 6,500.00	$ 6,500.00
SUBTOTAL D1-D5					**$ 13,124.00**
UTILITY, IRRIGATION, & STORM IMPROVEMENTS					
U1	8" SDR 35 SEWER LINE	560.0	L.F.	$ 100.00	$ 56,000.00
U2	SEWER SERVICE WYES	3.0	EACH	$ 550.00	$ 1,650.00
U3	4' DIA. MANHOLE	3.0	EACH	$ 7,000.00	$ 21,000.00
U4	TIE INTO EXIST SEWER MANHOLE	1.0	EACH	$ 1,000.00	$ 1,000.00
U5	FIRE HYDRANT ASSEMBLY AND VALVE	1.0	EACH	$ 8,000.00	$ 8,000.00
U6	6" DIP WATERLINE (FIRE HYDRANT LINE)	16.0	L.F.	$ 65.00	$ 1,040.00
U7	TAP WATER MAIN FOR FIRE HYDRANT LINE	1.0	EACH	$ 5,000.00	$ 5,000.00
U8	4' UTILITY TRENCH - SHALLOW UTILITIES (ESTIMATED LENGTH)	300.00	L.F.	$ 25.00	$ 7,500.00
U9	PREPARE BASE FOR XCEL TRANSFORMERS (ASSUME 3)	3.00	EACH	$ 1,200.00	$ 3,600.00
SUBTOTAL U1-U9					**$ 104,790.00**
ROAD, CURB & GUTTER, VALLEY PAN, ASPHALT PATH, & LANDSCAPING IMPROVEMENTS					
S1	EXCAVATION & GRADING	1.00	L.S.	$ 7,500.00	$ 7,500.00
S2	CLASS 6 ABC - MEADOWOOD DR & HIGH SCHOOL DR - 9" UNDER ASPHALT, 7" UNDER CONCRETE	25.00	C.Y.	$ 50.00	$ 1,250.00
S3	CLASS 6 ABC - ASPHALT PATH - 4"	36.00	C.Y.	$ 50.00	$ 1,800.00
S4	ASPHALT ON MEADOWOOD DR & HIGH SCHOOL DR (4")	32.00	S.Y.	$ 60.00	$ 1,920.00
S5	ASPHALT ON PATH (3")	250.0	S.Y.	$ 60.00	$ 15,000.00
S6	CONCRETE VALLEY PAN AND FILLETS ON MEADOWOOD DR	350.00	S.F.	$ 40.00	$ 14,000.00
S7	CONCRETE CURB AND GUTTER ON MEADOWOOD DR	61.00	L.F.	$ 50.00	$ 3,050.00
S8	LANDSCAPE BUFFER IN MEADOWOOD DR (NO IRRIGATION, NO TREES IN ROW)	2,465.00	S.F.	$ 4.00	$ 9,860.00
S9	PLACE TOPSOIL (LANDSCAPE BUFFER IN MEADOWOOD DR)	60.00	C.Y.	$ 17.00	$ 1,020.00
SUBTOTAL S1-S9					**$ 55,400.00**
UTILITY COMPANY FEES (NOTE THAT FEES BELOW ARE ESTIMATES AND ARE SUBJECT TO CHANGE)					
F1	XCEL ENERGY FEES	1.00	L.S.	$ 25,000.00	$ 25,000.00
F2	CENTURYLINK FEES	1.00	L.S.	$ 5,000.00	$ 5,000.00
SUBTOTAL F1-F2					**$ 30,000.00**

SUBTOTAL	$ 247,939.00
10% CONTINGENCY	$ 24,794.00
TOTAL PUBLIC IMPROVEMENTS	**$ 272,733.00**

This opinion of probable cost was prepared for budgeting purposes only. Sopris Engineering, LLC cannot be held responsible for variances from this estimate as actual cost may vary due to bid and market fluctuation.

Zimbra **ksanderson@sopriseng.com**

Re: Meadowood Drive/ Highway 133 Access Permit (32024.02)

From : Killian - CDOT, Brian <brian.killian@state.co.us> Wed, Dec 21, 2022 01:48 PM
Subject : Re: Meadowood Drive/ Highway 133 Access Permit (32024.02) 1 attachment
To : Kyle Sanderson <ksanderson@sopriseng.com>
Cc : Kandis Aggen, CDOT <kandis.aggen@state.co.us>, Yancy Nichol <ynichol@sopriseng.com>

Kyle,

CDOT concurs that no access permit is needed per the information provided.

Thanks,

Brian Killian
Region 3 Access Program Manager
Traffic & Safety

COLORADO
Department of Transportation

P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

On Tue, Dec 20, 2022 at 1:19 AM Kyle Sanderson <ksanderson@sopriseng.com> wrote:

> Hi Brian and Kandis,
>
> I hope you both are doing well.
>
> We had Kimley-Horn perform some traffic counts for us at the Meadowood Drive and Highway 133 Access for the project referenced in the previous emails on this chain.
>
> The Roaring Fork School District is proposing a 50 unit housing development. We asked Kimley-Horn to give us an analysis of their traffic counts versus generated traffic and they came up with the following conclusion:

The residential development is anticipated to generate 20 morning peak hour trips and 26 afternoon peak hour trips. Based on existing volumes for the east leg of the intersection being 118 morning vehicles and 112 afternoon vehicles, the afternoon peak hour project traffic contributes more than 20% to the east leg (23%: 26 project/112 existing). However, the existing CDOT Access Permit at the intersection allows up to 252 vehicles and the development is well within that threshold. Therefore, an access permit is not needed.

Are you able to confirm this conclusion for us that we do not need an access permit?

I have attached the existing access permit and a site plan PDF for reference.

Please feel free to reach out if you have any questions and I really appreciate your help.

Thanks,

Kyle Sanderson, PE
Sopris Engineering
502 Main Street, Suite A-3
Carbondale, CO 81623
Email: ksanderson@sopriseng.com
Cell: (970) 379-2131
Office: (970) 704-0311 x44

From: "Kyle Sanderson" <ksanderson@sopriseng.com>
To: "Brian Killian" <brian.killian@state.co.us>
Cc: "Kandis Aggen, CDOT" <kandis.aggen@state.co.us>, "Yancy Nichol" <ynichol@sopriseng.com>
Sent: Tuesday, September 27, 2022 2:19:17 PM
Subject: Re: Meadowood Drive/ Highway 133 Access Permit (32024.02)

Hi Brian,

I appreciate you sending this over.

The school district is considering some teacher housing that will access off this intersection and down Meadowood.

We will be in touch if we need anything else.

Thanks,

Kyle Sanderson, PE
Sopris Engineering
502 Main Street, Suite A-3

Carbondale, CO 81623
Email: ksanderson@sopriseng.com
Cell: (970) 379-2131
Office: (970) 704-0311 x44

From: "Brian Killian" <brian.killian@state.co.us>
To: "Kyle Sanderson" <ksanderson@sopriseng.com>
Cc: "Kandis Aggen, CDOT" <kandis.aggen@state.co.us>, "Yancy Nichol" <ynichol@sopriseng.com>
Sent: Monday, September 26, 2022 8:56:53 AM
Subject: Re: Meadowood Drive/ Highway 133 Access Permit (32024.02)

Kyle,

Please see attached permit. The only other information that we have is the signal was recently upgraded from a span wire signal to a mast arm signal.

Is there a new development going in? What type of development?

Thanks,

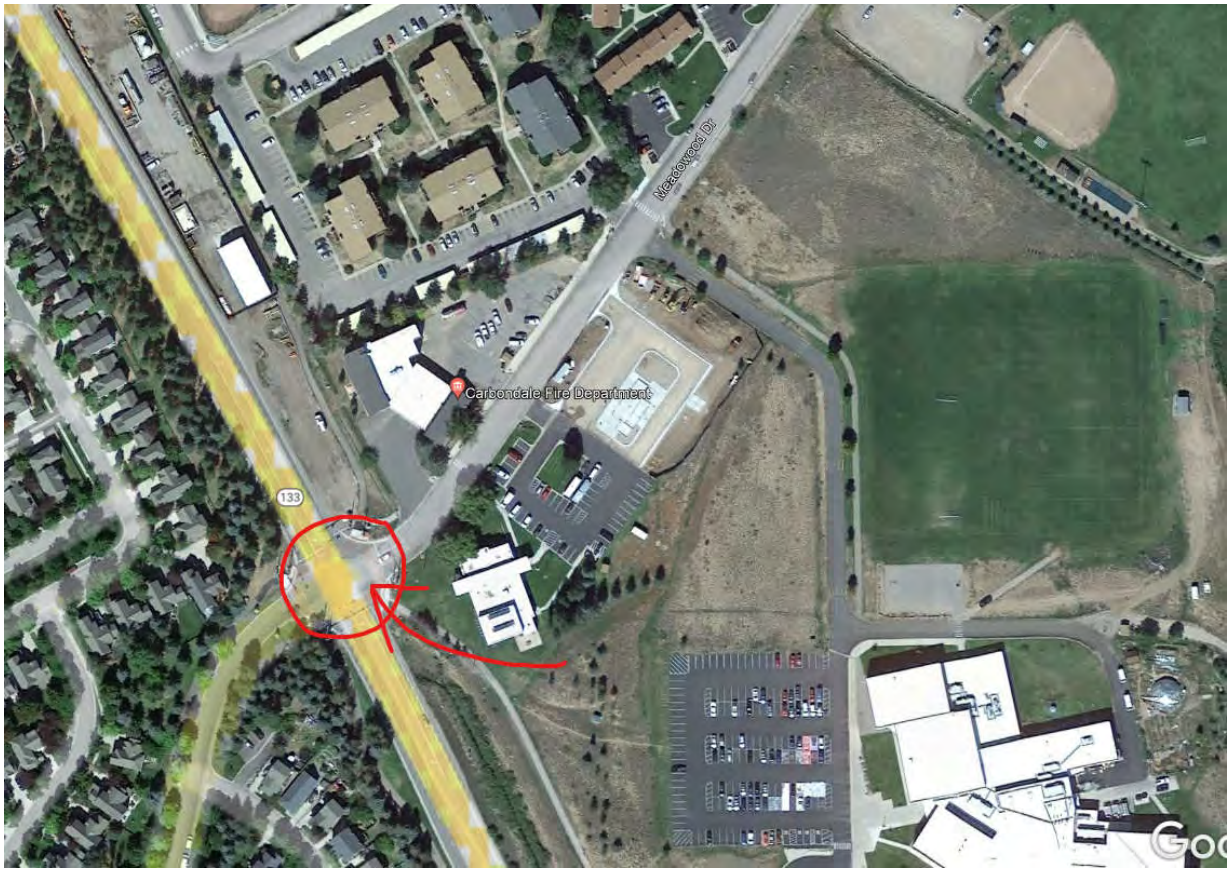
Brian Killian
Region 3 Access Program Manager
Traffic & Safety

COLORADO
Department of Transportation

P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

On Fri, Sep 23, 2022 at 10:21 AM Kyle Sanderson <ksanderson@sopriseng.com> wrote:

> Hi Brian and Kandis,
>
> I hope you are both doing well and Happy Friday.
>
> I have a new project in Carbondale and it utilizes the intersection at Meadows Drive and Highway 133 in Carbondale.
>
> Are you able to send me the access permit and any other information you may have for this intersection?



I appreciate your help and please reach out if you have any questions.

Thanks,

Kyle Sanderson, PE
Sopris Engineering
502 Main Street, Suite A-3
Carbondale, CO 81623
Email: ksanderson@sopriseng.com
Cell: (970) 379-2131
Office: (970) 704-0311 x44

DRAINAGE REPORT

FOR

RFSD MEADOWOOD HOUSING DEVELOPMENT CARBONDALE, CO

Prepared for:
Town of Carbondale: Major Site Plan Review

Prepared by:

Sopris Engineering, LLC
502 Main Street Suite A3
Carbondale, Colorado 81623

On Behalf of:

Roaring Fork School District
c/o Reilly O'Brien
Dynamic Project Management

SE Project Number: 32024.02

January 4, 2023



Purpose of Drainage Study

- Evaluate the existing & historic drainage conditions and estimate flow rates to compare existing/historic versus post development drainage conditions.
- Estimate 10-year and 100-year post development peak runoff rates in support of sizing of stormwater mitigation infrastructure.
- Ensure the detention and retention systems have adequate capacity such that post development runoff rates do not exceed existing peak runoff rates for the 10-year and 100-year storm events.
- Provide Best Management Practice (BMP) recommendations to minimize sediment transport offsite

General Overview, Site Description, & Existing Conditions

The Roaring Fork School District (RFSD) is proposing a housing development located off Meadowood Drive on the south side of Carbondale. The subject property is made up of Lot 2A and Lot 2B of the North Face Base Camp Subdivision. The proposed development generally includes 50 total residential units split between three buildings. The development will include associated parking, landscaping, sidewalks, pathways, and utility improvements. The majority of the proposed development will fall within the existing Lot 2A property. However, the development will go outside of the existing Lot 2A boundary so a lot line adjustment is being proposed to expand Lot 2A around the development. For this analysis, the proposed Lot 2A adjusted boundary has been treated as the study area.

The existing site has historically been vacant land. The Roaring Fork High School was constructed on Lot 5B of the Subdivision along with an asphalt drive off Meadowood Drive. Soils generally consist of a small layer of topsoil (±6”) with a larger layer of gravel/sand/cobbles (essentially pitrun type material) beneath. The grade of the site generally sits higher than the road elevations that border the site with shallow grades from south east to north west.

Development on the site will be increasing impervious area from the existing condition which will require stormwater detention/retention. The development is proposing to collect roof drainage in gutters and roof drains and to pipe that drainage to two drywells located at the bottom of two separate shallow retention ponds onsite. Surface drainage in the parking lot area and roads will generally be directed to surface inlets and piped to the drywells. The proposed concrete paths and landscape areas on the outside of the buildings that parallel Meadowood Drive and the asphalt access drive will generally direct surface runoff to Meadowood Drive and into the curb and gutter following historic drainage patterns. The covered parking on the north boundary of the site will shed water from south to north and into the ditch on the north property line also following existing drainage patterns.

An offsite basin has been included to accurately calculate the existing peak flow rates through the site and to show that the retention ponds being proposed will over retain onsite drainage. The over-retainage is to offset the runoff leaving the site as further described below. Historic drainage that enters the site from the south generally consists of the high school ball fields and areas around the high school.

The onsite soils consist of Type ‘B’ Hydrologic Soils, according to the soil survey provided by the National Resource Conservation Service (NRCS). Type 'B' soils are conducive to moderate infiltration rates with moderately well drained soils. The subject property also falls within Zone C on FEMA Flood Insurance Rate Map panel number 0802051859B with a revised date of January 3, 1986. FEMA designates Zone C as minimal risk areas outside the 0.2% (500 year storm) annual chance floodplain.

Historic Drainage Basin vs Developed Drainage Basin

The historic drainage conditions were analyzed in order to estimate existing peak stormwater flow rates that are generated on the site as well as the offsite drainage that flows through the site. One historic basin was delineated. This basin was compared to the developed condition to understand the overall peak flows that are developed to safely route drainage through the site. The overall historic and developed basins are described below and illustrated on the Exhibit F – Drainage Plan drawing.

Historic Basin 1 (H-1) includes the existing subject site as well as the offsite areas tributary to the site. The offsite areas generally include the high school practice ball fields and areas around the high school. The historic stormwater runoff from this basin generally flows from south east to northwest with sheet flow drainage leaving the site onto the adjacent streets at Meadowood Drive and the high school drive.

Overall Developed Basin 1 (X-1) includes the proposed developed site as well as the offsite areas tributary to the site. The proposed site generally includes the three buildings, adjacent parking areas, roads, and landscape areas. The offsite area is the same as the historic basin. The overall developed basin was delineated to understand the developed peak flow rates in order to safely route the offsite flows and the developed onsite flows safely through the site as well as understanding the allowable release rates.

The overall historic and developed drainage basins were used to estimate 10-year and 100-year peak runoff rates through the entire site. The hydrologic methods and assumptions are described further below and results are summarized within Table 1 below.

Existing Onsite Drainage Basins

The onsite existing drainage conditions were analyzed in order to estimate existing peak stormwater flow rates in order to compare against the developed conditions for pre-post drainage analysis and understanding of allowable release rates. Three basin delineations that match the proposed onsite basins were analyzed. The basins are described in greater detail below and illustrated on the Exhibit F - Drainage Plan drawing.

Existing Basin 1 (EX-1) is the onsite basin that reflects the areas outside of the proposed buildings that will drain offsite and not be retained internally. The existing basin includes a portion of the high school drive that is tributary to the site as well as a portion of Meadowood Drive where the proposed access will be located. It also includes the area where the proposed covered parking will be located. The basin is generally made up of natural grassland outside of the road surfaces. The existing stormwater runoff from this basin generally flows from southeast to northwest with sheet flow drainage onto the adjacent streets.

Existing Basin 2 (EX-2) is the onsite basin that reflects the proposed basin where Buildings A, B, and the adjacent parking lots are located. The existing surface does not include any impervious area and generally includes natural grassland. The existing stormwater runoff from this basin generally flows from southeast to northwest with sheet flow drainage onto the adjacent streets.

Existing Basin 3 (EX-3) is the onsite basin that reflects the proposed basin where Building C and the adjacent parking lots are located. The existing surface does not include any impervious area and generally includes natural grassland. The existing stormwater runoff from this basin generally flows from southeast to northwest with sheet flow drainage onto the adjacent streets.

The existing drainage basins were used to estimate 10-year and 100-year peak runoff rates for the subject property for pre-post drainage analysis, stormwater mitigation infrastructure sizing, and to determine allowable release rates for the developed site. The hydrologic methods and assumptions are described further below and results are summarized within Table 2 and 3 below.

Developed Onsite Drainage Basins

The development area was broken up into three proposed development basins in order to properly estimate peak runoff and size the proposed stormwater mitigation infrastructure. The proposed basins are described in greater detail below and illustrated on the Exhibit F - Drainage Plan drawing.

Post Development Basin 1 (P-1) generally includes the proposed concrete paths and landscape areas outside of the buildings. There is also an area of the proposed access into the site off Meadowood Drive along with the proposed covered parking off Meadowood Drive in this basin. The entire basin drains off the site and is not retained internally to the site. Flows on the landscape areas will most likely infiltrate into the soils with larger storm events sheet flowing to the curb and gutter along Meadowood Drive following historic drainage patterns. The hardscapes will sheet flow as well to the curb following historic drainage patterns.

Post Development Basin 2 (P-2) generally includes Buildings A and B along with the adjacent parking spaces, drive aisles, and landscape areas. Flows on the landscape areas will most likely infiltrate into the soils with larger storm events sheet flowing to the hard surfaces or to area inlets. The hard surfaces will sheet flow to area inlets and curb inlets on the surface and then into storm pipes. The roofs of the buildings will be collected in roof drains and then piped as well. Runoff in the pipes will be conveyed to Drywell #1 located under Retention Pond #1 that are both within the basin.

Post Development Basin 3 (P-3) generally includes Building C along with the adjacent parking spaces, drive aisles and landscape areas. Flows on the landscape areas will most likely infiltrate into the soils with larger storm events sheet flowing to the hard surfaces. The hard surfaces will sheet flow to area inlets and curb inlets on the surface and then into storm pipes. The roofs of the building will be collected in roof drains and then piped as well. Runoff in the pipes will be conveyed to Drywell #2 located under Retention Pond #2 that are both within the basin.

The design of the onsite stormwater mitigation including the retention ponds and drywells has been oversized to offset the peak flows produced within basin P-1. This approach allows for the flows leaving the site developed in basin P-1 to be less than or equal to the historic flows off the site. The analysis is considered conservative because infiltration through the bottom of ponds and drywells into the soils are not accounted for and the additional volume in the storm pipes are not considered either.

The developed drainage basins were used to estimate 10-year and 100-year peak runoff rates for the subject property for pre-post drainage analysis, stormwater mitigation infrastructure sizing, and to determine allowable release rates for the developed site. The hydrologic methods and assumptions are described further below and results are summarized within Table 2 and 3 below.

Hydrologic Analysis Methods & Assumptions

Onsite and offsite drainage areas were analyzed using the Rational Method (Equation 1) since the cumulative total of tributary area being studied was less than 90 acres.

Equation 1: Q = C I * A*
Q = Runoff Flow Rate (cfs); C = Runoff Coefficient
I = Rainfall Intensity (in/hr); A= Area of Basin (acres)

The runoff coefficient (C) is a variable representing the ratio of runoff to rainfall volumes during a storm event. The determination of C depends on the soil type, watershed imperviousness, and storm event frequency. Each drainage basin was studied to determine the percent of impervious area within the basin. Landscape areas were assumed to be 2% impervious which correlates to 10-year and 100-year runoff coefficients of 0.07 and 0.44, respectively. Hard surfaces including buildings, roofs, concrete, and asphalt were assumed to be 100% impervious or 0.86 and 0.89 for the 10-year and 100-year runoff coefficients, respectively. Each basin's total or effective percent impervious area was used to establish a weighted runoff coefficient. The Mile High Flood District (MHFD) (formerly UDFCD) out of Denver, CO has developed runoff coefficient tables in Chapter 6 of Volume 1 of their Urban Storm Drainage Criteria Manual. Runoff coefficients are based on the amount of runoff and the storm event. Table 6-5 is attached for reference at the end of this report. This table was used to determine the corresponding 10-year and 100-year weighted average runoff coefficients based on a Type B hydrologic soil classification.

The design rainfall duration used in the Rational Method is referred to as the time of concentration. The time of concentration is the cumulative travel time, including overland flow and channelized flow, for runoff to get from the furthest point upstream of a basin to a designated design point. A minimum time of concentration of 10 minutes was used for all basins given the size of the basin and the relatively short travel distances. Based on the Town of Carbondale's Intensity Duration Frequency (IDF) Curve, the 10-year and 100-year rainfall intensities were selected. The IDF Curve and Tables for Carbondale are attached at the end of this report.

Peak Runoff Through Site – The historic basin including onsite and offsite flows was analyzed for the 10-year and 100-year, 1-hour storm as the peak rainfall runoff to be safely routed through the site. The peak runoff rates through the entire site are summarized in Table 1 below:

Table 1: Existing and Post Development Peak Runoff Summary (1-hr Storm)

10-YR, 1-HR, HISTORIC PEAK RUNOFF SUMMARY						100-YR, 1-HR, HISTORIC PEAK RUNOFF SUMMARY					
BASIN I.D.	% IMPERV.	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)	BASIN I.D.	% IMPERV.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
H-1	8%	0.12	0.777	11.940	**1.11**	H-1	8%	0.46	1.19	11.940	**6.54**
10-YR, 1-HR, DEVELOPED PEAK RUNOFF SUMMARY						**100-YR, 1-HR, DEVELOPED PEAK RUNOFF SUMMARY**					
X-1	22%	0.23	0.777	11.940	**2.13**	X-1	22%	0.53	1.19	11.940	**7.53**
[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 10 MINUTES.											
[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD -											
[3] RAINFALL INTENSITY IS FROM THE NOAA 14 IDF CURVE FOR CARBONDALE, CO											

Peak Runoff Onsite – The onsite basins were analyzed for the 10-year and 100-year, 10-min storm for sizing of storm pipes and inlet capacities. The 10-min duration storm has higher rainfall intensities than longer duration storms ultimately contributing to a conservative analysis for sizing stormwater infrastructure. The peak runoff rates for the onsite basins are summarized in Table 2 below:

Table 2: Existing and Post Development Peak Runoff Summary (10-min Storm)

10-YR, 10-MIN, EXISTING PEAK RUNOFF SUMMARY						100-YR, 10-MIN, EXISTING PEAK RUNOFF SUMMARY					
BASIN I.D.	% IMPERV.	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)	BASIN I.D.	% IMPERV.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
EX-1	15%	0.18	2.68	0.857	**0.41**	EX-1	15%	0.50	4.37	0.857	**1.87**
EX-2	2%	0.07	2.68	1.151	**0.22**	EX-2	2%	0.44	4.37	1.151	**2.21**
EX-3	2%	0.07	2.68	0.795	**0.15**	EX-3	2%	0.44	4.37	0.795	**1.53**
10-YR, 10-MIN, DEVELOPED PEAK RUNOFF SUMMARY						**100-YR, 10-MIN, DEVELOPED PEAK RUNOFF SUMMARY**					
P-1	51%	0.46	2.68	0.857	**1.06**	P-1	51%	0.66	4.37	0.857	**2.47**
P-2	75%	0.66	2.68	1.151	**2.04**	P-2	75%	0.78	4.37	1.151	**3.92**
P-3	62%	0.56	2.68	0.795	**1.19**	P-3	62%	0.72	4.37	0.795	**2.50**
[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 10 MINUTES.											
[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD - URBAN STORM DRAINAGE CRITERIA MANUAL. (MILE HIGH FLOOD DISTRICT)											
[3] RAINFALL INTENSITY IS FROM THE NOAA 14 IDF CURVE FOR CARBONDALE, CO											

Detention/Retention Mitigation Peak Runoff – For detention and retention mitigation onsite, the modified rational method was used. The site has been analyzed for the 10-year, 1 hour storm event for detention/retention system sizing. See below for more detail on the site detention mitigation methods and assumptions. The detention runoff rates for this project are summarized in Table 3 below.

Table 3: Existing and Post Development Detention Runoff Summary (1-hr storm)

10-YR, 1-HR, EXIST DETENTION RUNOFF SUMMARY						100-YR, 1-HR EXIST DETENTION RUNOFF SUMMARY					
BASIN I.D.	% IMPERV.	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)	BASIN I.D.	% IMPERV.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
EX-1	15%	0.18	0.777	0.857	**0.120**	EX-1	15%	0.50	1.19	0.857	**0.510**
EX-2	2%	0.07	0.777	1.151	**0.063**	EX-2	2%	0.44	1.19	1.151	**0.603**
EX-3	2%	0.07	0.777	0.795	**0.043**	EX-3	2%	0.44	1.19	0.795	**0.416**
10-YR, 1-HR DEVELOPED DETENTION RUNOFF SUMMARY						**100-YR, 1-HR DEVELOPED DETENTION RUNOFF SUMMARY**					
P-1	51%	0.46	0.777	0.857	**0.306**	P-1	51%	0.66	1.19	0.857	**0.673**
P-2	75%	0.66	0.777	1.151	**0.590**	P-2	75%	0.78	1.19	1.151	**1.069**
P-3	62%	0.56	0.777	0.795	**0.346**	P-3	62%	0.72	1.19	0.795	**0.681**
[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 10 MINUTES.											
[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD -											
[3] RAINFALL INTENSITY IS FROM THE NOAA 14 IDF CURVE FOR CARBONDALE, CO											

Hydraulic Analysis Methods & Assumptions

Stormwater runoff is routed on the surface via sheet flow, then to drainage swales or curb and gutter, and then routed in storm sewer pipes which daylight into drywells. The pipes onsite have been sized according to the design flows. The pipes however may be submerged during larger storm events as the flow backs up in the drywells and underground detention system. The detention systems for the basin are interconnected to distribute and maximize the potential for infiltration. Supporting hydraulic data for all of the calculations have been provided at the end of this report. Each of the gravity storm channels were sized using Manning's Equation (Equation 2).

Equation 2: $Q = 1.49/n * R^{2/3} * A * S^{0.5}$

Q = Runoff Flow Rate (cfs); n = Manning's Roughness Coefficient

R = Hydraulic Radius (ft); A= Flow Area (sf), S = Channel Slope (ft/ft)

The hydraulic capacity calculations have been separated by standard pipe sizes for site stormwater drainage with a minimum 2% slope. In general the pipes onsite collect stormwater from small subareas within the larger drainage basins. The approximate maximum capacity of each size storm pipe is summarized in Table 4 below.

Table 4: Hydraulic Pipe capacity

Pipe Size (IN)	Pipe Material	Manning's n	Slope	Capacity (CFS)
4	Solid PVC	0.011	2.00%	0.33
6	Solid PVC	0.011	2.00%	1.00
8	Solid PVC	0.011	2.00%	2.18
12	ADS N12	0.011	2.00%	6.40

The terminal storm sewer pipes will utilize 12" smooth wall HDPE pipes. The pipe capacity is greater than the 100-year storm runoff rates, but the added size provides access for maintenance and reduces clogging potential.

The final hydraulic capacity calculations will be completed for the building permit submittal. Supporting hydraulic data for all of the calculations has been attached.

Detention Mitigation Analysis & Design

The primary drainage criterion within the Town of Carbondale includes detaining/retaining stormwater runoff onsite such that post development runoff rates exiting the site do not exceed historic levels. Because this site is adjacent and tributary to the Meadowood Drive stormwater system, it was decided to calculate detention volumes for the 10-year, 1-hr storm. Note the shorter duration high intensity storms have higher runoff rates, but the stormwater runoff volume is smaller than the longer duration storms. As the stormwater system retains storm events up to the 1 hour event, the shorter duration events are also retained. Also note that the storage volume calculations do not account for volumes in pipes or any infiltration into the soils, so the design provides a further conservative analysis.

SE looked at the project with the offsite basin included first to review the required detention. Table 5 summarizes the 10 year – 1 hour existing and post development peak runoff rates contributing runoff and also summarizes the required and provided storage volumes to size the proposed stormwater detention infrastructure.

Table 5: Detention Runoff Rates and Storage Volume (Overall):

10 YEAR - 1 HOUR STORAGE SUMMARY					
EX Q_{10} (cfs)	**DE Q_{10} (cfs)**	**+/- Q (cfs)**	**DET. REQ. (cf) [1]**	**POST DET Q_{10} (cfs)**	**DET. PROV. (cf)**
1.11	2.13	1.02	3,704	0.00	4,984
[1] REQUIRED DETENTION CALCULATED USING THE RATIONAL METHOD DETENTION VOLUME APPROACH.					

10 YEAR - 1 HOUR STORAGE		
Duration=	60	minutes
P =	0.777	
RUNOFF VOLUME - Vr=C*(P/12)*A		
BASIN	Vr	Vr
I.D.	(ac-ft)	(CF)
H-1	0.093	4,041
X-1	0.178	7,746

The Rational Method Detention Volume approach was used to estimate the required storage volumes. Note that the required storage volume is 3,704-CF and the provided volume is 4,984-CF for a difference of 1,280-CF. This approach shows that the provided retention onsite is larger than required and shows the release rates in basin P-1 are less than or equal to the historic rate. In other words, the release rate of P-1 when converted to volume is 1,112-CF (see next section) which is less than the additional volume required of 1,280-CF.

SE then looked at the project without the offsite basin and compared the two approaches. Table 6 summarizes the 10 year - 1 hour existing and post development peak runoff rates contributing runoff onsite, and also summarizes the required and provided storage volumes to size the proposed stormwater detention infrastructure.

Table 5: Detention Runoff Rates and Storage Volume:

10 YEAR - 1 HOUR STORAGE SUMMARY					
EX Q_{10} (cfs)	**DE Q_{10} (cfs)**	**+/- Q (cfs)**	**DET. REQ. (cf) [1]**	**POST DET Q_{10} (cfs)**	**DET. PROV. (cf)**
0.23	1.24	1.02	3,691	0.00	4,984
[1] REQUIRED DETENTION CALCULATED USING THE RATIONAL METHOD DETENTION VOLUME APPROACH.					

10 YEAR - 1 HOUR STORAGE		
Duration=	60	minutes
P =	0.777	
RUNOFF VOLUME - Vr=C*(P/12)*A		
BASIN	Vr	Vr
I.D.	(ac-ft)	(CF)
EX-1	0.010	435
EX-2	0.005	227
EX-3	0.004	157
P-1	0.026	1,112
P-2	0.049	2,143
P-3	0.029	1,256

The Rational Method Detention Volume approach was used to estimate the required storage volumes. Note that the runoff volume for basin P-1 of 1,112-CF is larger than the combined existing storage volume of 819-CF (435 – 227 + 157) for a difference of approximately 293-CF. However, the difference in the total provided storage volume versus the required volume is 1,293-CF (4,984 – 3,691). This approach shows that the provided retention onsite is larger than required. In other words, the retention ponds are capturing more historic flow onsite in the developed condition, allowing for the flow rate being released off basin P-1 to be less than or equal to the historic rate.

The two approaches were within 13-CF of required volume and show that developed release rates are not exceeding historic flow rates.

Retention Pond Design:
Retention Pond #1 located within Basin P-2 has a surface area of approximately 1,400-SF and is approximately 1.5-ft deep allowing for ±2,100-CF of storage volume. Drywell #1 below the pond has a volume of ±312-CF. Retention Pond #2 located within Basin P-3 has a surface area of approximately 2,260-SF and is approximately 1.0-ft deep allowing for ±2,260-CF of storage volume. Drywell #2 below the pond has a volume of ±312-CF. The toal storage volume in the ponds and drywells is approximately 4,984-CF. Based on the soils data as well as SE's experience working on this parcel, the underlying soils consist of gravel with cobbles which are ideal for infiltrating water.

For estimating the time to drain the ponds, an infiltration rate of 5-inches per hour was assumed for the gravel lens around the drywells in the bottom of the ponds. The drain time for each pond is summarized in Table 6 below.

Table 7: Pond infiltration/drain time:

POND INFILTRATION RATE AND DRAIN TIMES					
POND ID	SURFACE AREA (SF) +/-	RATE (IN/HR)	VOL/HR	REQ'D VOL TO DRAIN (CF)	DRAIN TIME (HR)
#1	346	5	144	2100	14.6
#2	346	5	144	2260	15.7
SURFACE AREA OF EACH DRYWELL = 3.14 X (21FT/2)^2 = 346 SF					

It is assumed that the ground surface of the retention ponds will be maintained as a grass surface. These infiltration rates should represent a conservative estimate, which will provide for long term function of the retention system. Flows larger than the pond capacity will simply stage up and flow to the north out to the Meadowood Drive storm system. Final detention pond design and details will be provided for the building permit submittal.

Drywell Design:
Drywells are being used for stormwater mitigation infrastructure in the bottom of the ponds. A drywell is a BMP that incorporates manhole structures with perforated barrels at the deeper depths. Washed screened rock is installed around the exterior of the perforated sections. When sub-soils are capable of moderate to high infiltration rates, drywells are considered to be a viable BMP. They dramatically reduce the increased runoff and volume of stormwater generated from surrounding impervious areas and promote infiltration; thereby improving the water quality of stormwater runoff. Based on the NRCS soils data as well as the onsite soils report prepared for this parcel, the underlying soils consist of gravel with cobbles which are ideal for infiltrating water.

The available volume provided by the drywell system includes the area within the structure as well as the available voids within the gravel backfill. The volume of the backfill gravel includes the prism associated with the 1H:1V cut slopes. A 30% void ratio was used for estimating the available volume within voids of the gravel material. The available storage within the connecting storm drains was not included in the storage calculation. In addition, the infiltration capacity of the drywell system was also neglected which was considered to be a conservative approach. Each of the drywells has an approximate storage volume capacity of 312- CF for a total volume provided of 624-CF below the ponds. The design of the drywells is summarized in details attached to the end of this report.

Ella Ditch Drainage

The Ella Ditch runs along the north and east boundary of the project site. If the Ella Ditch were to flood and overtop, the water would enter the site generally by sheet flow through the high school practice fields or through the covered parking spaces across from Building C. SE feels confident that the road infrastructure onsite has the capacity to convey the flows to Meadowood Drive without reaching the finish floor elevations of the proposed buildings. Once in Meadowood Drive, the flows would follow historic drainage patterns.

Sediment & Erosion Control

Current construction standards provide parameters for mitigation of drainage and soil erosion activities relative to site development. Appropriate best management practices (BMP's) shall be applied to this site. These BMP's are primarily grouped for two stages of the development, the construction phase and the post development phase, with the main emphasis on soil erosion and sediment transport controls.

Temporary Erosion Control during the construction phase for the proposed improvements there will be potential for soil erosion and offsite sediment transport triggered by surface runoff during rain events. The contractor must at a minimum install and maintain the following BMPs during the construction phase:

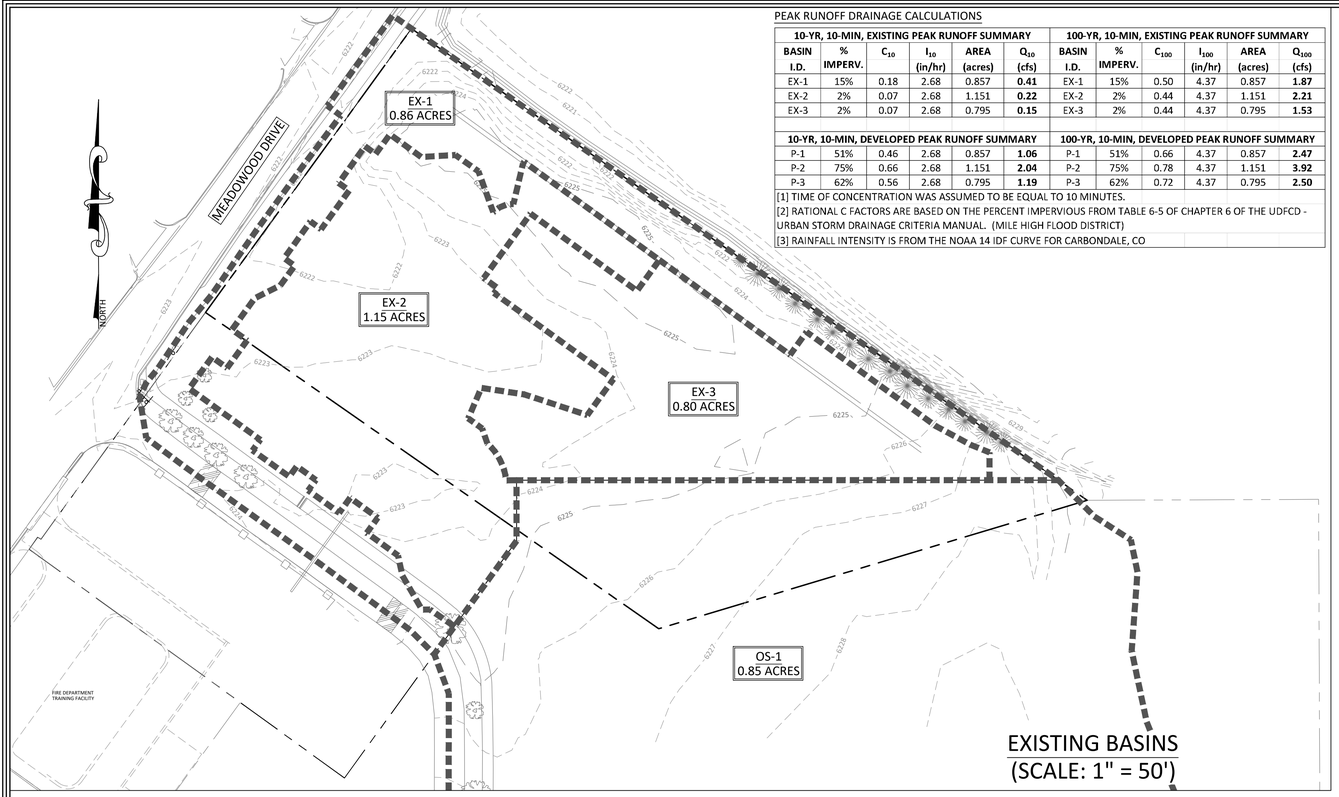
- ✓ An embedded silt fence around the disturbed soils and especially in the low receiving ends of the slopes.
- ✓ Prior to any clearing and grubbing, lot grading, and prior to any construction work, the contractor must construct temporary sediment basins in strategically located areas in order to collect runoff sediment and stop sediment from traveling offsite.
- ✓ The site must be inspected at the end of every 14-day period during construction, and silt deposits from behind the silt fencing and from the sediment pits must be removed regularly to ensure full functioning of this erosion control system. These activities must be logged in a logbook available at the site for inspection at all times.
- ✓ Vehicle tracking pads (mud racks) at the site entrance(s) must be installed to avoid mud tracking into public right of way.
- ✓ Seed & mulch must be placed over disturbed cut and fill slopes, and watered as necessary, to establish temporary vegetative ground cover until paving, gravel surface and/or landscaping is done.

A construction site can be a very dynamic area; because of this the final location and selection of construction BMPs will be left up to the contractor. All appropriate permitting must be acquired prior to commencing construction and the criteria outlined within all appropriate permits must be adhered to until the associated permits have been closed.

Permanent Erosion Control BMPs shall consist of a complete landscaping and ground covering task to permanently re-vegetate and cover bear grounds that will remain open space to avoid long-term soil erosion. This effort will reduce the risk of unnecessary degradation and failure of the drainage system. Temporary erosion control structures installed during construction shall be left in place as necessary and maintained until new vegetation has been reestablished at a 70% level. Upon reaching a satisfactory level of soil stabilization from the new vegetation, all erosion control structures shall be removed; with the exception of the proposed sediment/retention basins. These should remain in place until they become a conflict with future improvements.

Conclusions

The results of this drainage study suggest that no adverse drainage impacts to the subject property or surrounding properties will result from the proposed development. Although onsite peak runoff rates will increase with the added improvements, the site stormwater improvements and retention pond will eliminate any increase in stormwater runoff leaving the site. Best Management Practices (BMPs) have been identified and will be implemented during the construction of the improvements. In addition, permanent vegetated cover should be installed as soon as construction allows.



EXISTING BASINS
(SCALE: 1" = 50')

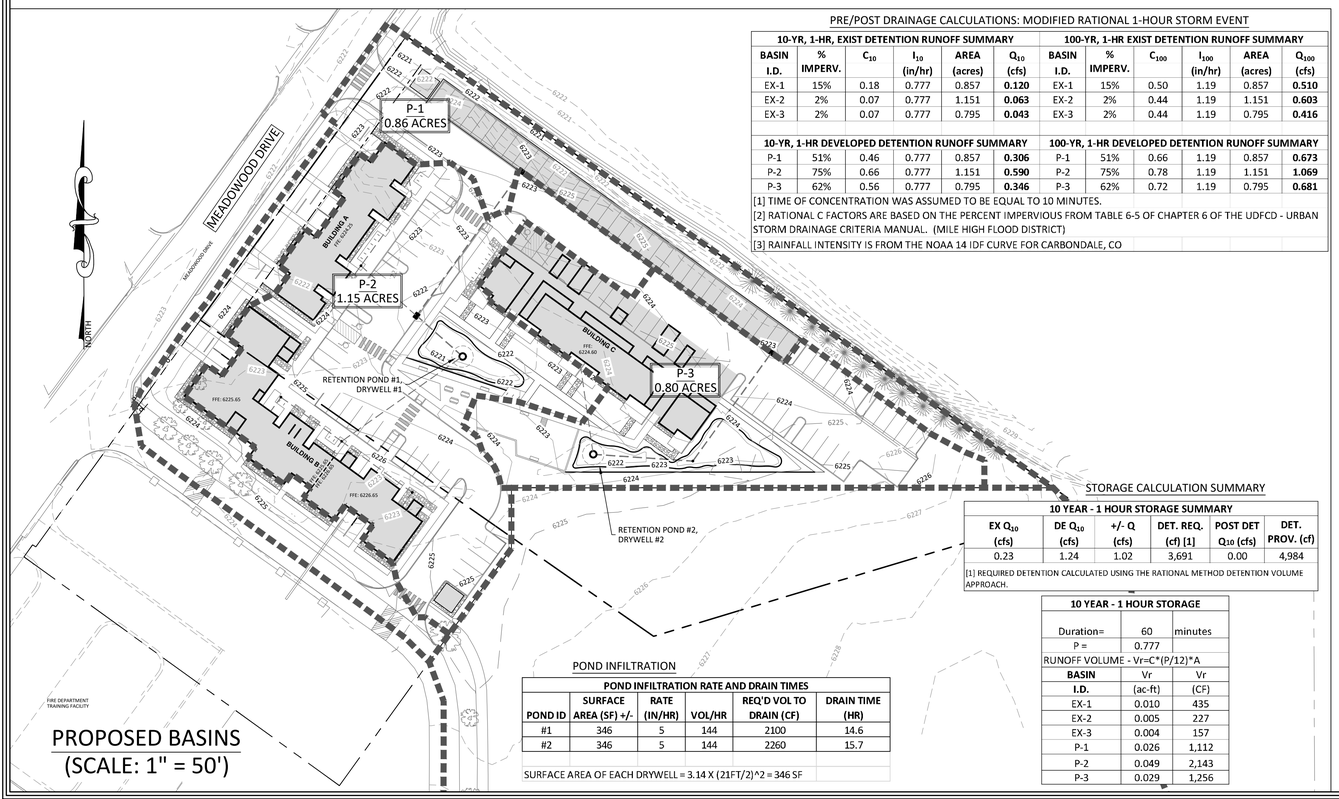
PEAK RUNOFF DRAINAGE CALCULATIONS

10-YR, 10-MIN, EXISTING PEAK RUNOFF SUMMARY						100-YR, 10-MIN, EXISTING PEAK RUNOFF SUMMARY					
BASIN I.D.	% IMPERV.	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)	BASIN I.D.	% IMPERV.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
EX-1	15%	0.18	2.68	0.857	**0.41**	EX-1	15%	0.50	4.37	0.857	**1.87**
EX-2	2%	0.07	2.68	1.151	**0.22**	EX-2	2%	0.44	4.37	1.151	**2.21**
EX-3	2%	0.07	2.68	0.795	**0.15**	EX-3	2%	0.44	4.37	0.795	**1.53**
10-YR, 10-MIN, DEVELOPED PEAK RUNOFF SUMMARY						**100-YR, 10-MIN, DEVELOPED PEAK RUNOFF SUMMARY**					
P-1	51%	0.46	2.68	0.857	**1.06**	P-1	51%	0.66	4.37	0.857	**2.47**
P-2	75%	0.66	2.68	1.151	**2.04**	P-2	75%	0.78	4.37	1.151	**3.92**
P-3	62%	0.56	2.68	0.795	**1.19**	P-3	62%	0.72	4.37	0.795	**2.50**

[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 10 MINUTES.
[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD - URBAN STORM DRAINAGE CRITERIA MANUAL. (MILE HIGH FLOOD DISTRICT)
[3] RAINFALL INTENSITY IS FROM THE NOAA 14 IDF CURVE FOR CARBONDALE, CO



HISTORIC BASIN
(SCALE: 1" = 100')



PROPOSED BASINS
(SCALE: 1" = 50')

PRE/POST DRAINAGE CALCULATIONS: MODIFIED RATIONAL 1-HOUR STORM EVENT

10-YR, 1-HR, EXIST DETENTION RUNOFF SUMMARY						100-YR, 1-HR EXIST DETENTION RUNOFF SUMMARY					
BASIN I.D.	% IMPERV.	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)	BASIN I.D.	% IMPERV.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
EX-1	15%	0.18	0.777	0.857	**0.120**	EX-1	15%	0.50	1.19	0.857	**0.510**
EX-2	2%	0.07	0.777	1.151	**0.063**	EX-2	2%	0.44	1.19	1.151	**0.603**
EX-3	2%	0.07	0.777	0.795	**0.043**	EX-3	2%	0.44	1.19	0.795	**0.416**
10-YR, 1-HR DEVELOPED DETENTION RUNOFF SUMMARY						**100-YR, 1-HR DEVELOPED DETENTION RUNOFF SUMMARY**					
P-1	51%	0.46	0.777	0.857	**0.306**	P-1	51%	0.66	1.19	0.857	**0.673**
P-2	75%	0.66	0.777	1.151	**0.590**	P-2	75%	0.78	1.19	1.151	**1.069**
P-3	62%	0.56	0.777	0.795	**0.346**	P-3	62%	0.72	1.19	0.795	**0.681**

[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 10 MINUTES.
[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD - URBAN STORM DRAINAGE CRITERIA MANUAL. (MILE HIGH FLOOD DISTRICT)
[3] RAINFALL INTENSITY IS FROM THE NOAA 14 IDF CURVE FOR CARBONDALE, CO

STORAGE CALCULATION SUMMARY

10 YEAR - 1 HOUR STORAGE SUMMARY					
EX Q_{10} (cfs)	DE Q_{10} (cfs)	+/- Q (cfs)	DET. REQ. (cf) [1]	POST DET Q_{10} (cfs)	DET. PROV. (cf)
0.23	1.24	1.02	3,691	0.00	4,984

[1] REQUIRED DETENTION CALCULATED USING THE RATIONAL METHOD DETENTION VOLUME APPROACH.

10 YEAR - 1 HOUR STORAGE		
Duration=	60	minutes
P =	0.777	
RUNOFF VOLUME - Vr=C*(P/12)*A		
BASIN I.D.	Vr (ac-ft)	Vr (CF)
EX-1	0.010	435
EX-2	0.005	227
EX-3	0.004	157
P-1	0.026	1,112
P-2	0.049	2,143
P-3	0.029	1,256

POND INFILTRATION

POND INFILTRATION RATE AND DRAIN TIMES					
POND ID	SURFACE AREA (SF) +/-	RATE (IN/HR)	VOL/HR	REQ'D VOL TO DRAIN (CF)	DRAIN TIME (HR)
#1	346	5	144	2100	14.6
#2	346	5	144	2260	15.7

SURFACE AREA OF EACH DRYWELL = 3.14 X (21FT/2)^2 = 346 SF

PEAK RUNOFF DRAINAGE CALCULATIONS

10-YR, 1-HR, HISTORIC PEAK RUNOFF SUMMARY						100-YR, 1-HR, HISTORIC PEAK RUNOFF SUMMARY					
BASIN I.D.	% IMPERV.	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)	BASIN I.D.	% IMPERV.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
H-1	8%	0.12	0.777	11.940	**1.11**	H-1	8%	0.46	1.19	11.940	**6.54**
10-YR, 1-HR, DEVELOPED PEAK RUNOFF SUMMARY						**100-YR, 1-HR, DEVELOPED PEAK RUNOFF SUMMARY**					
X-1	22%	0.23	0.777	11.940	**2.13**	X-1	22%	0.53	1.19	11.940	**7.53**

[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 10 MINUTES.
[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD -
[3] RAINFALL INTENSITY IS FROM THE NOAA 14 IDF CURVE FOR CARBONDALE, CO

STORAGE CALCULATION SUMMARY

10 YEAR - 1 HOUR STORAGE SUMMARY					
EX Q_{10} (cfs)	DE Q_{10} (cfs)	+/- Q (cfs)	DET. REQ. (cf) [1]	POST DET Q_{10} (cfs)	DET. PROV. (cf)
1.11	2.13	1.02	3,704	0.00	4,984

[1] REQUIRED DETENTION CALCULATED USING THE RATIONAL METHOD DETENTION VOLUME APPROACH.

10 YEAR - 1 HOUR STORAGE		
Duration=	60	minutes
P =	0.777	
RUNOFF VOLUME - Vr=C*(P/12)*A		
BASIN	Vr	Vr
I.D.	(ac-ft)	(CF)
H-1	0.093	4,041
X-1	0.178	7,746

STORAGE CALCULATION SUMMARY

100 YEAR - 1 HOUR STORAGE SUMMARY					
EX Q_{100} (cfs)	DE Q_{100} (cfs)	+/- Q (cfs)	DET. REQ. (cf) [1]	POST DET Q_{10} (cfs)	DET. PROV. (cf)
6.54	7.53	0.99	3,610	0.00	4,984

[1] REQUIRED DETENTION CALCULATED USING THE RATIONAL METHOD DETENTION VOLUME APPROACH.

100 YEAR - 1 HOUR STORAGE		
Duration=	1.19	minutes
P =	1.19	
RUNOFF VOLUME - Vr=C*(P/12)*A		
BASIN	Vr	Vr
I.D.	(ac-ft)	(CF)
H-1	0.545	23,726
X-1	0.628	27,336

Know what's below. Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING LLC
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623
(970) 704-0311 • soprisengineering.com

DATE:	01/04/23	
JOB NO.	32024.02	
DESIGNED BY	KTS	
DRAWN BY	KTS	
CHECKED BY	YTN	

RFSD MEADOWOOD
HOUSING DEVELOPMENT
CARBONDALE, COLORADO

SITE PLAN REVIEW

COLORADO LICENSED PROFESSIONAL ENGINEER 48384 KEVIN T. NICHOLS 11-9-23

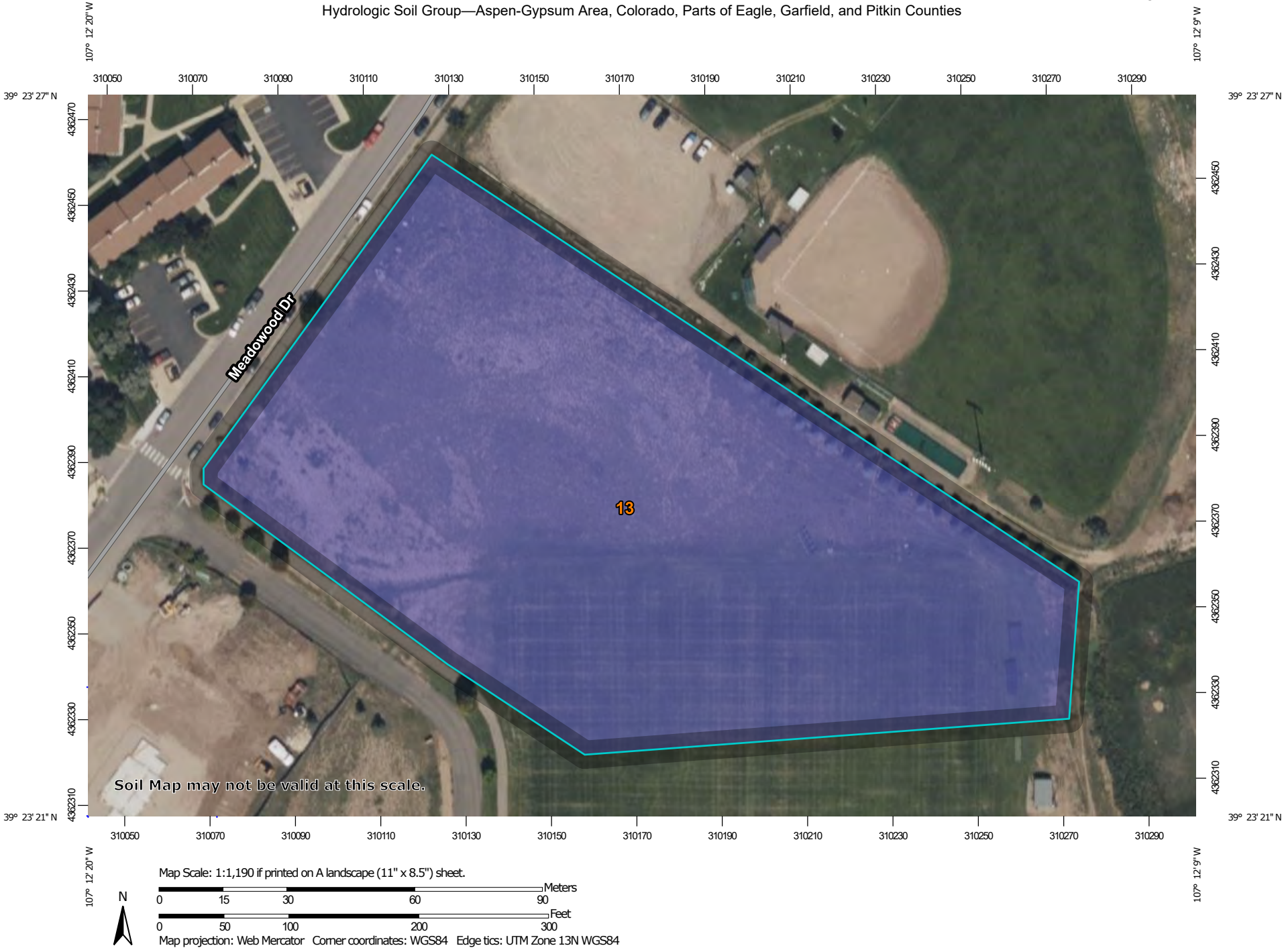
DATE	REVISION

TITLE
DRAINAGE PLAN

DRAWING NO.
EXHIBIT F

G:\2023\32024 CARBONDALE SCHOOLS\CIVIL\CIVIL DWGS\PLOT\32024-5-GRADING AND DRAINAGE PLAN.DWG - Jan 04, 2023 - 10:46am

Hydrologic Soil Group—Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties



Map Scale: 1:1,190 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties
Survey Area Data: Version 13, Sep 7, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 25, 2021—Sep 5, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
13	Atencio-Azeltine complex, 3 to 6 percent slopes	B	4.0	100.0%
Totals for Area of Interest			**4.0**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

ATTACHMENT L

SOPRIS AVENUE

TOWN OF CARBONDALE

101

ZONE C

Ditch

6178

6180

6182

ZONE B

ONE B

6184

ZONE C

RM36

6186

3

ZONE B

CRYSTAL

6188

6192

ZONE B

6190

6194

RIVER

ZONE B

ZONE C

6196

6198

ZONE A2

6200

Rockford

Ditch

133

RIO GRANDE WESTERN

GARFIELD COUNTY

2

ELEVATION REFERE

APPROXIMATE SCALE IN FEET

500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

GARFIELD COUNTY, COLORADO
(UNINCORPORATED AREAS)

PANEL 1859 OF 1900
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
080205 1859 B

MAP REVISED:
JANUARY 3, 1986

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

Table 6-5. Runoff coefficients, *c*

Total or Effective % Impervious	NRCS Hydrologic Soil Group A						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.01	0.01	0.04	0.13	0.27
5%	0.02	0.02	0.02	0.03	0.07	0.15	0.29
10%	0.04	0.05	0.05	0.07	0.11	0.19	0.32
15%	0.07	0.08	0.08	0.1	0.15	0.23	0.35
20%	0.1	0.11	0.12	0.14	0.2	0.27	0.38
25%	0.14	0.15	0.16	0.19	0.24	0.3	0.42
30%	0.18	0.19	0.2	0.23	0.28	0.34	0.45
35%	0.21	0.23	0.24	0.27	0.32	0.38	0.48
40%	0.25	0.27	0.28	0.32	0.37	0.42	0.51
45%	0.3	0.31	0.33	0.36	0.41	0.46	0.54
50%	0.34	0.36	0.37	0.41	0.45	0.5	0.58
55%	0.39	0.4	0.42	0.45	0.49	0.54	0.61
60%	0.43	0.45	0.47	0.5	0.54	0.58	0.64
65%	0.48	0.5	0.51	0.54	0.58	0.62	0.67
70%	0.53	0.55	0.56	0.59	0.62	0.65	0.71
75%	0.58	0.6	0.61	0.64	0.66	0.69	0.74
80%	0.63	0.65	0.66	0.69	0.71	0.73	0.77
85%	0.68	0.7	0.71	0.74	0.75	0.77	0.8
90%	0.73	0.75	0.77	0.79	0.79	0.81	0.84
95%	0.79	0.81	0.82	0.83	0.84	0.85	0.87
100%	0.84	0.86	0.87	0.88	0.88	0.89	0.9
Total or Effective % Impervious	**NRCS Hydrologic Soil Group B**						
	2-Year	**5-Year**	**10-Year**	**25-Year**	**50-Year**	**100-Year**	**500-Year**
2%	0.01	0.01	0.07	0.26	0.34	0.44	0.54
5%	0.03	0.03	0.1	0.28	0.36	0.45	0.55
10%	0.06	0.07	0.14	0.31	0.38	0.47	0.57
15%	0.09	0.11	0.18	0.34	0.41	0.5	0.59
20%	0.13	0.15	0.22	0.38	0.44	0.52	0.61
25%	0.17	0.19	0.26	0.41	0.47	0.54	0.63
30%	0.2	0.23	0.3	0.44	0.49	0.57	0.65
35%	0.24	0.27	0.34	0.47	0.52	0.59	0.66
40%	0.29	0.32	0.38	0.5	0.55	0.61	0.68
45%	0.33	0.36	0.42	0.53	0.58	0.64	0.7
50%	0.37	0.4	0.46	0.56	0.61	0.66	0.72
55%	0.42	0.45	0.5	0.6	0.63	0.68	0.74
60%	0.46	0.49	0.54	0.63	0.66	0.71	0.76
65%	0.5	0.54	0.58	0.66	0.69	0.73	0.77
70%	0.55	0.58	0.62	0.69	0.72	0.75	0.79
75%	0.6	0.63	0.66	0.72	0.75	0.78	0.81
80%	0.64	0.67	0.7	0.75	0.77	0.8	0.83
85%	0.69	0.72	0.74	0.78	0.8	0.82	0.85
90%	0.74	0.76	0.78	0.81	0.83	0.84	0.87
95%	0.79	0.81	0.82	0.85	0.86	0.87	0.88
100%	0.84	0.86	0.86	0.88	0.89	0.89	0.9

Table 6-5. Runoff coefficients, *c* (continued)

Total or Effective % Impervious	NRCS Hydrologic Soil Group C						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.05	0.15	0.33	0.40	0.49	0.59
5%	0.03	0.08	0.17	0.35	0.42	0.5	0.6
10%	0.06	0.12	0.21	0.37	0.44	0.52	0.62
15%	0.1	0.16	0.24	0.4	0.47	0.55	0.64
20%	0.14	0.2	0.28	0.43	0.49	0.57	0.65
25%	0.18	0.24	0.32	0.46	0.52	0.59	0.67
30%	0.22	0.28	0.35	0.49	0.54	0.61	0.68
35%	0.26	0.32	0.39	0.51	0.57	0.63	0.7
40%	0.3	0.36	0.43	0.54	0.59	0.65	0.71
45%	0.34	0.4	0.46	0.57	0.62	0.67	0.73
50%	0.38	0.44	0.5	0.6	0.64	0.69	0.75
55%	0.43	0.48	0.54	0.63	0.66	0.71	0.76
60%	0.47	0.52	0.57	0.65	0.69	0.73	0.78
65%	0.51	0.56	0.61	0.68	0.71	0.75	0.79
70%	0.56	0.61	0.65	0.71	0.74	0.77	0.81
75%	0.6	0.65	0.68	0.74	0.76	0.79	0.82
80%	0.65	0.69	0.72	0.77	0.79	0.81	0.84
85%	0.7	0.73	0.76	0.79	0.81	0.83	0.86
90%	0.74	0.77	0.79	0.82	0.84	0.85	0.87
95%	0.79	0.81	0.83	0.85	0.86	0.87	0.89
100%	0.83	0.85	0.87	0.88	0.89	0.89	0.9

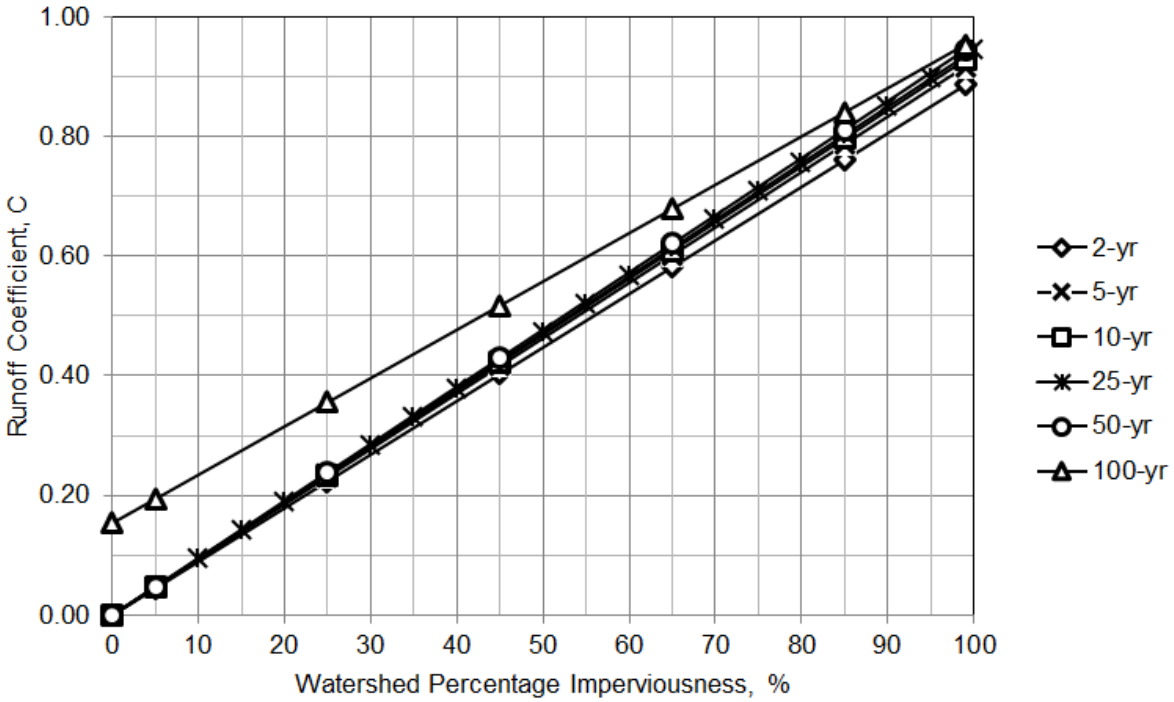


Figure 6-1. Runoff coefficient vs. watershed imperviousness NRCS HSG A

NOAA Atlas 14, Volume 8, Version 2
Location name: Carbondale, Colorado, USA*
Latitude: 39.4014°, Longitude: -107.2207°
Elevation: 6166.51 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.30 (1.03-1.67)	1.92 (1.52-2.48)	2.89 (2.29-3.74)	3.66 (2.87-4.76)	4.63 (3.44-6.18)	5.33 (3.89-7.26)	5.96 (4.20-8.40)	6.58 (4.42-9.56)	7.30 (4.70-11.0)	7.78 (4.92-12.1)
10-min	0.948 (0.750-1.22)	1.40 (1.12-1.81)	2.12 (1.67-2.74)	2.68 (2.10-3.49)	3.39 (2.53-4.53)	3.89 (2.84-5.32)	4.37 (3.07-6.15)	4.81 (3.23-7.00)	5.34 (3.44-8.05)	5.69 (3.61-8.85)
15-min	0.768 (0.612-0.992)	1.14 (0.908-1.48)	1.72 (1.36-2.23)	2.18 (1.71-2.83)	2.76 (2.05-3.68)	3.17 (2.31-4.32)	3.55 (2.50-5.00)	3.91 (2.63-5.70)	4.34 (2.80-6.55)	4.63 (2.93-7.20)
30-min	0.518 (0.410-0.666)	0.742 (0.588-0.958)	1.09 (0.860-1.41)	1.36 (1.07-1.77)	1.70 (1.26-2.26)	1.94 (1.41-2.64)	2.16 (1.52-3.03)	2.36 (1.59-3.43)	2.59 (1.67-3.91)	2.75 (1.74-4.27)
60-min	0.344 (0.273-0.443)	0.459 (0.364-0.593)	0.638 (0.504-0.827)	0.777 (0.610-1.01)	0.953 (0.711-1.27)	1.08 (0.787-1.47)	1.19 (0.840-1.68)	1.30 (0.874-1.89)	1.42 (0.920-2.15)	1.51 (0.954-2.34)
2-hr	0.214 (0.172-0.273)	0.274 (0.219-0.349)	0.366 (0.292-0.468)	0.437 (0.347-0.562)	0.529 (0.399-0.697)	0.594 (0.439-0.799)	0.654 (0.466-0.907)	0.709 (0.483-1.02)	0.776 (0.506-1.15)	0.820 (0.524-1.26)
3-hr	0.167 (0.135-0.212)	0.203 (0.164-0.257)	0.260 (0.209-0.330)	0.305 (0.243-0.388)	0.362 (0.276-0.475)	0.404 (0.302-0.541)	0.444 (0.319-0.613)	0.482 (0.331-0.688)	0.528 (0.347-0.781)	0.560 (0.360-0.851)
6-hr	0.110 (0.090-0.137)	0.125 (0.102-0.157)	0.151 (0.122-0.189)	0.172 (0.139-0.216)	0.201 (0.157-0.263)	0.224 (0.170-0.299)	0.248 (0.181-0.340)	0.272 (0.190-0.386)	0.304 (0.203-0.447)	0.329 (0.213-0.492)
12-hr	0.068 (0.056-0.084)	0.078 (0.064-0.096)	0.093 (0.077-0.115)	0.107 (0.087-0.133)	0.126 (0.100-0.164)	0.142 (0.109-0.187)	0.158 (0.117-0.215)	0.176 (0.124-0.247)	0.199 (0.135-0.289)	0.218 (0.143-0.321)
24-hr	0.041 (0.034-0.050)	0.047 (0.039-0.058)	0.058 (0.048-0.071)	0.067 (0.055-0.082)	0.080 (0.064-0.103)	0.091 (0.071-0.118)	0.102 (0.076-0.137)	0.114 (0.081-0.158)	0.130 (0.089-0.186)	0.143 (0.095-0.208)
2-day	0.024 (0.020-0.029)	0.028 (0.023-0.033)	0.034 (0.029-0.041)	0.040 (0.033-0.048)	0.048 (0.038-0.060)	0.054 (0.042-0.070)	0.061 (0.046-0.081)	0.068 (0.049-0.093)	0.078 (0.054-0.110)	0.086 (0.058-0.123)
3-day	0.018 (0.015-0.021)	0.020 (0.017-0.024)	0.025 (0.021-0.030)	0.029 (0.024-0.035)	0.035 (0.028-0.044)	0.039 (0.031-0.050)	0.044 (0.034-0.058)	0.049 (0.036-0.067)	0.056 (0.039-0.079)	0.062 (0.042-0.088)
4-day	0.014 (0.012-0.017)	0.017 (0.014-0.020)	0.020 (0.017-0.024)	0.023 (0.020-0.028)	0.028 (0.023-0.034)	0.031 (0.025-0.040)	0.035 (0.027-0.046)	0.039 (0.028-0.052)	0.044 (0.031-0.061)	0.048 (0.033-0.068)
7-day	0.010 (0.008-0.011)	0.011 (0.009-0.013)	0.013 (0.011-0.015)	0.015 (0.013-0.018)	0.018 (0.014-0.022)	0.020 (0.016-0.025)	0.022 (0.017-0.028)	0.024 (0.018-0.032)	0.027 (0.019-0.037)	0.030 (0.020-0.041)
10-day	0.008 (0.007-0.009)	0.009 (0.007-0.010)	0.010 (0.009-0.012)	0.012 (0.010-0.014)	0.014 (0.011-0.016)	0.015 (0.012-0.019)	0.017 (0.013-0.021)	0.018 (0.013-0.024)	0.020 (0.014-0.028)	0.022 (0.015-0.031)
20-day	0.005 (0.004-0.006)	0.006 (0.005-0.006)	0.007 (0.006-0.008)	0.007 (0.006-0.009)	0.009 (0.007-0.010)	0.009 (0.008-0.012)	0.010 (0.008-0.013)	0.011 (0.008-0.015)	0.012 (0.009-0.017)	0.013 (0.009-0.018)
30-day	0.004 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.007)	0.007 (0.006-0.008)	0.007 (0.006-0.009)	0.008 (0.006-0.010)	0.009 (0.006-0.011)	0.010 (0.007-0.013)	0.010 (0.007-0.014)
45-day	0.003 (0.003-0.004)	0.004 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.007)	0.006 (0.005-0.008)	0.007 (0.005-0.009)	0.008 (0.005-0.010)	0.008 (0.006-0.011)
60-day	0.003 (0.002-0.003)	0.003 (0.003-0.003)	0.004 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.004-0.005)	0.005 (0.004-0.006)	0.006 (0.004-0.007)	0.006 (0.004-0.008)	0.006 (0.005-0.009)	0.007 (0.005-0.009)

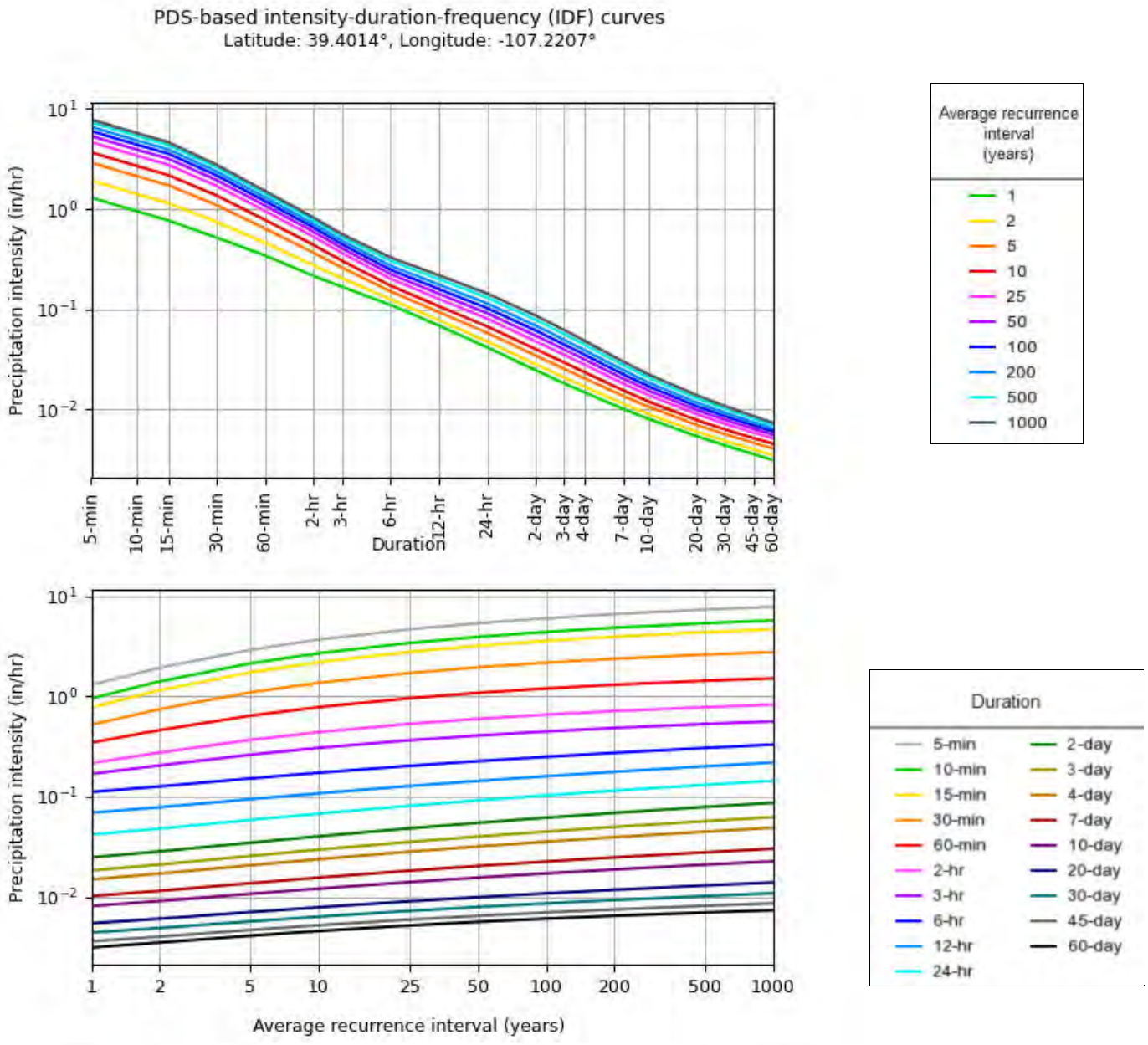
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical



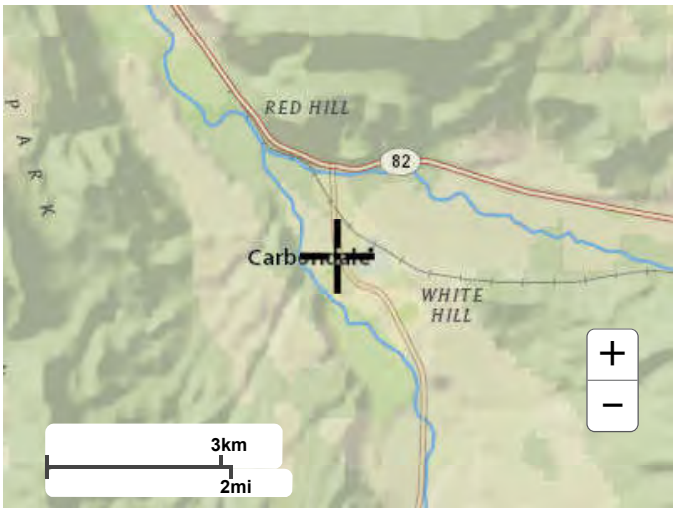
NOAA Atlas 14, Volume 8, Version 2

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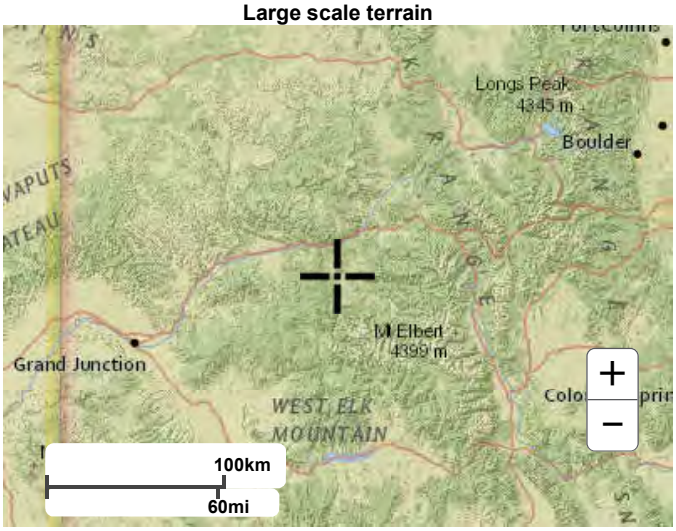
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Maps & aerials

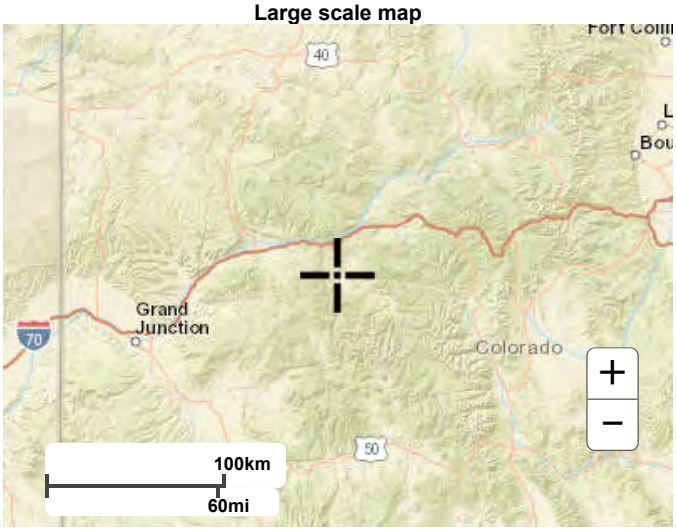
Small scale terrain



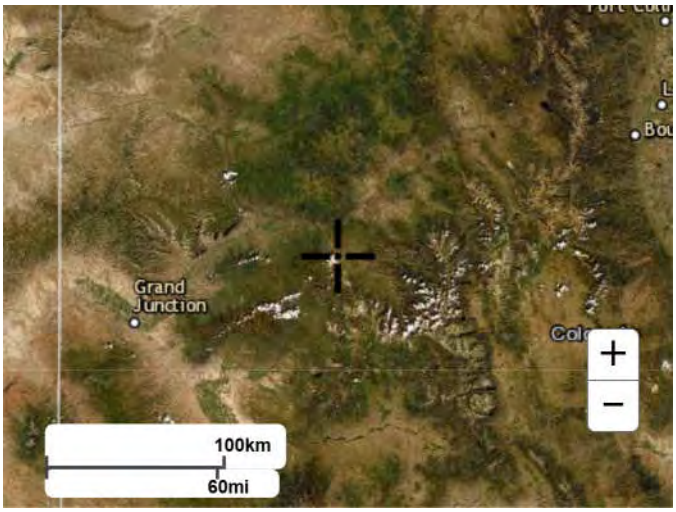
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Channel Report

ATTACHMENT L

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Jun 21 2017

6 IN PIPE 2% SLOPE - FLOW

Circular

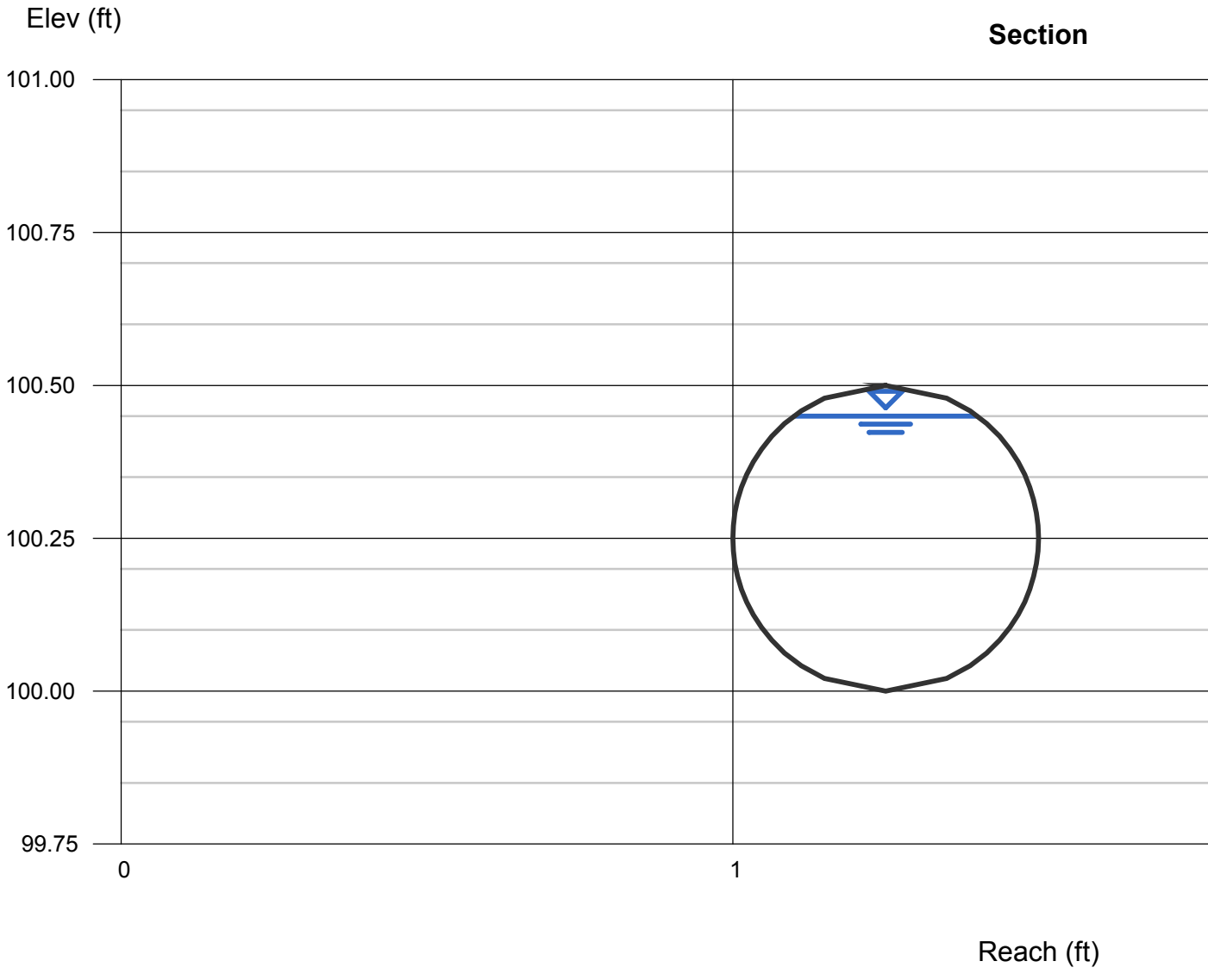
Diameter (ft)	= 0.50
Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.011

Calculations

Compute by:	Q vs Depth
No. Increments	= 10

Highlighted

Depth (ft)	= 0.45
Q (cfs)	= 0.999
Area (sqft)	= 0.19
Velocity (ft/s)	= 5.37
Wetted Perim (ft)	= 1.25
Crit Depth, Yc (ft)	= 0.48
Top Width (ft)	= 0.30
EGL (ft)	= 0.90



Channel Report

ATTACHMENT L

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Jun 21 2017

8 IN PIPE 2% SLOPE - FLOW

Circular

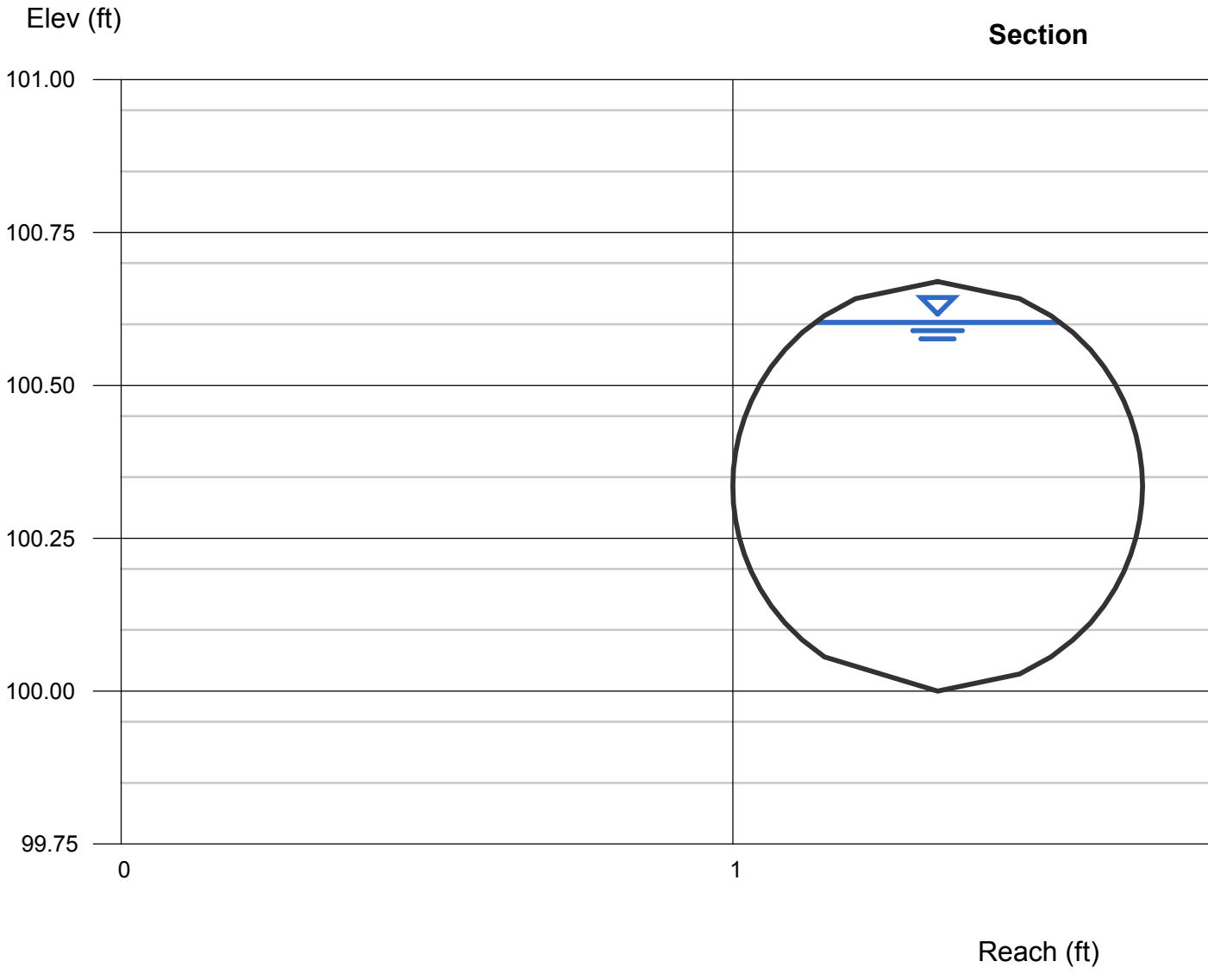
Diameter (ft)	= 0.67
Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.011

Calculations

Compute by:	Q vs Depth
No. Increments	= 10

Highlighted

Depth (ft)	= 0.60
Q (cfs)	= 2.181
Area (sqft)	= 0.33
Velocity (ft/s)	= 6.52
Wetted Perim (ft)	= 1.68
Crit Depth, Yc (ft)	= 0.64
Top Width (ft)	= 0.40
EGL (ft)	= 1.26



Channel Report

ATTACHMENT L

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Jun 21 2017

12 IN PIPE 2% SLOPE - FLOW

Circular

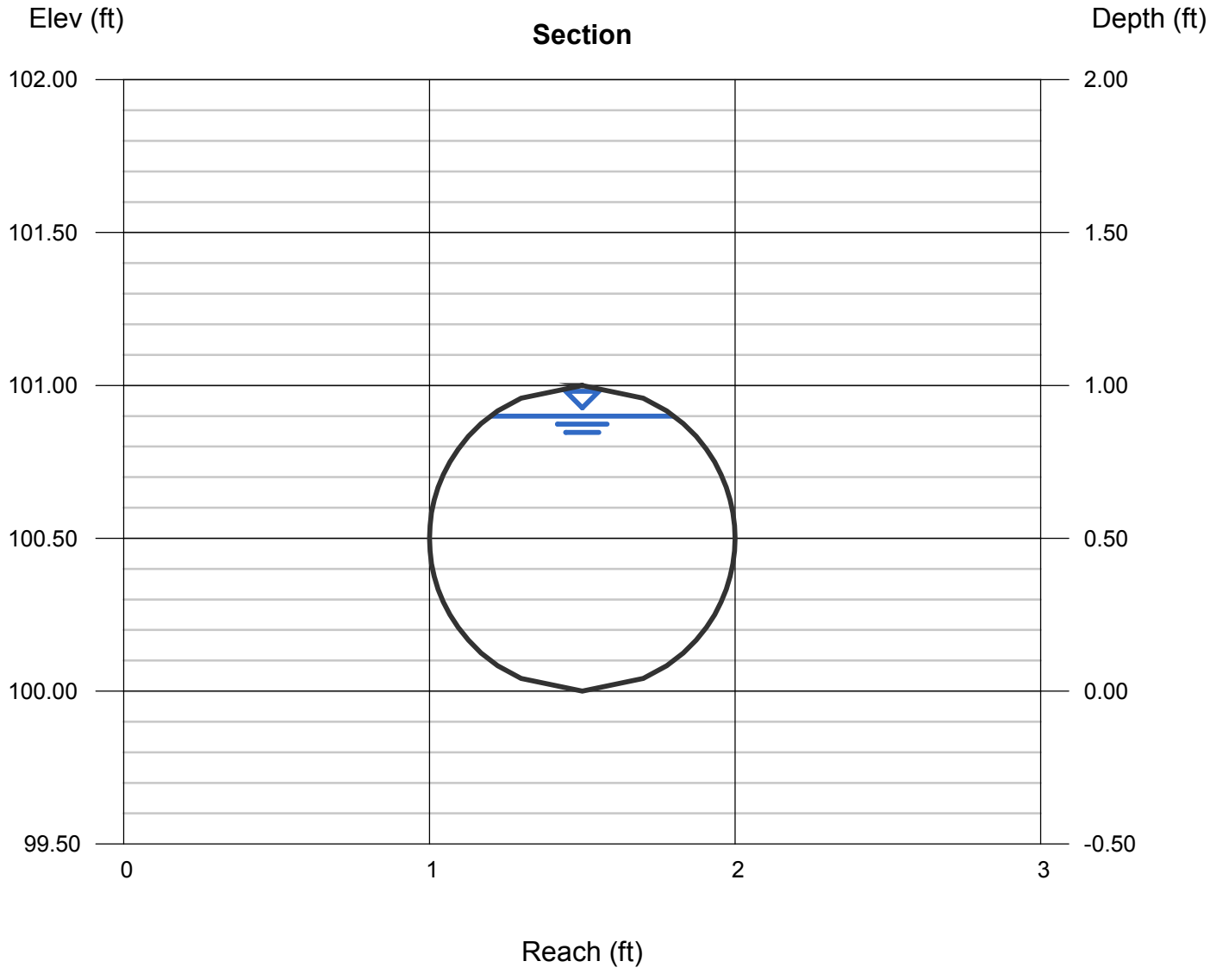
Diameter (ft)	= 1.00
Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.011

Calculations

Compute by:	Q vs Depth
No. Increments	= 10

Highlighted

Depth (ft)	= 0.90
Q (cfs)	= 6.346
Area (sqft)	= 0.74
Velocity (ft/s)	= 8.52
Wetted Perim (ft)	= 2.50
Crit Depth, Yc (ft)	= 0.97
Top Width (ft)	= 0.60
EGL (ft)	= 2.03

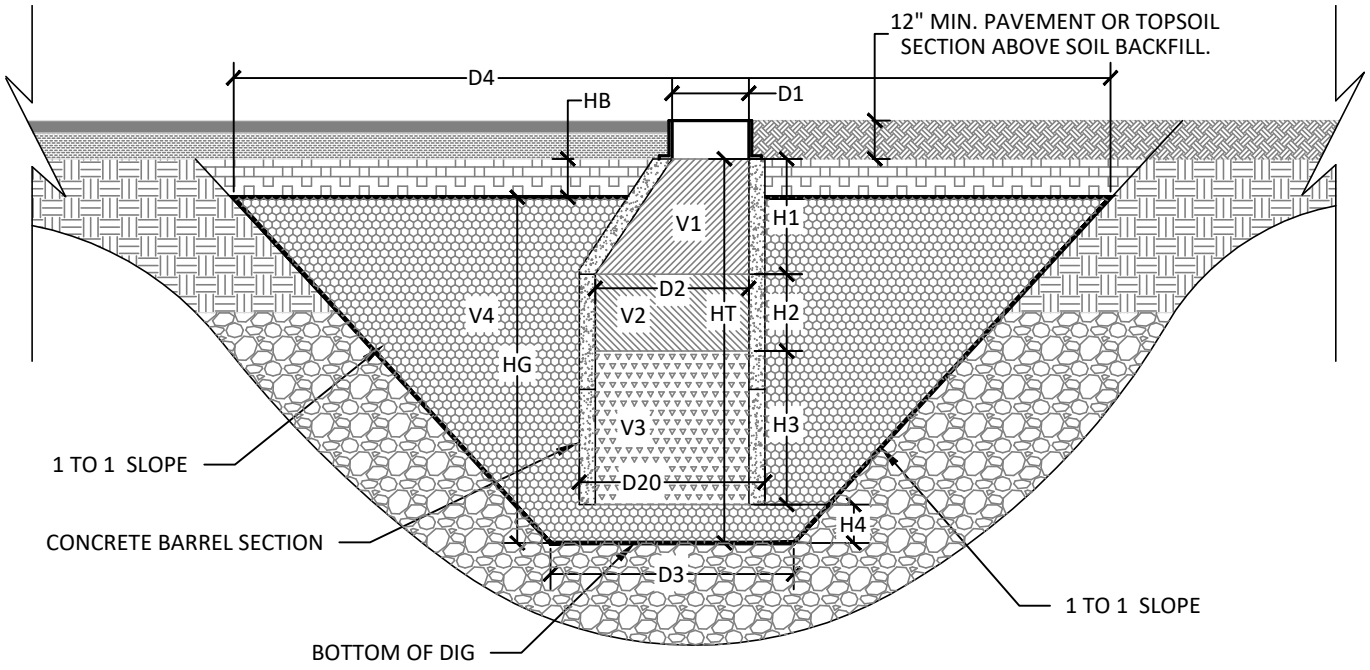


DRYWELL VOLUME DETAIL

RFSD MEADOWOOD - SE JOB #32024.02

CARBONDALE, COLORADO

APPROXIMATE STORAGE VOLUME FOR DRYWELL 1 AND 2



DRY WELL DATA	
D1 (FT)=	2
R1 (FT)=	1
H1 (FT)=	3
D2 (FT)=	4
R2 (FT)=	2
H2 (FT)=	0
H3 (FT)=	3
Structure H (FT) =	6
H4 =Gravel below structure	
H4 (FT)=	1
HT = Total Drywell Depth	
HT (FT)=	7
HB = Soil backfill on top of outside gravel	
HB (FT)=	3
HG = Height of Gravel backfill	
HG (FT)=	7
D20 (FT)=	5
R20 (FT)=	2.5
D3 (FT)=	7
R3 (FT)=	3.5
D4 (FT)=	21
R4 (FT)=	10.5
(Input Cells)	

V1 = Inside structure cone volume	
V1 = $1/3*PI*(R_1^2+R_1R_2+R_2^2)*H1$	
V1 (CF) =	22.0
V2 = Inside cylinder vol. (no stone)	
V2 = $PI*R_2^2*H2$	
V2 (CF) =	0.0
V3 = Inside cylinder vol (w/stone, 30% void)	
V3 = $PI*R_2^2*H3*30\%$	
V3 (CF) =	11.3
V4 = Vol gravel backfill (partial cone-cylinder*30% void)	
V4 = $(1/3*PI*(R4^2)*(HG+((1/3)*HG))-(1/3*PI*(R3^2)*(1/3)*HG)-(PI*R_{20}^2*(HG-H4)*.30$	
V4 (CF) =	279
TOTAL VOLUME =	**312.2**

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

OwnerName	Mailing Address	City	State	ZipCode
P & C NIESLANIK LLLP	481 COUNTY ROAD 100	CARBONDALE	CO	81623-9547
ROARING FORK SCHOOL DISTRICT RE-1	PO BOX 820	GLENWOOD SPRINGS	CO	81602-0820
CARBONDALE AND RURAL FIRE PROTECTION DISTRICT	300 MEADOWOOD DRIVE	CARBONDALE	CO	81623
STATE OF COLORADO DEPARTMENT OF HIGHWAYS	4201 E ARKANSAS AVENUE	DENVER	CO	80222-3406
CARBONDALE AND RURAL FIRE PROTECTION DISTRICT	300 MEADOWOOD DRIVE	CARBONDALE	CO	81623
CARBONDALE, TOWN OF	511 COLORADO AVENUE	CARBONDALE	CO	816232067
ROARING FORK SCHOOL DISTRICT, NO RE-1	1405 GRAND AVENUE	GLENWOOD SPRINGS	CO	81601
ROARING FORK SCHOOL DISTRICT RE-1	1405 GRAND AVENUE	GLENWOOD SPRINGS	CO	81601-3807
90 ROARING FORK AVE A#1 LLC	564 TWINING FLATS ROAD	ASPEN	CO	81611
JURICK, EMILY K & MEHR, WILLIAM L	90 ROARING FORK AVE APT A2	CARBONDALE	CO	81623
ARRINGTON, REBECCA LEE	90 ROARING FORK APT A3	CARBONDALE	CO	81623
GOTTKO, ROBERT M, RICHARD & IRENE H	90 ROARING FORK AVENUE #A4	CARBONDALE	CO	81623
90 ROARING FORK AVE #B-1 LLC	564 TWINING FLATS ROAD	ASPEN	CO	81611
KELMANSON, BELINDA & RACHEL	90 ROARING FORK AVE B2	CARBONDALE	CO	81623
COLLOTON, CAMERON	601 BRENDEN COURT	ASPEN	CO	81611
90 ROARING FORK AVE #B-4 LLC	564 TWINING FLATS ROAD	ASPEN	CO	81611
LIEBMANN, BRUCE	68 PRIMROSE LANE	CARBONDALE	CO	81623
MAGILL, FAITH A	420 N IOWA #205N	GUNNISON	CO	81230
MULLALLY, DAWN MARIE	90 ROARING FORK AVENUE, UNIT C3	CARBONDALE	CO	81623
90 ROARING FORK AVE #C-4 LLC	564 TWINING FLATS ROAD	ASPEN	CO	81611
PENNINGTON, DEBRA A & MCINNIS, PHYLLIS	PO BOX 560	SOMERSET	CO	81434
CARBONDALE SOUTH A2 LLC	501 RIO GRAND PLACE SUITE 107	ASPEN	CO	81611
HENKE, ROSE MARY TRUST	4704 HARLAN STREET, SUITE 250	DENVER	CO	80212
JUNG, DENNIS P	PO BOX 8351	ASPEN	CO	81612
NEVILAS, JOANNE	PO BOX 378	BASALT	CO	81621
CURRY, PATRICK	93 MEADOWWOOD DRIVE 2-B	CARBONDALE	CO	81623
93 MEADOWOOD DR #B-3 LLC	564 TWINING FLATS ROAD	ASPEN	CO	81611
93 MEADOWOOD DR #B-4 LLC	564 TWINING FLATS ROAD	ASPEN	CO	81611
ANDERSON, JUSTIN K	342 NW 21ST STREET	CORVALLIS	OR	973306072
DICKERSON, PAUL T	PO BOX 1842	CARBONDALE	CO	81623
LIEBMANN, BRUCE	68 PRIMROSE LANE	CARBONDALE	CO	81623
STAHL, JIL J & THERIAULT, LIN J	215 N POWER ROAD, UNIT 296	MESA	AZ	85205
SPRANG, PATRICIA ANGELINE	89 MEADOW WOOD DRIVE, APT A1	CARBONDALE	CO	81623
GENTRY, RYAN	89 MEADOW WOOD DRIVE #A-2	CARBONDALE	CO	81623

CROCKETT, RUFUS	PO BOX 3837	ASPEN	CO	81612
JOHNSON, RORY PAUL & JOHNSON UGARTE, ISABEL MARIA	89 MEADOWOOD DRIVE A-4	CARBONDALE	CO	81623
HUNTER, GREGORY C & PATRICIA L	1426 SOUTH PEARL STREET	DENVER	CO	80210
WHALEN, JEROME & MARY A & WHALEN, MEGAN	228 S 8TH STREET	CARBONDALE	CO	81623-1918
GOMEZ BARRIENTOS, LETICIA & VALBUENA, USIEL DOLORES	PO BOX 1231	CARBONDALE	CO	81623
MAC G LLC	119 MONARCH ROAD	GLENWOOD SPRINGS	CO	81601
BAIRD, BRIDGER	1809 GRAND AVNEUE	GLENWOOD SPRINGS	CO	81601
KHARKHAL, NATALLIA	21050 NE 38TH AVENUE APT 1804	AVENTURA	FL	33180
GERALIS, PANTELIS	123 NICHOLAS LANE	ASPEN	CO	81611
DURHAM, ROBERT E & MELODY L	14628 HIGHWAY 133	REDSTONE	CO	81623
RUSBY, SALLY B	295 RIO GRANDE LANE #22	CARBONDALE	CO	81623
DONATH, KYLE	111H ASPEN AIRPORT BUSINESS CENTER	ASPEN	CO	81611
SANDATE, MATEO J	PO BOX 1751	CARBONDALE	CO	81623
CRULL, JEANNETTE	86 ROARING FORK AVENUE, UNIT A4	CARBONDALE	CO	81623
GEMUS, SAMUEL & BURNETT, JULIA	86 ROARING FORK AVENUE, APR B1	CARBONDALE	CO	81623
ASPEN VALLEY ABODE LLC	200 OAK RUN	CARBONDALE	CO	81623
WIMMER, MARIA BARBARA	121 GARFIELD AVENUE	CARBONDALE	CO	81623
BORCHELT, PHILLIP C	247 RAINBOW DRIVE #14773	LIVINGSTON	TX	77399
MULLIGAN, DIANE & MARK DAVID	1114 MILWAUKEE STREET	DENVER	CO	80206
KOPP, MICHAEL & RACHEL	788 CASTLE VALLEY BOULEVARD, UNIT 1	NEW CASTLE	CO	81647
MOUND, HENRY	86 ROARING FORK AVENUE APT C3	CARBONDALE	CO	81623
SUMMERS, COREY MICHAEL	86 ROARING FORK AVENUE UNIT C4	CARBONDALE	CO	81623
TRIPLE CS LLC	281 LARKSPUR DRIVE	CARBONDALE	CO	81623
UPTON HIGHLANDS LLC	107 SHODDY MILL ROAD	ANDOVER	CT	6232
SUMMERS, MARGARET W	82 ROARING FORK AVENUE #A3	CARBONDALE	CO	81623
TOM, AUDREY JOAN	82 ROARING FORK AVENUE #A4	CARBONDALE	CO	81623
BACA, ZACHARY THOMAS & LAURA RENAE	82 ROARING FORK AVE #B1	CARBONDALE	CO	81623
SYDORYK, KATHLEEN L	0601 KINGS ROW AVENUE	CARBONDALE	CO	81623
FUENTES, FERNANDO A	82 ROARING FORK AVENUE, B3	CARBONDALE	CO	81623
MARSH, BRIAN & AALTO, CHRISTINA	82 ROARING FORK AVENUE B4	CARBONDALE	CO	81623
ARMSTRONG, BERNARD & SALVADORE, TERESA	82 ROARING FORK AVE #C1	CARBONDALE	CO	81623
WATSON, MARY J	781 LATIGO LOOP	CARBONDALE	CO	81623
MYTTY, DUANE & SIRI	82 ROARING FORK AVENUE C3	CARBONDALE	CO	81623
GALLUCCIO, VINCENT	325 OAK LANE	ASPEN	CO	816112186
HOWARD, FRANCIS & MOORE, AMBER	85 MEADOW WOOD DRIVE, APT A1	CARBONDALE	CO	81623

KNUTSON, DAYTON THOMAS & FULTON, MARIEL MARIE	85 MEADOW WOOD DRIVE, APT A2	CARBONDALE	CO	81623
RAMIREZ, HILDA E	472 NORTH 8TH STREET	CARBONDALE	CO	81623
JOYA, LUISA A	85 MEADOWOOD DRIVE A4	CARBONDALE	CO	81623
GEORGE, ROBERT E VI & SAMMIE J TROTTER	950 WASHINGTON AVENUE	ROCKY FORD	CO	81067
HUNTER, GREGORY C & PATRICIA	1426 SOUTH PEARL STREET	DENVER	CO	80210
JSE VENTURES, LLC	48 HOPI	CARBONDALE	CO	81623
FOX, KAREN R LIVING TRUST DATED 7/30/10	PO BOX 652	SILVERTHORNE	CO	80498
SBARRA, WILLIAM JOHN III & WILSON, TRACY MARIE	PO BOX 1718	CARBONDALE	CO	81623-4718
NOTHNAGEL, MIRIAM BERTRAM	98 WEANT BLVD	CARBONDALE	CO	81623
HABERMAN, MOLLY RACHEL	401 E LUPINE DRIVE	ASPEN	CO	81611
LEMOTTE, TANJA E & WATERMAN, COLIN M	85 MEADOWOOD DRIVE APT C4	CARBONDALE	CO	81623
CARBONDALE SOUTH CONDOMINIUMS INC	PO BOX 1298	GLENWOOD SPRINGS	CO	81602-1298
VILLAS DE SANTA LUCIA, INC	4045 PECOS STREET, SUITE A	DENVER	CO	80211


O
Roaring Fork Ave
Roaring Fork Ave
Villas de Santa Lucia
Town Park and Parking
Carbondale South
R/HD
Meadowood Dr
CA
Meadowood Dr
FS
Harris Dr
Harris Dr
C&RFPD Headquarters Campus
CBP
Ferguson Dr
R/MD
Hwy 133
Boyd Dr
Crystal Bridge Dr
Roaring Fork High School
Crystal Bridge Dr
Jacobs Pl

3

ATTACHMENT L

Reception#: 758109
11/03/2008 04:41:04 PM Jean Alberico
1 of 2 Rec Fee:$11.00 Doc Fee:0.00 GARFIELD COUNTY CO

No Doc Fee

Exhibit K

SPECIAL WARRANTY DEED

THIS DEED, made this 31st day of October, 2008, between THE TOWN OF CARBONDALE, a Colorado home rule municipal corporation, (Grantor), and the ROARING FORK SCHOOL DISTRICT NO. RE-1, whose legal address is 1405 Grand Avenue, Glenwood Springs, CO 81601, County of Garfield and State of Colorado, (Grantee):

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and Other Good and Valuable Consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, convey and confirm, unto the Grantee and the Grantee's successors and assigns, all the real property, together with any improvements thereon, located in the COUNTY OF GARFIELD and STATE OF COLORADO described as follows:

> Lot 2A, the North Face Base Camp Subdivision Exemption Plat recorded in the records of the Clerk and Recorder of Garfield County on March 16, 2001, as Reception No. 577652.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that the Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the successors and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantors except and subject to those matters set forth in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

THE TOWN OF CARBONDALE
A Colorado home rule municipal corporation

By _____
Mayor

THE TOWN OF CARBONDALE SEAL COLORADO

Attest:

_____
Deputy Town Clerk

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me this 31st day of October, 2008, by Michael Hassig as Mayor and Lynn S. Young as Deputy Town Clerk of the Town of Carbondale, a Colorado home rule municipal corporation.

Witness my hand and official seal.
My commission expires: _____

_____
Notary Public

ELLEN M LIPSCOMB
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept. 21, 2010

After recording please return to:
Lawrence R. Green, Esq.
Balcomb & Green, P.C.
P.O. Drawer 790
Glenwood Springs, CO 81601

Land Title Guarantee Company

609156 08/19/2002 04:05P B1378 P872 M ALSDORF
1 of 3 R 15.00 D 400.00 GARFIELD COUNTY CO

ATTACHMENT L

872

WARRANTY DEED

THIS DEED, Made this16th day of August, 2002,
between
The North Face, Inc.
a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, and duly authorized to transact business in Colorado, grantor, and
Roaring Fork School District No. RE-1, grantee;
whose legal address is
1405 Grand Avenue, Glenwood Springs, CO 81601.

WITNESSETH, That the grantor(s), for and in consideration of the sum of Ten and 00/100 ****** DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the grantee, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Garfield and, State of Colorado, described as follows:

The real property described on Exhibit "A" attached hereto and made a part hereof by this reference;

Together With, but without warranty of any kind, all of Grantor's right, title and interest in and to the right of entry for condition broken and all other rights reserved and retained by the Grantor in that certain Deed recorded in the Garfield County records on March 16, 2001 as Reception No. 577675 in Book 1238, Page 58.

also known by street and number as: N/A

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, EXCEPT GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2002 AND SUBSEQUENT YEARS, AND SUBJECT TO EXCEPTIONS ATTACHED HERETO AND INCORPORATED HEREIN.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its Vice President the day and year first above written.

THE NORTH FACE, INC.

By: Robert R Shearer 8/15/02

STATE OF NORTH CAROLINA)
) ss.
COUNTY OF GUILFORD)

The foregoing instrument was acknowledged before me this 15th day of August, 2002,
by Robert R. Shearer as Vice President for THE NORTH FACE, INC.

NOTARY PUBLIC
OFFICIAL SEAL
MELISSA A. RUTLEDGE
GUILFORD COUNTY, NC
My Commission Expires 14 January 2007

Witness my hand and official seal

My commission expires 14 January 2007

Melissa A Rutledge
Notary Public

NOTARY PUBLIC GUILFORD CO. NC

432
15.00
400

RETURN TO: PRUDENTIAL TOWN & COUNTRY
350 HIGHWAY 133 SUITE #2
CARBONDALE, CO 81623

LAND TITLE

EXHIBIT A

LOT 2B, ACCORDING TO THE NORTH FACE BASE CAMP SUBDIVISION EXEMPTION PLAT RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF GARFIELD COUNTY ON MARCH 16, 2001 AS RECEPTION NO. 577652 OF THE GARFIELD COUNTY RECORDS

LOT 2B METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND SITUATED IN LOT 7 AND LOT 9 ALL IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 133, WHENCE THE SURVEY MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF 4TH STREET AND EUCLID AVENUE, TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO BEARS N 19 DEGREES 25' 49" W 3878.61 FEET (WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO A BEARING OF N 89 DEGREES 57' 00" W ALONG THE CENTERLINE OF SAID EUCLID AVENUE BETWEEN SURVEY MONUMENTS ON THE CENTERLINES OF SAID 4TH STREET AND 8TH STREET IN SAID TOWN OF CARBONDALE; THENCE N 63 DEGREES 26' 00" E 48.02 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED AS RECEPTION NO. 474088 OF THE GARFIELD COUNTY RECORDS; THENCE N 35 DEGREES 58' 00" E ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY AND THE SOUTHERLY BOUNDARY OF THE CARBONDALE SOUTH PLANNED UNIT DEVELOPMENT 477.07 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF THE CARBONDALE SOUTH P.U.D. AND ALONG THE SOUTHERLY BOUNDARY OF THE CARBONDALE HOUSING PROJECT N 35 DEGREES 58' 00" E 120.28 FEET THENCE LEAVING SAID SOUTHERLY BOUNDARY S 55 DEGREES 04' 46" E 386.14 FEET; THENCE S 73 DEGREES 18' 54" W 312.60 FEET; THENCE N 89 DEGREES 46' 12" E 161.67 FEET TO A POINT IN AN EXISTING FENCE; THENCE S 00 DEGREES 13" 48" E 1137.88 FEET ALONG SAID FENCE TO THE SOUTHEAST CORNER OF SAID LOT 9, A CEDAR FENCE POST; THENCE S 87 DEGREES 44' 00" W 799.51 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 9, ADJACENT AND/OR ADJOINING SAID FENCE TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE HIGHWAY NO. 133; THENCE N 26 DEGREES 34' 00" W ALONG SAID EASTERLY RIGHT-OF-WAY 759.02 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY N 69 DEGREES 30' 22" E 329.84 FEET ALONG AN EXISTING FENCE AND FENCE EXTENDED; THENCE CONTINUING ALONG SAID FENCE AND FENCE EXTENDED N 03 DEGREES 17' 55" W 409.11 FEET, TO THE TRUE POINT OF BEGINNING.

COUNTY OF GARFIELD
STATE OF COLORADO

609156 08/19/2002 04:05P B1378 P873 M ALSDORF
2 of 3 R 15.00 D 400.00 GARFIELD COUNTY CO

TOWN OF CARBONDALE

PLANNING DEPARTMENT
REVIEWING AGENCY FORM

PLANNING ITEM #: *LU23-01, LU23-02, LU23-03*

DATE SENT: *1-23-23*

COMMENTS DUE: *2-06-23*

TO:

To assist the Town in its review of this project, your review and written comments are requested. Please notify the Planning Department if you will not be able to respond by the date listed above. Questions regarding this project should be directed to the Planning Department, 963-2733.

APPLICANT: Robert Schultz Consulting LLC

OWNERS: Roaring Fork School District

LOCATION: Lots 2A and 2B, North Face Base Camp Subdivision, East of the Meadowood Dr and High School Access Drive intersection.

ZONE: Community Arts (CA) and Commercial Business Park (CBP)

PROJECT DESCRIPTION: A combined application, including a Major Site Plan Review, Minor Plat Amendment, Rezoning Application, and Alternative Compliance, for a 50-unit apartment development for school district employee housing.

PLANNING STAFF CONTACT: Jared Barnes

The following are conditions or comments I would offer regarding this item: (Attach separate sheet if necessary)

1. The Town of Carbondale's water is system is capable of providing adequate fire flows for the required 1,500 gallon per minute flow.

2. There are two existing fire hydrants located along Meadowood Drive adjacent to the site. An additional new hydrant is proposed near the south corner of the site. The number and spacing of the hydrants are adequate for the project.

3. The proposed access is adequate for the sprinklered residential buildings.

Bill Gavette, Deputy Chief, Carbondale & Rural FPD — 02-09-2023
Signature — Date

Please return comments to both: jbarnes@carbondaleco.net
kmcdonald@carbondaleco.net

Planning Department
Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

Jared Barnes

From: Carl Meinecke
Sent: Thursday, January 26, 2023 11:38 AM
To: Jared Barnes
Subject: RE: Town of Carbondale Referral Request - RFSD Meadowood Employee Housing
Attachments: Exhibit D- Landscape, Snow, Irrigation copy (1) Arborist Comments.pdf

Hello,

I made comment's electronically on the attached PDF.

Overview of Comments

- I removed some trees that are in a tight area along the interior street, one that would create visual issues close to a corner, and a few others I reduced tree groupings to 2 instead of 3.
- Changed some tree species in Islands and street to species with more upright growth habits.
- Added stipulation to keep vegetation in certain areas no more than 24in tall at mature height for increased visibility.
- Noted that tree staking is not a specific requirement for the town of Carbondale.
- Noted must follow our Planting and Protection guidelines, anything above and beyond is OK.

At some point we will need the Tree Board to Review as well.

Carl Meinecke / Town Arborist
Town of Carbondale
CSU Colorado Gardener Certificate
ISA Certified Arborist®, RM-7721AT
0756 Hwy 133
Carbondale, CO 81623
970-379-9289 cell
970-510-1331 office

From: Jared Barnes <jbarnes@carbondaleco.net>
Sent: Tuesday, January 24, 2023 9:46 AM
To: Carl Meinecke <cmeinecke@carbondaleco.net>
Subject: RE: Town of Carbondale Referral Request - RFSD Meadowood Employee Housing

Yeah I have one in my office. Feel free to swing by.

Jared Barnes, AICP
Planning Director
Town of Carbondale
511 Colorado Ave

Carbondale, CO 81623
970-510-1208
jbarnes@carbondaleco.net
www.carbondalegov.org

From: Carl Meinecke <cmeinecke@carbondaleco.net>
Sent: Tuesday, January 24, 2023 9:39 AM
To: Jared Barnes <jbarnes@carbondaleco.net>
Subject: RE: Town of Carbondale Referral Request - RFSD Meadowood Employee Housing

Hello,

Do you have a big paper copy or can you print me off a big version of EXHIBIT D Landscape, Snow, Irrigation.

Thanks,

Carl Meinecke / Town Arborist
Town of Carbondale
CSU Colorado Gardener Certificate
ISA Certified Arborist®, RM-7721AT
0756 Hwy 133
Carbondale, CO 81623
970-379-9289 cell
970-510-1331 office

From: Jared Barnes <jbarnes@carbondaleco.net>
Sent: Monday, January 23, 2023 6:37 PM
To: Jared Barnes <jbarnes@carbondaleco.net>
Subject: Town of Carbondale Referral Request - RFSD Meadowood Employee Housing

Referral Agency,
Please find attached a referral request for a Major Site Plan review, Minor Plat Amendment, Rezoning, and Alternative Compliance application for a 50-unit residential development. The project is called the Roaring Fork School District's Meadowood Employee Housing application and is located to the east of the intersection of Meadowood Dr and the High School Access Road, just south of North Face Park.

I have attached a Reviewing Agency Form and included a link to the application documents below. If you would prefer a paper copy, please let me know as soon as possible.

https://www.dropbox.com/scl/fo/wwuogh0ujs916msje3ueq/h?dl=0&rlkey=uu6nrcgh5sf0lfq2vgt9ptdkt

Thank you in advance for your time in reviewing the application and any comments you share. You are an important part of the Town of Carbondale's review. If you have any questions or difficulty accessing the plans, please don't hesitate to contact me.

Thanks,

Jared Barnes, AICP
Planning Director

Town of Carbondale
511 Colorado Ave
Carbondale, CO 81623
970-510-1208
jbarnes@carbondaleco.net
www.carbondalegov.org

ATTACHMENT L

LANDSCAPE NOTES

1. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
2. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
3. ALL SEED, SOD AND SHRUB BED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION IN ACCORDANCE WITH THE SOILS REPORT OR AT A MINIMUM OF 3.5 CU.YDS./1000 SF EVENLY TILLED INTO SOIL AT A DEPTH OF 6".
4. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
5. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
6. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" PERFORATED GALVANIZED ROLL TOP EDGING WHERE SHOWN ON PLANS. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, CONCRETE WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
7. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, SHREDDED BARK LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC UNLESS SHOWN/NOTED AS ROCK MULCH. ROCK MULCH AREAS ARE TO BE MULCHED WITH MIN. 3" DEPTH 1-1 1/2" LOCALLY SOURCED ROCK. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED BARK LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
8. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
9. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
10. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
11. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8' OF FINISHED GRADES AS SHOWN ON THE PLANS.
12. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" PERFORATED METAL BENDA BOARD EDGER.
13. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
14. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

Staking not a requirement for the Town of Carbondale

BIORETENTION SEED MIX

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS PER ACRE	OUNCES PER ACRE
SAND BLUESTEM	ANDROPOGON HALLII	GARDEN	3.5	
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	BUTTE	3	
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	GOSHEN	3	
INDIAN RICEGRASS	ORYZOPSIS HYMENOIDES	PALOMA	3	
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	4	
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARIBA	3	
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	PATURA	3	
ALKALI SACATON	SPOROBOLUS AIROIDES		3	
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS		3	
*PASTURE SAGE	ARTEMISIA FRIGIDA			2
*BLUE ASTER	ASTER LAEVIS			4
*BLANKET FLOWER	GAILLARDIA ARISTATA			8
*PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA			4
*PURPLE PRAIRIECLOVER	DALEA (PETALOSTEMUM) PURPUREA			4
TOTAL			27.5	22

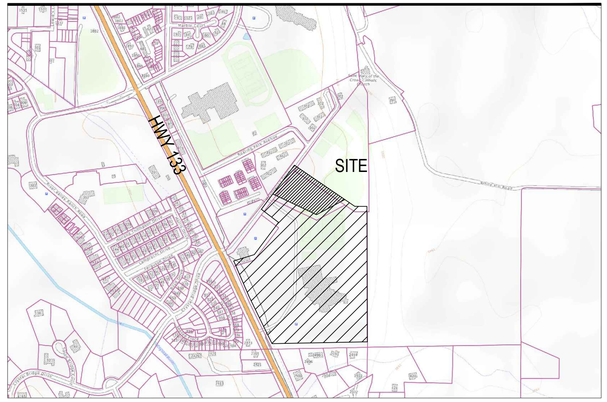
LOW GROW NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME	PLS LBS PER ACRE	PERCENT PER ACRE
BLUE FESCUE	FESTUCA GLAUCA	4.4	20%
BLUE GRAMA	BOUTELOUA GRACILIS	3.3	15%
ROCKY MOUNTAIN FESCUE	FESTUCA SAXIMONTANA	3.3	15%
CANBY BLUEGRASS	POA SECUNDA 'CANBAR'	3.3	15%
INDIAN RICEGRASS	ORYZOPSIS HYMENOIDES	2.2	10%
SANDBERG BLUE	POA SECUNDA	2.2	10%
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	2.2	10%
ALPINE BLUEGRASS	POA ALPINA	0.45	2.5%
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.45	2.5%
TOTAL		21.8	100%

TURF GRASS BLEND: SOD

DEEP ROOTED BLUEGRASS BLEND, LOCALLY SOURCED

KEY MAP



PLANT SCHEDULE

DECIDUOUS CANOPY TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC TA	ACER TATARICUM	TATARIAN MAPLE	B & B	2.5" CAL.
GL SH	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	B & B	2"CAL
TI GR	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B	2"CAL

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PI ED	PINUS EDULIS	PINON PINE	B & B	6` HEIGHT

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC CO	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE	CONT.	#20
AM CA	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	B & B	2" CAL.
MA SS	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	1.5"CAL

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BU AL	BUDDLEJA ALTERNIFOLIA `ARGENTEA`	SILVER FOUNTAIN BUTTERFLY BUSH	CONT.	#5
CO AF	CORNUS SERICEA `ARCTIC FIRE`	ARCTIC FIRE DOGWOOD	CONT.	#5
LI LO	LIGUSTRUM VULGARE `LODENSE`	LODENSE PRIVET	CONT.	#5
RH AR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5
SO ST	SORBARIA SORBIFOLIA STELLIPILA	URAL FALSE SPIREA	CONT.	#5
SY VU	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5

EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AR CH	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN`	CHIEFTAIN MANZANITA	CONT.	#5
PI MO	PINUS MUGO `MOPS`	MUGO PINE	CONT.	#5

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BO BA	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1
CA BR	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#1
MI ML	MISCANTHUS SINENSIS `MORNING LIGHT`	MORNING LIGHT MAIDEN GRASS	CONT.	#1
PA HM	PANICUM VIRGATUM `HEAVY METAL`	BLUE SWITCH GRASS	CONT.	#1
PA SH	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	CONT.	#1

PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC MO	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	CONT.	#1
HE HB	HEUCHERA X `HARVEST BURGUNDY`	HARVEST BURGUNDY CORAL BELLS	CONT.	#1
HE SA	HEUCHERA X `SNOW ANGEL`	SNOW ANGEL CORAL BELLS	CONT.	#1
HO PA	HOSTA FORTUNEI `PATRIOT`	PATRIOT HOSTA	CONT.	#1
VE SN	VERONICA SNOWMASS	SNOWMASS BLUE-EYED SPEEDWELL	CONT.	#1

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SHEET TITLE:
LANDSCAPE NOTES

EXHIBIT C

LP-100

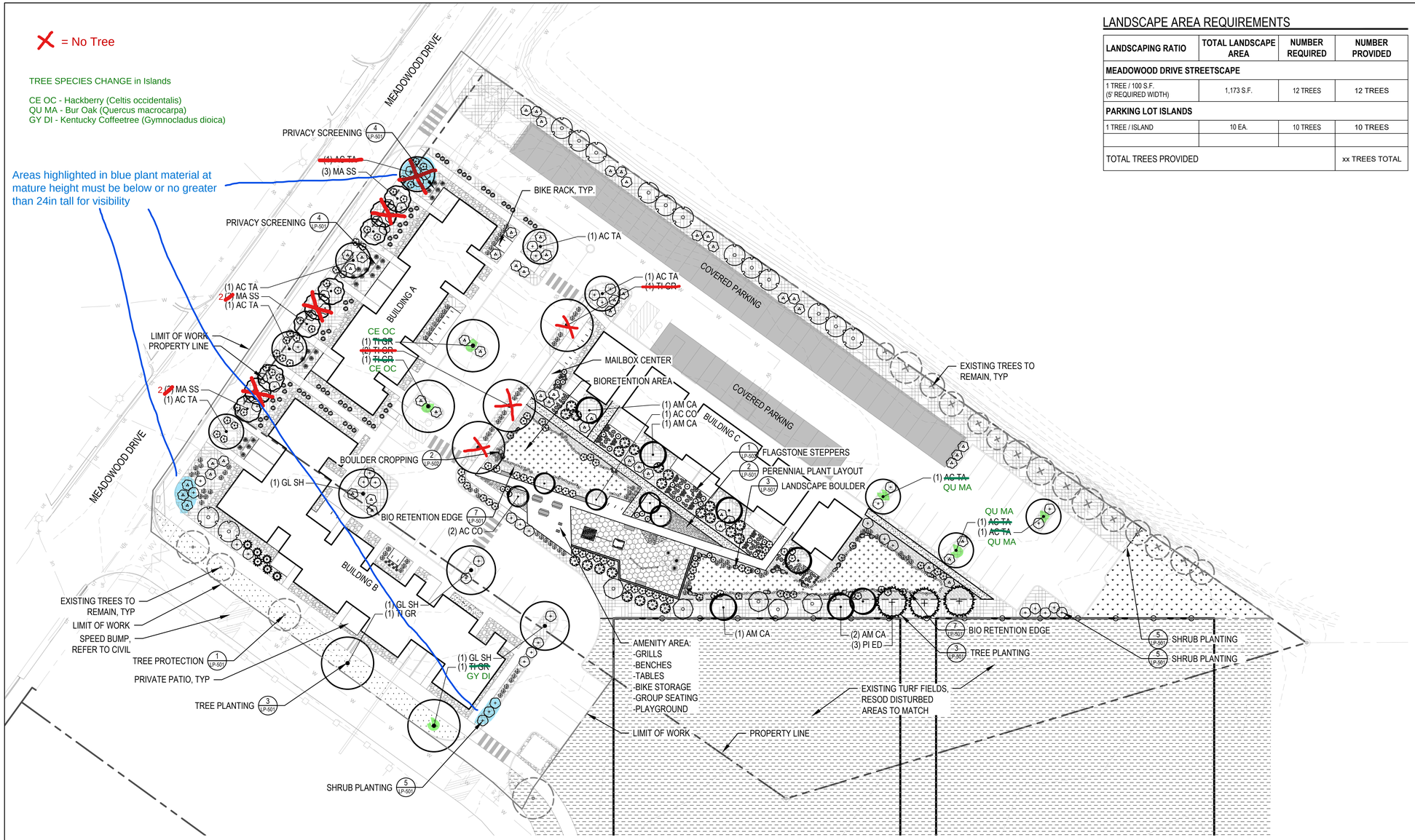
ATTACHMENT L

= No Tree

TREE SPECIES CHANGE in Islands

CE OC - Hackberry (Celtis occidentalis)
QU MA - Bur Oak (Quercus macrocarpa)
GY DI - Kentucky Coffeetree (Gymnocladus dioica)

Areas highlighted in blue plant material at mature height must be below or no greater than 24in tall for visibility



LANDSCAPE AREA REQUIREMENTS

LANDSCAPING RATIO	TOTAL LANDSCAPE AREA	NUMBER REQUIRED	NUMBER PROVIDED
MEADOWOOD DRIVE STREETSCAPE			
1 TREE / 100 S.F. (5' REQUIRED WIDTH)	1,173 S.F.	12 TREES	12 TREES
PARKING LOT ISLANDS			
1 TREE / ISLAND	10 EA.	10 TREES	10 TREES
TOTAL TREES PROVIDED			xx TREES TOTAL

LEGEND

- DECIDUOUS CANOPY TREES
- DECIDUOUS ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREES TO REMAIN AND BE PROTECTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASS
- PERENNIALS
- LOW GROW NATIVE GRASS SEED
- BIORETENTION GRASS SEED
- CRUSHER FINES
- CONCRETE
- 5-8" RIVER ROCK COBBLE MULCH
- 1 ½" RIVER ROCK COBBLE MULCH
- SOD LAWN
- EXISTING MULTIPLE USE FIELDS
- WOOD MULCH LANDSCAPE BED
- BENDA BOARD EDGER
- SPADE CUT EDGE
- LIMIT OF WORK
- LOT LINE

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SHEET TITLE:
OVERALL LANDSCAPE PLAN

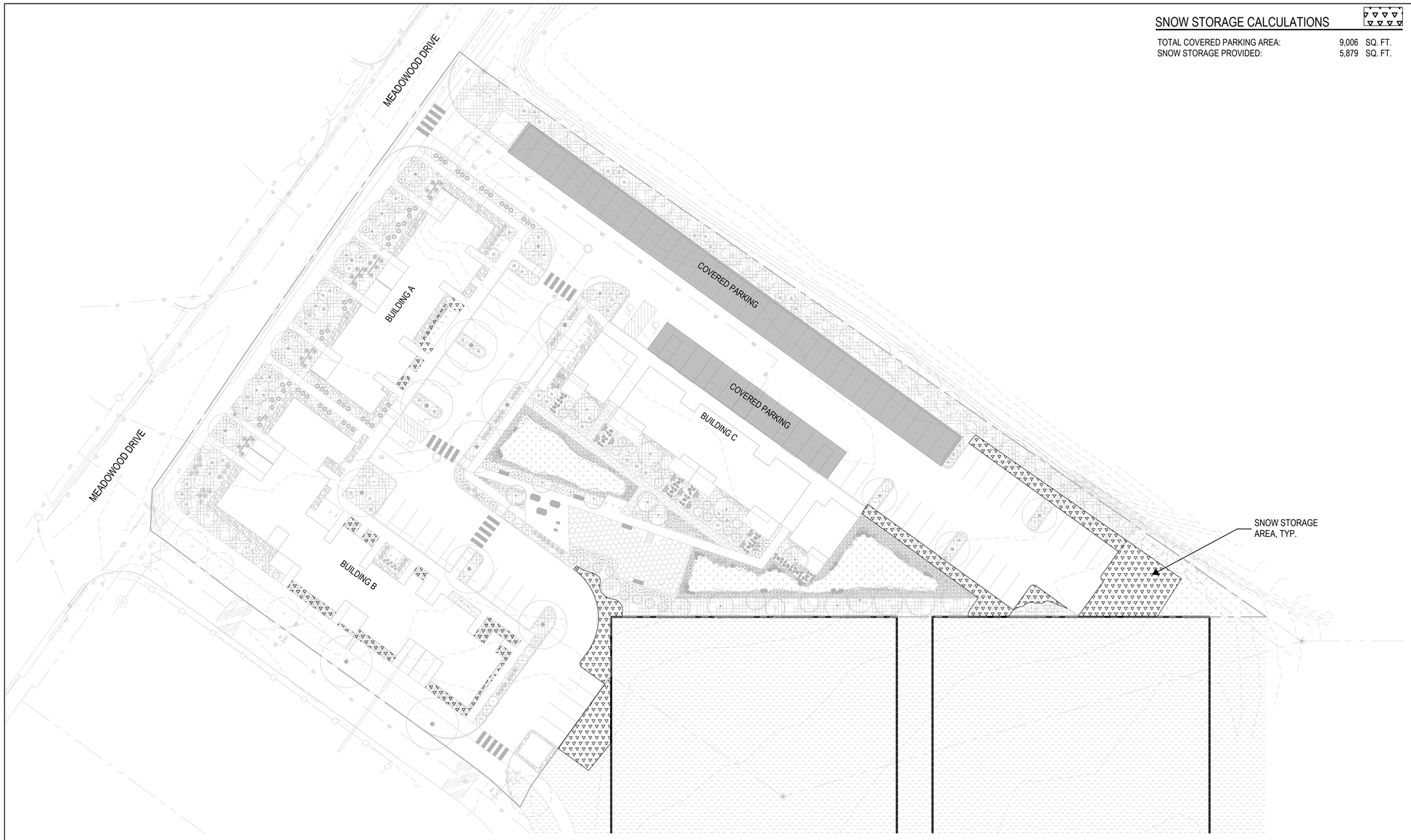
EXHIBIT C

LP-101

ATTACHMENT L

SNOW STORAGE CALCULATIONS

TOTAL COVERED PARKING AREA:	9,006	SQ. FT.
SNOW STORAGE PROVIDED:	5,879	SQ. FT.



NORTH

0 15 30 60

SCALE 1" = 30'

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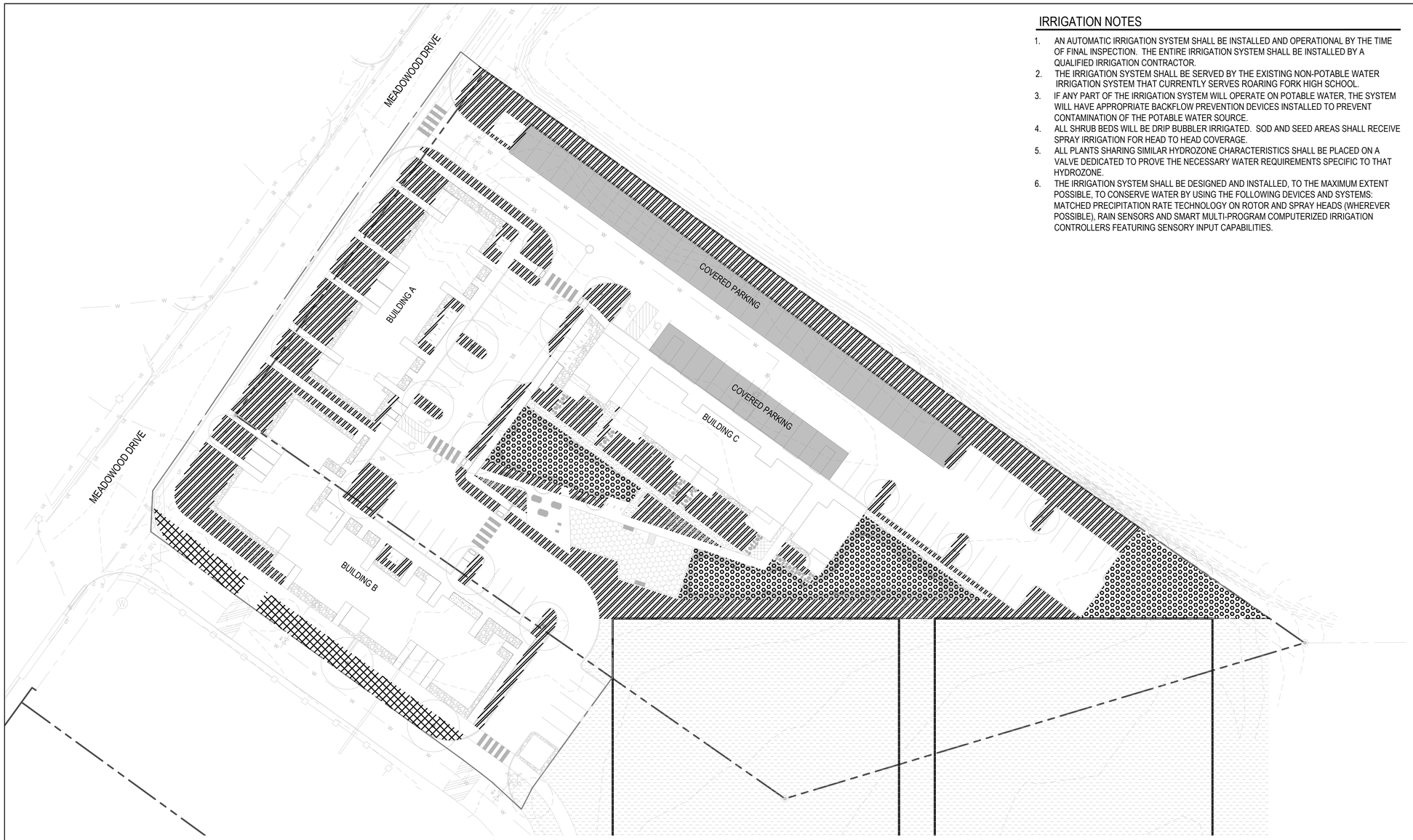
DATE:
12/30/2022 SITE REVIEW PACKAGE

SHEET TITLE:
SNOW STORAGE PLAN

~~EXHIBIT C~~

LP-201

ATTACHMENT L



IRRIGATION NOTES

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM SHALL BE SERVED BY THE EXISTING NON-POTABLE WATER IRRIGATION SYSTEM THAT CURRENTLY SERVES ROARING FORK HIGH SCHOOL.
3. IF ANY PART OF THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE WATER SOURCE.
4. ALL SHRUB BEDS WILL BE DRIP BUBBLER IRRIGATED. SOD AND SEED AREAS SHALL RECEIVE SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LEGEND

SPRAY IRRIGATION - SOD: 32,745 SF

DRIP BUBBLER IRRIGATION - BEDS:16,558

SPRAY IRRIGATION - SEED: 3219

NORTH

0 15 30 60

SCALE 1" = 30'

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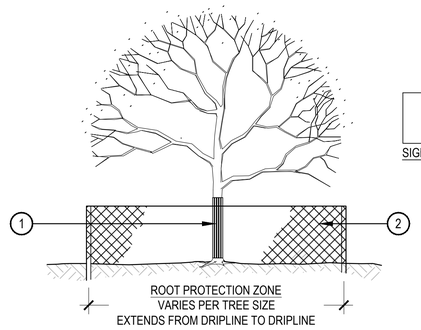
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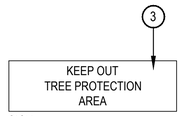
SHEET TITLE:
HYDROZONE PLAN

~~EXHIBIT C~~
EXHIBIT C

LP-401

NOTES:
1. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
3. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
4. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
5. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.





SIGN

1. **TRUNK PROTECTION** - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
2. **BRANCH PROTECTION -** PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
3. PLACE SIGNS EVERY 50', PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

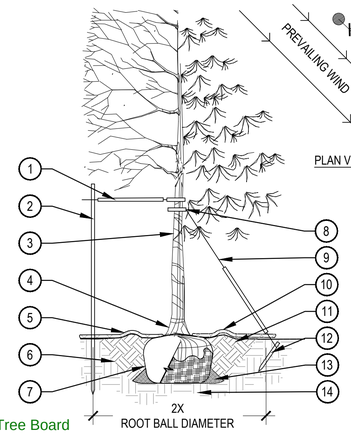
1 TREE PROTECTION

SCALE: 1/8" = 1'-0"

Refer to Town of Carbondale Tree Board TREE PLANTING, MAINTENANCE and PROTECTION GUIDELINES for requirements

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



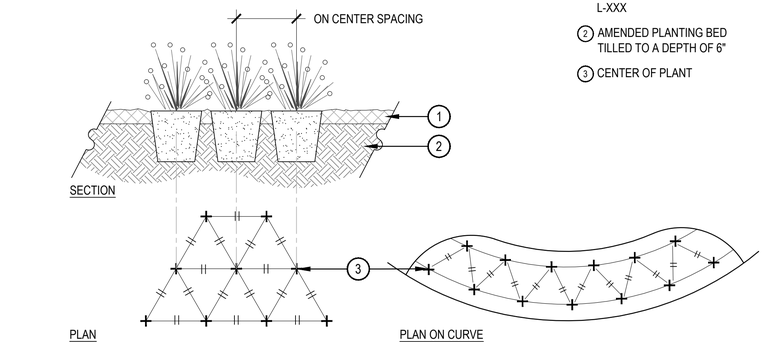
PLAN VIEW - THREE STAKES

1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

3 TREE PLANTING DETAIL

Refer to Town of Carbondale Tree Board TREE PLANTING, MAINTENANCE and PROTECTION GUIDELINES for requirements

SCALE: 3/16" = 1'-0"

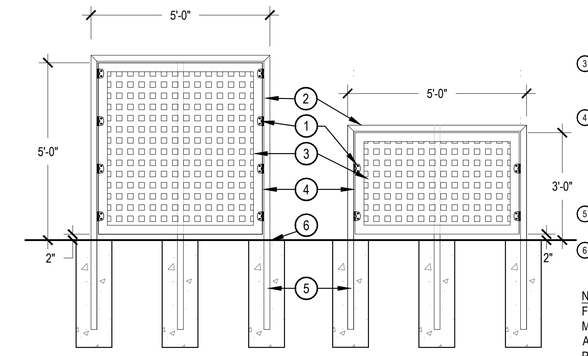


1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

2 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

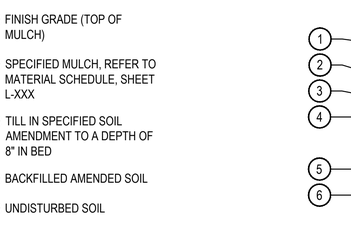


1. INSET MOUNT
2. 2" X 2" STEEL TUBING, MITRE CUT ENDS TO FIT, FILLET WELD AND GRIND SMOOTH. MODERN MASTERS METAL EFFECTS RUST FINISH, APPLY PER MANUFACTURER'S RECOMMENDATIONS.
3. 1 ga. "ALUMINUM PERFORATED PANEL, RUST BROWN STANDARD FINISH
4. APPROXIMATE 1/2" GAP BETWEEN FRAME AND METAL PANEL. CONFIRM PANEL MANUFACTURER'S PRE-DRILLED HOLE SPECIFICATIONS PRIOR TO FABRICATION.
5. FOOTING AS RECOMMENDED BY STRUCTURAL ENGINEER
6. FINISHED GRADE: REF PLANS

NOTE:
FABRICATOR TO CONFIRM MANUFACTURER'S SPECIFICATIONS AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

4 PRIVACY SCREEN

SCALE: 1/2" = 1'-0"

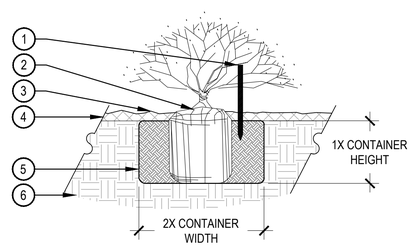


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

5 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

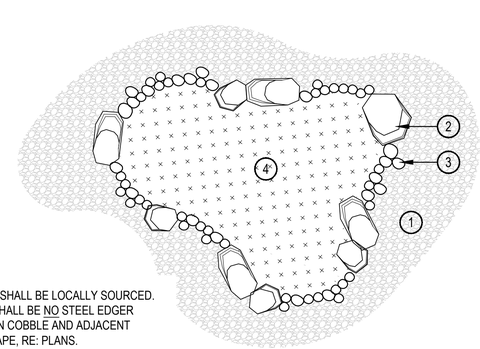


1. 2'-6" WOODEN STAKE DRIVEN INTO THE GROUND NEXT TO ROOTBALL, 18" OF THE STAKE MUST BE VISIBLE
2. SET SHRUB ROOTBALL 1" HIGHER THAN FINISH GRADE
3. FINISH GRADE (TOP OF NATIVE SEED)
4. SPECIFIED NATIVE SEED
5. TILL SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8"
6. UNDISTURBED GRADE

NOTES:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

6 SHRUB PLANTING IN NATIVE AREAS

SCALE: 1 1/2" = 1'-0"



1. ADJACENT 1 1/2" LOCAL RIVER ROCK MULCH, RE: LANDSCAPE PLAN
2. LOCAL RIVER BOULDERS SET IN AND AROUND NATIVE SEED AREA. RE: DETAIL 7/L-3.1.
3. 6-14" RIVER ROCK COBBLE - CREATE NATURALISTIC EDGE
4. BIORETENTION SEED MIX, RE: CIVIL PLANS FOR DESIGN OF BIORETENTION AREA

NOTES:
1. COBBLE SHALL BE LOCALLY SOURCED.
2. THERE SHALL BE NO STEEL EDGER BETWEEN COBBLE AND ADJACENT LANDSCAPE, RE: PLANS.

7 BIORETENTION EDGE

SCALE: 3/16" = 1'-0"

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DRAWN BY: BM

ATTACHMENT L

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CARBONDALE, CO 81623
970.384.6000

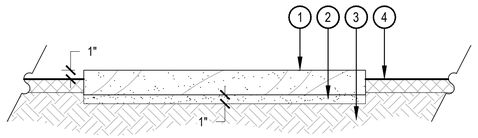
NOT FOR CONSTRUCTION

DATE:
12/30/2022 SITE REVIEW PACKAGE

SHEET TITLE:
LANDSCAPE DETAILS

EXHIBIT C

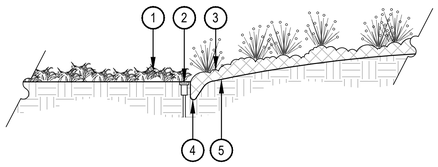
LP-501



1. FLAGSTONE STEPPERS, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. 1" DEPTH CRUSHER FINES LEVELING BED
3. SUBGRADE COMPACTED TO 95% PROCTOR DENSITY
4. SURROUNDING LANDSCAPE, REFER TO PLANS

1 FLAGSTONE STEPPERS

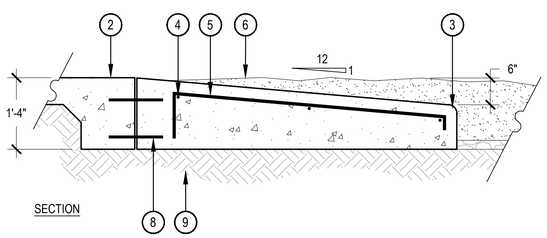
SCALE: 1 1/2" = 1'-0"



1. TURFGRASS OR DYLAND SEED
2. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
3. PLANTING BED
4. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE
5. SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP

4 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

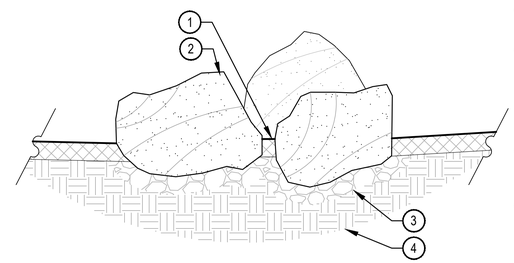


SECTION

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.

7 PLAYGROUND RAMP

SCALE: 3/4" = 1'-0"



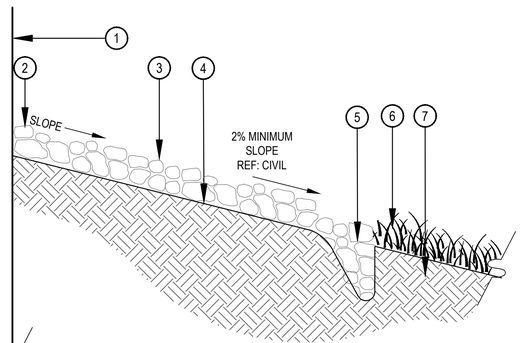
1. MULCH TO BOULDERS, NO GAPS
2. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET LP-100
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
0	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
0	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
0	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

NOTES:
1. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.

2 BOULDER CROPPING

SCALE: 1" = 1'-0"

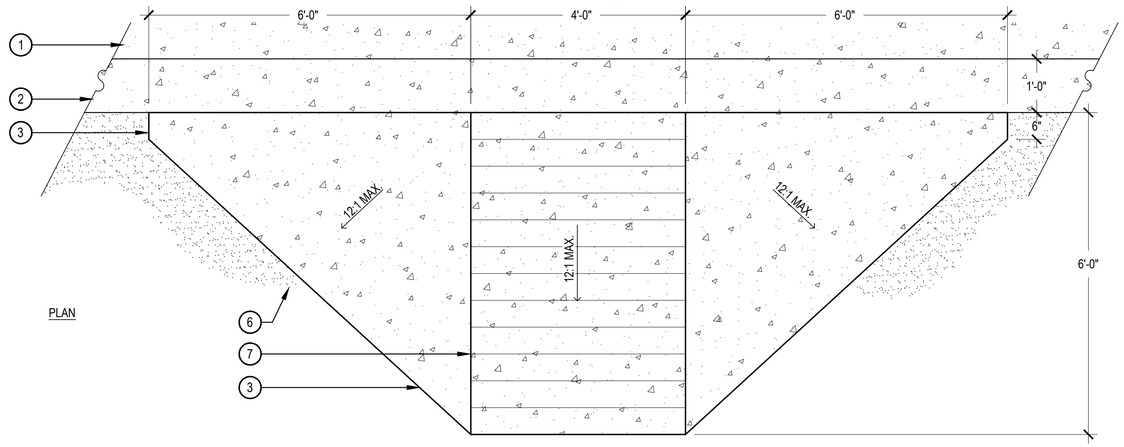


1. ADJACENT BUILDING
2. ADJACENT LANDSCAPE; REFER TO PLANS
3. COBBLE; REFER TO MATERIAL SCHEDULE: MATERIAL D, SHEET L101
4. FINISH GRADE
5. SPADE CUT EDGER, REFER TO DETAIL 7 / SHEET L301
6. NATIVE GRASS / LANDSCAPE BED, REFER TO PLANS
7. UNDISTURBED SOIL

NOTES:
1. COBBLE DRIP LINE TO BE INCLUDED AROUND PERIMETER OF ALL BUILDINGS WHERE ROOF LINE EXTENDS AND SHEDS WATER / SNOW.

5 COBBLE DRIP LINE

N.T.S.

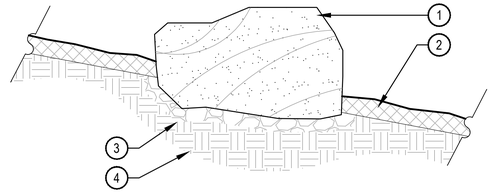


PLAN

1. CONCRETE WALK
2. MONOLITHIC CONCRETE CURB, REFER TO DETAIL 6, SHEET LP-502
3. 2" RADIUS ON ALL EXPOSED EDGES
4. (3) #4 REBAR
5. #4 REBAR 18" ON CENTER
6. PLAY SAFETY SURFACE, REFER TO DETAIL 6, SHEET LP-XXX
7. TOOLED SCORE JOINTS, 6" APART
8. (2) #4 DOWELS 18" ON CENTER
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

6 MONOLITHIC CONCRETE PLAYGROUND CURB

SCALE: 1 1/2" = 1'-0"



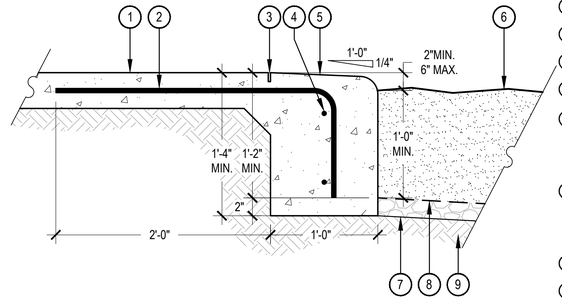
1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET LP-100
2. SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
0	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
0	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
0	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

3 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"



1. CONCRETE WALK
2. #4 REBAR 24" ON CENTER
3. 1" DEEP CONTROL JOINT
4. (2) #4 REBAR 24" ON CENTER
5. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
6. ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET LP-100
7. 3/4" WASHED GRAVEL
8. GEOTEXTILE FILTER / DRAINAGE MAT
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

NORRIS DESIGN
Planning | Landscape Architecture | Branding

409 Main Street
Suite 207
P.O. Box 2320
Frisco, CO 80443
P 970.368.7068
www.norris-design.com

RFSD MEADOWOOD HOUSING

ROARING FORK SCHOOL DISTRICT
CARBONDALE, CO 81623

OWNER:
ROARING FORK SD
400 SOPRIS AVE
CARBONDALE, CO 81623
970.384.6000

NOT FOR CONSTRUCTION

DATE:
12/30/2022 SITE REVIEW PACKAGE

CHECKED BY: BR
DRAWN BY: BM

SHEET TITLE:
LANDSCAPE DETAILS

EXHIBIT C

LP-502

From: Sheryl Bower
To: Jared Barnes
Subject: RE: Town of Carbondale Referral Request - RFSD Meadowood Employee Housing
Date: Thursday, February 2, 2023 11:04:54 AM

Hi Jared, In response to your request, we have reviewed the RFSD Meadowood Employee Housing project. We support projects that provide for the Garfield County workforce. As the project is not located on a County road nor is it directly adjacent to unincorporated Garfield County, we have no additional comments. If you have any questions, please feel free to reach out.

Thank you.

Regards,

Sheryl L Bower, AICP
Garfield County
Community Development Director
108 8th Street , Suite 401
Glenwood Springs, CO 81601
970-945-1377 (1605)

From: Jared Barnes <jbarnes@carbondaleco.net>
Sent: Monday, January 30, 2023 4:32 PM
To: Sheryl Bower <sbower@garfield-county.com>
Subject: FW: Town of Carbondale Referral Request - RFSD Meadowood Employee Housing

Sheryl,
Please find attached a referral request for a Major Site Plan review, Minor Plat Amendment, Rezoning, and Alternative Compliance application for a 50-unit residential development. The project is called the Roaring Fork School District's Meadowood Employee Housing application and is located to the east of the intersection of Meadowood Dr and the High School Access Road, just south of North Face Park.

I have attached a Reviewing Agency Form and included a link to the application documents below. If you would prefer a paper copy, please let me know as soon as possible.

https://www.dropbox.com/scl/fo/wwuogh0ujs916msje3ueq/h?dl=0&rlkey=uu6nrcgh5sf0lfq2vgt9ptdkt

If you need some additional time for GarCo to review and provide comments, please let me know.

Thank you in advance for your time in reviewing the application and any comments you share. You are an important part of the Town of Carbondale's review. If you have any questions or difficulty accessing the plans, please don't hesitate to contact me.

Thanks,

Jared Barnes, AICP
Planning Director
Town of Carbondale
511 Colorado Ave
Carbondale, CO 81623
970-510-1208
jbarnes@carbondaleco.net
www.carbondalegov.org

From: David Johnson
To: Jared Barnes
Subject: RE: Town of Carbondale Referral Request - RFSD Meadowood Employee Housing
Date: Wednesday, February 8, 2023 3:26:12 PM

Jared:

Similar to the other current and pending development in Carbondale, this continues to increases demands for transportation, including local transit, without a funding source for infrastructure, fleet, and operations.

WE-cycle has a location approved with The Town of Carbondale for an 11 docking point station in the Southwest corner of the North Face Park parking lot. We recommend keeping the approved station location and the applicant purchasing an additional 8 docking points, and associated bikes, to add sufficient operational capacity to account for the additional proposed 50 units. The Town of Carbondale would need to approve the expanded station to accommodate for the total of 19 docking points.

WE-cycle also recommends that there be a direct pedestrian access between the North Face Park parking lot and the housing so as to facilitate access to the bikeshare station without going onto the road.

David Johnson, AICP
Director of Planning
Roaring Fork Transportation Authority
1340 Main Street; Carbondale, CO 81623
970.384.4979 (phone), 970.376.4492 (mobile)

From: Jared Barnes <jbarnes@carbondaleco.net>
Sent: Monday, January 23, 2023 6:37 PM
To: Jared Barnes <jbarnes@carbondaleco.net>
Subject: Town of Carbondale Referral Request - RFSD Meadowood Employee Housing

Referral Agency,
Please find attached a referral request for a Major Site Plan review, Minor Plat Amendment, Rezoning, and Alternative Compliance application for a 50-unit residential development. The project is called the Roaring Fork School District's Meadowood Employee Housing application and is located to the east of the intersection of Meadowood Dr and the High School Access Road, just south of North Face Park.

I have attached a Reviewing Agency Form and included a link to the application documents below. If you would prefer a paper copy, please let me know as soon as possible.

https://www.dropbox.com/scl/fo/wwuogh0ujs916msje3ueq/h?

dl=0&rlkey=uu6nrcgh5sf0lfq2vgt9ptdkt

Thank you in advance for your time in reviewing the application and any comments you share. You are an important part of the Town of Carbondale's review. If you have any questions or difficulty accessing the plans, please don't hesitate to contact me.

Thanks,

Jared Barnes, AICP
Planning Director
Town of Carbondale
511 Colorado Ave
Carbondale, CO 81623
970-510-1208
jbarnes@carbondaleco.net
www.carbondalegov.org

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LRE WATER
CONNECTING WATER TO LIFE

Memorandum

To:	Kevin Schorzman
From:	Angela Schenk
Date:	March 14, 2023
Project:	20476CARB02, Task 48
Subject:	Meadowood Drive Employee Housing Water Demands

Pursuant to your request, LRE Water (LRE) has completed a review of the water demands associated with the proposed Meadowood Drive Employee Housing Project (Project) that will be located on a portion of the Smith Ranch property. The purpose of the review was to determine if the 94.5 EQR units of maximum municipal water service by the Town of Carbondale (Town) to the Smith Ranch property dedicated in the 1998 Agreement is sufficient to meet the demands of the proposed domestic project demands and to determine how much of the Ella Ditch water rights would need to be changed to the Carbondale Ditch to meet raw water irrigation demands.

In summary, we believe that the 94.5 EQR units are sufficient to fully meet the water demands of the Project and that there is water available in the Ella Ditch to be changed to the Carbondale Ditch to meet the raw water demands. Based upon this analysis, it is our opinion that the Project will not have to dedicate additional water rights to the Town pursuant to its Water Rights Dedication Ordinance as outlined in Chapter 13.5 of the Town's municipal water code. The basis for our opinion is described below.

EQR CALCULATION ON THE SMITH RANCH PROPERTY

The existing development on the Smith Ranch property consists of the Roaring Fork High School and an administrative building for the Carbondale and Rural Fire Protection District. LRE estimates the current domestic water use associated with this development is 30.2 EQR of demand. This results in 64.3 EQR[1] still available for the Town to serve on the Smith Ranch property. This demand was calculated using the Town's dedication tables contained in Section 13.50.060 of the Town code together with water use assumptions associated with school cafeteria use.

The domestic water use associated with the proposed Project is equivalent to 32.8 EQR of demand. This demand was also calculated using the Town's dedication tables

[1] 94.5 EQR units of maximum municipal water service – 30.2 EQR associated with the current development = 64.3 EQR units remaining.

contained in Section 13.50.060 of the Town code and applying a credit for the irrigation demand to be met with raw water. The detailed EQR calculations for the Meadowood Employee Housing project are shown in **Table 1**.

The EQR calculations and key water assumptions for the existing development on the Smith Ranch property are outlined in more detail below.

1. Water Use Assumptions

a. Roaring Fork High School population consists of 440 students and 55 staff. (source: email communication with Lorri Knaus from Roaring Fork High School).

b. Roaring Fork High School cafeteria serves 200 students for 180 days at 25 gals/student per day. (source: LRE)

c. Roaring Fork High School gymnasium includes total of 11 showers. (source: email communication with Lorri Knaus from Roaring Fork High School).

d. Fire Station Administrative building is 7,830 ft^2 of professional office space. (source: Garfield County Assessor).

e. Fire Station Administrative building has four bathrooms with three toilets/urinals per bathroom (12 toilets/urinals total) and one kitchen. (source: personal communication with fire station staff).

2. EQR Calculations

a. Roaring Fork High School

i. Up to 50 students/staff = 1.0 EQR, 0.02 EQR for each additional student/staff.
445 students @ 0.02 EQR = 8.9 EQR plus 1.0 for 1st 50 students = **9.9 EQR**

ii. Cafeteria use for 200 students @ 25 gals/day/student for 180 days of use = 2.76 acre-feet (AF) of use annually. An EQR is assumed to use an average 0.51 AF annually. 2.76 AF/0.51 AF per EQR = **5.39 EQR**.

iii. 11 showers @ 0.3 EQR per shower = **3.3 EQR**.

iv. Total EQR count: 9.9 EQR + 5.39 EQR + 3.3 EQR = **18.6 EQR** of domestic water demand.

b. Administrative Building for the Carbondale and Rural Fire Protection District

i. Up to 7,000 ft^2 including two restrooms which a total of one toilet per restroom = 1.0 EQR, 0.14 EQR for each additional 1000 ft^2 of floor space.
830 ft^2/ 1000 ft^2 * 0.14 EQR = 0.1 EQR plus 1.0 EQR for 7,000 ft^2 = **1.1 EQR**.

ii. 10 additional toilets/urinals @ 1.0 EQR per each additional continuous flow toilet/urinal = **10 EQR**.

iii. A kitchen @ 0.5 EQR = **0.5 EQR**.

iv. Total EQR count: **1.1** EQR + **10.0** EQR + **0.5** EQR = **11.6 EQR** of domestic water demand.

RAW WATER IRRIGATION FOR THE MEADOWOOD EMPLOYEE HOUSING PROJECT

In 1998, the Town acquired a 20% interest in both the original water right for the Ella Dtich and the 1st Enlargement of the Ella Ditch as part of annexing the Smith Ranch property. The Town's total interest in the Ella Ditch for annexing the Smith Ranch property was 2.51 cfs. The Town has a remaining interest of 1.67 cfs in the Ella Ditch after changing 0.84 cfs, as described below.

In Case No. 12CW185, the Town changed 0.84 cfs of its interest in Priority No. 127A in the Ella Ditch to the Carbondale Ditch to irrigate 8.1 acres on the Smith Ranch property. The rate of change was determined by applying 33.6% (8.1 acres of continued irrigation / 24.1 acres of historic irrigation) to the 2.51 cfs of the Town's total interest in the Ella Ditch. A term and condition of the decree limited the diversion of the Ella Ditch changed water right at the Carbondale Ditch to 0.68 cfs.[2]

The Engineering Report for the Project, which is Exhibit H to the application submitted to the Town, states that approximately 33,900 ft^2 (0.78 acres) will be irrigated from a raw water distribution system. Using the same methodology described above, the Town would need to change 3.2% (0.78 acres of irrigation / 24.1 acres of historic irrigation).

[2] This was based Resource Engineering, Inc's November 8, 2013 Supplemental Historical Use Report finding that each acre-foot of irrigated land required approximately 1/12th (0.083) cfs; therefore 0.68 cfs (0.083 cfs * 8.1 acres) was needed to irrigate the 8.1 acres of continued irrigation on the Smith Property.

This equates to 0.08 cfs of the Town's interest in the Ella Ditch. Additionally, the diversion amount at the Carbondale Ditch of the changed water right would be limited to 0.06 cfs.

CONCLUSIONS

Based on the analysis described above, LRE concludes:

1. The 94.5 EQR units of maximum municipal water service by the Town to the Smith Ranch property dedicated in the 1998 Agreement is sufficient to meet the proposed domestic project demands of the Project.
2. The Town's remaining 1.67 cfs interest in the Ella Ditch is sufficient to cover the needed 0.08 cfs change of water right to meet the demand of the proposed 0.78 acres of irrigated acres associated with the Project.

Table 1

EQR CALCULATION

Section 13.50.060 - Meadowood Employee Housing

Enter yellow cells as appropriate.

Water Uses		Number of Units or Sq. Ft.	In-building Demand per Unit (AF)	Total Demand (AF)	EQR Equivalent *
I. Indoor, Single & Mutilfamily Water Use					
(1) 1 Bedroom Efficiency Units (1.7 persons/unit)		18	0.19	3.4	6.7
(2) 2 bedroom Units (2.6 persons/unit)		16	0.29	4.7	9.1
(3) 3 bedroom Units (3.5 persons/unit)		16	0.39	6.3	12.2
II. Indoor, Commercial Water Use					
(3) Commercial Retail	Square Feet	0			
(4) Restaurants	2,500 Square Feet each	0			
(5) Industrial Storage Area	Square Feet	0			
	Total Indoor			**14.4**	**28.0**
III. Irrigation					
(6) Proposed irrigation, acres = 2.86					
	Total Irrigation			**5.9**	**11.6**
	(7) Raw Water Credit	33,900			**-6.8**
	Total All Uses			**20.3**	**32.8**

* Per Town Code, the calculated water demand associated with 1.0 EQR of development = 0.51 AF/year.

(1), (2), & (3) Reflects the efficiency and two bedroom units . Per Town code, each resident is assumed to require 100 gallons/day. 1.0 EQR assumes 3.5 persons on average, each requiring 100 gallons of water/day for domestic uses (drinking, bathing, cooking, etc.). Studio Use assumes 1.7 persons/unit. Two bedroom unit assumes 2.6 persons/unit. Three bedroom unit assumes 3.5 persons/unit.

(3) Commercial Retail Store: Town code assess 1.0 EQR for 1st 5,000 sq.ft. Add 0.32 EQR for each additional 1,000 ft (0.3 for added restrooms & & .02 for added floor space/employees.

(4) Restaurants: Town code assess 1.5 EQR for 1st 25 seats, 0.04 EQR/seat above 25.

(5) Proposed industrial/commercial area: 1st 8,000 SF of industrial space is assessed 1.0 EQR. Add 0.43 EQR for each additional 1,000 ft (0.3 for added restrooms & 0.13 for added floor space/employees.

(6) The irrigated acreage corresponding to 50 residential units allowing 2,500 SF of irrigated lawn per unit.

(7) Reduction of 0.02 EQR/100 SF of lawn or landscaping irrigated from a nonmunicipal system.

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday March 9, 2023

Commissioners Present:
Jay Engstrom, Chair
Nicholas DiFrank
Jerrett Mork
Jeff Davlyn
Nick Miscione
Jess Robison (2nd Alternate)

Staff Present:
Jared Barnes, Planning Director
Kelley Amdur, Planner
Kae McDonald, Planning Technician

Commissioners Absent:
Kade Gianinetti (1st Alternate)

Guests:
Hilda Ramirez, 470 N. 8th Street
Araceli Basurto (Spanish Language Interpreter)

The meeting was called to order at 7:03 p.m. by Jay Engstrom.

February 23, 2023 Minutes:
Nick ***moved*** to approve the February 23, 2023, meeting minutes. Jess ***seconded the motion***, and it was ***approved***.

Yes: Jerrett, Jeff, Nick and Jess
No: none
Abstain: Jay and Nicholas

Public Comment – Persons Present Not on the Agenda
There were no persons present to speak on a non-agenda item.

PUBLIC HEARING: Roaring Fork School District Meadowood Employee Housing Major Site Plan Review, Alternative Compliance, Minor Plat Amendment, and Rezoning
Applicant: Robert Schultz Consulting LLC (Bob Schultz); also present were representatives from RFSD (Jeff Gatlin, and Reilly O'Brien), Sopris Engineering (Kyle Sanderson), and jv DeSousa LLC (JV DeSousa and Aaron Ladner)
Location: Lots 2A and 2B, Northface Base Camp Subdivision (East of Meadowood Drive and High School Access Road Intersection)
Jay opened the public hearing on the Roaring Fork School District Meadowood Employee Housing Major Site Plan Review, Alternative Compliance, Minor Plat Amendment, and Rezoning.

Jared began by noting that this a combined application for a Major Site Plan Review, Minor Plat Amendment, Rezoning Application and Alternative Compliance request and the combined application requires a public hearing and recommendation by the Planning and Zoning Commission (P&Z) and a subsequent public hearing and action by the Board of Trustees.

Jared noted that the proposal includes three main components:

1. A rezoning application proposes to rezone Lot 2A from Community Arts (CA) to Residential High Density (R/HD) with Lot 2B remaining as Commercial Business Park (CBP).
2. The minor plat amendment proposes to modify the property boundary between Lot 2A and 2B. The amendment proposed two exchange parcels: the first measures 1.293 acres and is located along Meadow Wood Dr between Lot 2A and the Carbondale Fire Protection District; the second measures 0.560 acres and is the southeastern portion of Lot 2A which is encumbered by the existing practice fields. Lot 2A is currently 2.705 acres (117,838 square feet) and would be expanded to 3.439 acres (149,781 sf) and Lot 2B is currently 25.848 acres (1,122,931 sf) and would be reduced to 23.822 acres (1,037,672 sf).
3. The third component is a major site plan review and accompanying alternative compliance request. This request is to construct a 50-unit development on Lot 2A. Three buildings are proposed with Building A sited along Meadow Wood Dr, Building B facing the High School Access Drive, and Building C internal to the property. Buildings A and B are predominately two-story buildings with a mixture of flat and shed roofs, while Building C is a three-story structure with predominately flat roofs. The proposed unit mix across the project is 8 studio, 10 one-bedroom, 16 two-bedroom, and 16 three-bedroom units. The site has access on Meadow Wood Dr and the High School Access Road which connect via an internal parking lot. A larger parking lot is located along the northeastern property line between Building C and the Ella Ditch. The alternative compliance request is for three project components:
    a. A request to permit the outdoor private space for eight studio units to be less than the 60 sq. ft. minimum.
    b. A request to deviate from the Street Landscaping requirements. The UDC prescribes a landscape strip and street trees between the curb and sidewalk, while the proposal continues the existing condition along Meadow Wood Dr and proposed the landscape strip and street trees behind the sidewalk which will be adjacent to the curb.
    c. A parking reduction request proposes 90 parking spaces as opposed to the 93 which are required by code.

This application was publicly noticed in the Sopris Sun on February 9, 2023 and the applicant completed a mailed notice and posting of the property on February 13, 2023.

Jared explained that the subject property (Lot 2A, The North Face Base Camp Subdivision) was part of a land exchange between the Roaring Fork School District (“RFSD”), Town of Carbondale (“Town”) and Carbondale Council on Arts and Humanities (“Carbondale Arts”). He summarized the timeline of the land exchange:

- In 2006, an Intergovernmental Agreement (IGA) was agreed to between the parties (reception #694548) and Carbondale Arts conveyed Lot 2A to the Town in exchange for 76 S. 4th Street (The Launchpad).
- The Town subsequently conveyed Lot 2A to RFSD in exchange for the Carbondale Elementary School Parcel, which is now home to the 3rd Street Center.
- Prior to the land exchange, an IGA (reception #609155) was agreed to between RFSD and Town concerning the development of the school site on Lot 2B. Section 13 of the IGA states that if RFSD becomes the owner of Lot 2A that it will be subject to the IGA. Section 5 of the IGA requires that any use other than school uses and school buildings, including housing, are subject to the Town's codes and regulations including zoning, subdivisions, and building codes. Furthermore, Section 10 of the IGA states that the Town's inclusionary housing ordinance shall not apply to the development of the property.

Jared noted that the property is designated as Public Facilities on the Future Land Use Map (FLUM); this designation aims to ensure continued institutional uses such as housing. The Comprehensive Plan identifies housing as a top goal for Carbondale, with guiding principles to prioritize housing affordability and diversity. Climate action is also included as a guiding principle and in reviewing this project Staff did determine that it does achieve the goals and policies of the 2022 Comprehensive Plan.

Jared summarized the three applications for review:

1) The first is the rezoning application. The Property is currently zoned CA (Lot 2A) and CBP (Lot 2B). Lot 2A is proposed to be rezoned to R/HD, while Lot 2B is to remain CBP. The rezoning is proposed on the amended lots as outlined in the Minor Plat Amendment application. Surrounding zone districts are CBP (Lot 2B – RFSD Roaring Fork High School to the north, east and south), Fire Station PUD (Carbondale & Rural Fire Protection District to the south), and Residential/High Density (Carbondale South and Villas de Santa Lucia to the north and west).
2) Minor Plat Amendment is a Staff decision but will track with the application. The lot line adjustment involves two exchange parcels transferring between Lots 2A and 2B. The practice fields adjacent to the project and High School will be solely on Lot 2B, while the proposed housing and part of the High School Access Road will be on Lot 2A. The rational for the minor plat amendment is to adjust the lot lines between Lots 2A and 2B to ensure that 2A only contains the improvements associated with the housing, while the uses associated with the High School (e.g. practice fields) remain on Lot 2B. Another reason for the lot line adjustment is to ensure that Lot 2A contains enough lot area to meet all the dimensional standards as required in the UDC. Staff has determined that the application has met all the criteria for approval and the decision will track with the Board of Trustee action.
3) Major Site Plan and Alternative Compliance Request – the project overwhelmingly conforms to the requirements of the UDC as outlined in the Staff report. There are a few areas to highlight, and they are related to the Alternative Compliance request -- streetscape landscaping. The UDC requires

streetscape landscaping and street trees for the first five feet adjacent to Meadowood Dr (UDC §5.4.3.B). The application proposes a 7.5-foot-wide sidewalk attached to Meadowood Dr's curb and then a 25-foot wide landscape area to mimic the existing street tree condition along Meadowood. Staff believes the proposal meets the intent of the streetscape landscaping requirement and the continuation of the existing condition is preferred by Staff instead of realigning the sidewalk.

4) The second Alternate Compliance request proposes relief from the required landscape strips and parking lot islands throughout the site. There is currently a row of 33 consecutive spaces along the northeastern property line which would be covered, possibly as a second phase of the project. Staff recommends that a condition of approval require compliance with the parking lot landscaping requirements and relocation of the required parking spaces if the covered parking is not completed within 3 years of the first certificate of occupancy (CO) being issued, possibly resulting in the loss of up to four parking spaces.

5) The third Alternate Compliance request involves relief from the private outdoor space requirement. Eight studio units (Unit Type 7) within Building C do not meet the minimum 60 square foot size requirement. The applicant cites their smaller size and the design limitations as constraining factors and the large common gathering area immediately adjacent to Building C as a mitigating factor for the smaller private outdoor spaces. The applicant has prepared a study which demonstrates how compliance would be achieved: Building C would be shifted two feet to the southwest and would get four feet wider. This would result in the common open space area for all units shrinking by 629.75 SF. Staff believes there is merit to the request and acknowledges that the reduced common open space area is detrimental to the entire project. With that said, the P&Z should consider the Alternative Compliance request and determine if the review criteria listed below are met.

6) The fourth Alternate Compliance request is for parking. The proposed development is required to offer a total of 93 spaces and the application is proposing a reduction of three spaces for a total of 90 proposed spaces. The applicant states that one limiting factor for compliance is the project's desire is to maintain the size and integrity of the central common area for the benefit of the residences. The applicant also highlights the large RFSD parking lot which is close to the site and could be used for overflow parking if the need arises. Staff has reviewed the requested alternative compliance and agrees that the design of the primary property benefits from the requested parking reduction. A larger and more functional common space, ample bike parking, proximity to employment, and the large parking lot approximately 500 feet away support the requested alternative compliance. Staff raised concerns about the reduction and worked with the applicant to prepare an alternative design if the P&Z is not supportive of the alternative compliance request. This alternative design would install three spaces on the southside of the High School Access Dr. Staff would like to highlight that if the covered parking isn't built and the applicant must

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relocate required parking, this location would be the most logical and the design could be expanded from three to seven parallel spaces.

Jared stated that staff recommends approval of the project, but also drafted alternative findings to assist in developing site-specific recommendations and findings.

Questions for Staff

Jarrett noted that the project seems to have more parking spaces than those prescribed by neighboring communities and wondered what the philosophy was behind those numbers.

Applicant Presentation

Bob introduced the project team, noting that they worked together on the RFSD Third Street employee housing project. He pointed out that they hope to have the housing available for the 2024/2025 school year, so timing is a critical component of this project.

Bob shared his screen and walked the commission members through his thought process regarding the project, pointing out that employee housing is a big consideration for a large employer. He added that Lot 2A is a good location for housing given the nearby Carbondale South and Villas de Sante Lucia north and west -- both are residential/high density developments. He noted that RFSD, the Fire District, and the Town of Carbondale worked together to fund improvements to the intersection of Meadowood Drive and Highway 133. Bob commented that after building the employee housing on Third Street RFSD anticipated employees would move out, but many have not been able to find ways into the free market.

Bob reiterated the project recommendations as previously outlined by Jared.

Bob explained that the area was originally a part of the Smith Ranch that was annexed into the Town of Carbondale and the original intent for the property was the community school and artist village as promoted by George Stranahan. He noted that North Face then purchased the property and the original Community Business zoning was intended to support the proposed North Face campus. He explained that during that process Lot 2A was carved off and zoned Community Arts to build an art center, pointing out that both the CA and CB zone districts were expressly designed for these lots. He referred to the three-way property exchange detailed by Jared, adding that the North Face deal was a "use it or lose it," if the arts council didn't develop the property it would revert back to the owner, RFSD was preparing to demolish the old elementary school and the Town had a parcel at the corner of 2nd and Main with the end result being the acquisition of the Third Street Center. Bob noted that he wanted to highlight this information because if none of this had happened, the zoning designation of this parcel would very well be residential/high density. Bob stated that he believes the proposed use is consistent with the Comprehensive Plan, it conforms to the majority of the UDC requirements and he is unaware of any significant impacts prompted by the rezoning aplication.

Bob itemized the features that led to the proposed site plan:

- Fantastic view of Mt. Sopris;
- Building frontage along Meadowood promotes a greater comfort level for pedestrians;
- RFSD employees can utilize existing trails to schools and community amenities;

- It was important to Roaring Fork High School programming that the practice fields were protected;
- The gravel lot next door wasn't an attractive view shed;
- The Ella Ditch sometimes overflows;
- Carbondale South is three stories and Villa de St. Lucia is two;
- Met with the Fire Department and no concerns;
- Allow possible future plan for additional connectivity;

Bob itemized stated Code requirements:

- Variety of Units;
- Buildings front along streets;
- Although energy efficiency is fully codified, they are aware of its importance to the community;
- Bulk storage;
- Private outdoor space;
- Vary roof lines and façade details;
- Optimize views;

Bob explained that the site concept was then developed utilizing the strong corner at the intersection of Meadowood and the High School Access Road and recognizing that without a sidewalk in front of the Fire Department, pedestrians cross over to the south side of Meadowood Drive. He noted that the High School Access Road will absorb any overflow from the Ella Ditch. He explained that the covered parking is an amenity they would like to provide, but whether that portion of the project moves forward in this phase is dependent on building costs. He added that the project also considered the responses from over 400 respondents, noting that they originally thought more studios would be needed but responses impressed upon them the need for more two- and three-bedroom units.

Bob commended JV and Aaron for the building designs, noting that it is rare to see a three-bedroom layout in an affordable housing project where one bedroom is separated from the other two. He also pointed out the Building C has more units that either Buildings A or B and the common area provides that front yard space thereby making the density more livable. He pointed out that even though the studio balconies on the second and third floors are undersized at 46 sq ft, they still exceed the 5% requirement as stated in the UDC.

Bob iterated other features of the building design:

- The material palette is similar to the 3rd Street housing
- The buildings will be all electric, the Town will provide water, RFSD/Town share an existing irrigation system, and CDOT concurred that the existing intersection access control permit is adequate

- The landscape plan is designed for low-water needs, the central area serves as the detention area, and the playground exceeds code
- Although technically the State is responsible for building inspections, as part of the land exchange, RFSD agreed to have the Town complete the inspections and they will coordinate that stipulation with the State. Bob pointed out that the State is currently building to the 2021 IECC, while Carbondale is on the 2015/2018, and the designs will adhere to the 2021 code. Allowance for solar panels are incorporated into the roof design.
- Bob explained that he met with the Public Works Director who suggested the landscape alternate compliance request to be consistent with the existing streetside landscaping along Meadowood.

Bob provided his perspective on the alternate compliance request for parking, pointing out that the adjacent high school student parking provides 150 parking spaces, and it is rarely full. He added that if the additional three spaces are required, they could be placed on the south side of the High School Access Road, but the goal is to protect the proposed size of the common areas. He also noted that if they are required to provide 60 sq ft patios for the studios, they would need to bump the buildings out by four feet and reduce the playground by 640 sq ft.

Jeff Gatlin commented that RFSD was fortunate that voters approved funding for staff housing, pointing out that housing was difficult then and it is even more so now with demand increasing tenfold for each unit.

Questions for Applicant

Nicholas applauded the applicant for a very thorough design and presentation.

Jarrett concurred, noting that he was pleased to see the bulk storage allowance. He asked if there was any anticipation for conflicts between rogue balls from the RFHS practice fields and the housing development.

Aaron replied that the fence design will be staggered so it will be a permeable barrier, not only to reduce having to run around the fence to retrieve a ball, but also to encourage use by residents of the housing development.

Bob pointed out that the proposed fence would be subject to a Town fence permit and its installation will be dependent upon budget.

Nick asked if all the storm water would be stored on-site.

Bob answered in the affirmative.

Nicholas asked if the graded slope for the retention area would be too steep to be used socially.

Kyle replied that although the main purpose was for water retention, the grade wasn’t extremely steep, averaging 4 to 5 degrees.

Jay asked if the retention pond was included in the pervious surface calculation.

Nicholas asked why a shade study wasn’t included for Building A.

Aaron replied that Building A doesn't butt up against a property line, so a shade study wasn't required for that building.

Nick asked if surrounding lots drained onto Lot 2A.

Bob replied that the concern for drainage focused primarily on any overflow from the Ella Ditch.

Kyle confirmed that the site can absorb a 100-year flood event without damage to the buildings.

Jay asked if the flow pattern analysis accounted for the short duration/high volume events that Carbondale can experience.

Kyle acknowledged that Carbondale does experience short events with high volume precipitation, but the differences between a 10-year/1 hour and a 25-year/1 hour event aren't much and the excessive water volume can safely pass through property and onto Meadowood Drive.

Jeff Davlyn asked if there was any additional information regarding the planned solar panels and if the covered parking could accommodate solar panels.

Bob replied that they made sure there was sufficient flat roof area not occupied by heat pumps to accommodate solar panels and they will need to ensure there is sufficient wall area for battery storage. He acknowledged that there won't be sufficient capacity to satisfy each building's energy needs.

Jay noted that the plat didn't have verbiage regarding the High School Access Road and asked if there will be a street agreement to allow the development access along that road.

Bob replied that the plat was for illustrative purposes only and once the development has its approvals, the easement language will be included and signed off on.

Public Comment

Hilda Ramirez, 470 N. 8th Street, was representing the interests of her son. She listed her concerns regarding parking and traffic:

- There is not enough parking in the neighboring high-density developments and there are a lot of cars that park along Meadowood Drive.
- The allotted parking spaces don't seem to be sufficient for the project and without adequate parking there will be heightened competition for parking along Meadowood Drive.
- The road to Aspen is congested and it can take 1 ½ hours to get there, the added housing will place a greater burden on the commuting public.
- While she isn't against the additional housing, she urged the Commission to consider those Carbondale community members that commute long hours to job sites.

Motion to close the public hearing

Nicholas made a motion to close the comment portion of the public hearing. Jarrett seconded the motion, and it was approved unanimously.

Commissioner Discussion

Nicholas acknowledged Hilda's comments regarding parking along Meadowood Drive and asked if the parking spaces would be assigned.

Bob replied that he hasn't been part of the discussion regarding parking assignment but noted that there isn't assigned parking at the Third Street Center. He reiterated that the high school student parking lot can be used as overflow parking.

Discussion ensued regarding parking along Meadowood Drive and the impact of the alternative compliance request for a reduction of required parking from 93 to 90 along with corresponding language in the Findings for Approval. Items discussed include:

- Lease requirement that overflow parking is limited to the high school student parking (Jared responded that enforcement would fall on the school district);
- There are a lot of existing conditions with Carbondale South and Villa de St. Lucia and there may not have been sufficient parking allotted when those developments were approved;
- Three parking spaces doesn't feel like a lot on balance;
- There will be a WeCycle station close by – will there be any additional public transit support (Bob responded that trail connectivity is good from the proposed development to schools, employees of the school district won't be driving past Basalt, the RFTA circulator costs $500,000 per year and for 50 units the costs outweigh the benefits);
- Possibly reference the Town-owned gravel lot in Findings for Approval #4 (Jared responded that the UDC generally doesn't permit private development requirements to be satisfied with public parking lots and didn't recommend including that verbiage as part of the Findings for Approval);
- Meadowood Drive is a public right-of-way and the use of those parking spaces are available to everyone;
- The project benefits supersede the resulting reduction of three parking spaces;
- Reduced parking requirement results in the benefit of a better common area that exceeds the subject standard;
- Locating RFSD employee housing close to local schools is a benefit;
- Concerned that approving a reduction in parking requirements will set a precedent.

Based on Commission feedback, Jared added Condition #6:

"6. Three years after the Condition of Occupancy, the Planning and Zoning Commission and the Roaring Fork School District will address any parking complaints or impacts due to the reduction of three parking spaces. The Planning and Zoning Commission can require the Roaring Fork School District to construct three additional parking spaces along the High School Access Road in conformance with the alternative parking plan as submitted by the applicant."

And edited two of the Findings for Approval for the Alternative Compliance request for Parking Reduction:

"3. …benefits associated with the subject standard by increasing the size of the common open space…

"4. …the Roaring Fork School District can accommodate overflow parking on the adjacent school-owned surface lot and an alternative design for parking along the High School Access Road exists if issues arise."

Motion

Motion Passed: Nicholas ***moved*** to recommend approval of the Rezoning Application, Major Site Plan, and Alternative Compliance request for the construction of 50 multi-family residential units on Lots 2A and 2B, North Face Base Camp Subdivision with the following conditions and findings.

Conditions

1. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.

2. The Applicant shall pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

3. Approval of the Major Site Plan Review is contingent upon Town approval of a Development Improvements Agreement which addresses construction of public improvements associated with the development prior to issuance of a building permit.

4. Approval of the Major Site Plan Review is contingent upon Town approval of the engineering plans.

5. If the covered parking is not completed within 3 years of the first Certificate of Occupancy being issued, then the site plan will be revised to bring the parking along the northeast property line into compliance with the parking lot landscaping and landscape island requirements. Any required parking spaces which are impacted will be relocated to another location on Lot 2A, North Face Base Camp Subdivision.

6. The covered parking area has not been designed yet, but should be compatible with the main buildings by using similar design details and elements. A building permit will be required and architectural compatibility will be required.

7. A separate fence permit shall be required for all site fencing.

8. All lighting shall be in compliance with Section 5.10 of the UDC (Exterior Lighting). The lighting plan shall be subject to review and approval of Town Staff.

9. Fees in lieu of water rights may be required and due prior to recordation of a development improvements agreement.

10. The applicant shall enter into an agreement with the Carbondale & Rural Fire

Protection District that addresses payment of impact fees prior to the issuance of any building permits for this project.

Findings for Approval, General Rezoning

1. The rezoning from Community Arts (CA) to Residential High Density (R/HD) is consistent with the prior agreements between RFSD and Town as outlined in the 2006 Land Swap and IGA;

2. The rezoning to R/HD will promote the public health, safety, and general welfare;

3. The rezoning from CA to R/HD removes a parcel from an obsolete zoning district and utilizes a standard zoning district which is consistent with the Comprehensive Plan and the purposes stated in the UDC;

4. The subject property's proximity to other R/HD zoned properties and RFSD school and supports the rezoning and is consistent with the stated purpose of the R/HD zoning district;

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

6. The rezoning to R/HD is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property; and

7. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available and adequate to serve the subject property and proposed development.

Findings for Approval, Site Plan

1. The site plan meets the purposes of the Residential High Density (R/HD) zoning district;

2. The site plan is consistent with the 2022 Comprehensive Plan;

3. The site plan is consistent with the North Face Park Subdivision, the 2002 IGA Concerning Development of School Site between Town of Carbondale and RFSD (Reception #609155), and the 2006 IGA Regarding Land Exchange (Reception #694548);

4.The site plan complies with all applicable development and design standards set forth in this Code; and,

5. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale.

Findings for Approval, Alternative Compliance – Streetscape Landscaping

1. The proposed streetscape landscaping design achieves the intent of the subject standard to a better degree than the subject standard by increasing the amount of landscaped area between the street and the adjacent buildings;

2. The proposed streetscape landscaping design advances the goals and policies of the Comprehensive Plan and the UDC to a better degree than the subject standard by providing continuity and consistency along the eastern side of Meadow Wood Dr while improving the overall pedestrian experience;

3. The proposed streetscape landscaping design results in benefits to the community that exceed benefits associated with the subject standard by increasing the amount of landscaped area between the roadway and buildings and creating a consistent and continuous pedestrian experience along Meadowood Dr; and
4. The proposed streetscape landscaping design imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

Findings for Approval, Alternative Compliance – Private Outdoor Space
1. The reduced private outdoor space for the 8 studio units in Building C achieves the intent of the subject standard to a better degree than the subject standard by increasing the common private outdoor space for the entire development;

2. The reduced private outdoor space for the 8 studio units in Building C advances the goals and policies of the Comprehensive Plan and the UDC to a better degree than the subject standard by creating a larger and more functional private common open space and reducing the size of Building C;

3. The reduced private outdoor space for the 8 studio units in Building C results in benefits to the community that exceed benefits associated with the subject standard by reducing the overall mass of Building C; and

4. The reduced private outdoor space for the 8 studio units in Building C imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

Findings for Approval, Alternative Compliance – Parking Reduction
1. The reduced parking requirement achieves the intent of the subject standard to a better degree than the subject standard by mitigating the parking need through proximity of RFSD housing to employment areas and providing overflow parking as needed within close proximity;

2. The reduced parking requirement advances the goals and policies of the Comprehensive Plan and this Code to a better degree than the subject standard by prioritizing proximity between housing and workplace for RFSD employees, providing alternative transportation opportunities, and providing overflow parking as needed within close proximity;

3. The reduced parking requirement results in benefits to the community that exceed benefits associated with the subject standard by increasing the size of the common open space, locating RFSD housing close to RFSD employment and increasing access to alternative transportation opportunities; and

4. The reduced parking requirement imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance as the RFSD can accommodate overflow parking on the adjacent surface lot and an alternative design for parking along the High School Access Road exists if issues arise.

Nick ***seconded the motion***, and it was ***unanimously approved***.

Yes: Jay, Nicholas, Jerrett, Nick, Jeff, Jess
No: none

Staff Update

Jared informed the Commission that the Multi-Modal Mobility and Access Plan Request for Proposals -- which is being guided by the Bike, Pedestrian and Trails Commission -- has been reviewed by the Board of Trustees and will be advertised in the next few weeks.

Jared announced that the updated Comprehensive Plan has been printed in both English and Spanish and to let him know if Commission members would like a hard copy.

He noted that the Town of Carbondale has hired a planner – Kelley Amdur – and he asked her to introduce herself.

Kelly introduced herself and explained that she has lived in Carbondale for about 10 years. She noted that she was an Urban Planner for 20 years prior to that, spending much of that time working for the City and County of San Francisco. She noted that although San Francisco is considered a large city, it is really a lot of connected small towns and neighborhoods. She pointed out that although she and her family have only lived here for ten years she has been visiting family that live in the valley for more than 30.

Nicholas asked Jared what projects might be coming out of the Comprehensive Plan.

Jared noted that based on two previous work sessions with the Commission and Board of Trustees priorities, four items are being considered:

- Accessory Dwelling Units and associated regulations
- Revisions to Historic Commercial Core zone district code requirements
- Other housing initiatives (tiny homes, short-term rentals, etc.)
- Downtown North

Jared reported that the Historic Preservation Commission is also considering an update to the historic design guidelines, and he will update the Commission as needed.

He cautioned that code amendments can spiral so he wants to limit what is undertaken.

Jay asked for clarification if parking would be considered as one of the HCC code revisions.

Commissioner Comments

Nicholas commended the Commission for the good discussion and quick closure for tonight's applicants.

Motion to Adjourn

A motion was made by Nicholas to adjourn, Jess seconded the motion, and the meeting was adjourned at 9:27 p.m.

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MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday February 23, 2023

Commissioners Present:
Nick Miscione
Jarrett Mork
Kim Magee
Kade Gianinetti (1st Alternate)
Jess Robison (2nd Alternate)

Staff Present:
Jared Barnes, Planning Director
Kae McDonald, Planning Technician

Commissioners Absent:
Jay Engstrom, Chair
Jeff Davlyn
Nicholas DiFrank

Due to the absence of the Planning and Zoning Commission Chair and Vice-Chair, the meeting was called to order at 7:01 by Jared Barnes.

Motion
Jarrett nominated Nick to chair the meeting, Kade seconded the motion, and he was nominated unanimously.

January 12, 2023 Minutes:
Motion Passed: Jarrett ***moved*** to approve the January 12, 2023, meeting minutes. Kade ***seconded the motion***, and it was ***unanimously approved***.

Yes: Nick, Jarrett, Kim, Kade, Jess
No: none

Public Comment – Persons Present Not on the Agenda
There were no persons present to speak on a non-agenda item.

Resolution No. 1, Series of 2023, Approving a Minor Site Plan Review and Conditional Use Permit for 570 Redstone Avenue
Jared reminded the commission members that the public hearing for 570 Redstone Avenue took place on January 12th and the resolution captures the motion including the six conditions of approval, findings for approval for the site plan review, and conditions and findings for the conditional use permit.

Motion Passed: Jarrett ***moved*** to approve the January 12, 2023, meeting minutes. Kade ***seconded the motion***, and it was ***unanimously approved***.

Yes: Nick, Jarrett, Kim, Kade, Jess
No: none

Comprehensive Plan Implementation Matrix Prioritization

Jared reminded the commission members that at the December 8th Planning and Zoning Commission meeting – which lacked a quorum – those members in attendance had a conversation touching on proposed Unified Development Code updates triggered by the Comprehensive Plan Update approval. He noted that the discussion focused on those topics identified by the Board of Trustees at the November 29, 2022, work session including HCC Zone District amendments, tiny home regulations, and other housing related initiatives. Jared noted that in the associated packet memo, those near-term (0-3 years) actions that may fit within the preferred BOT strategies were highlighted as high priorities. He asked for additional feedback so staff can work internally to prepare the code text amendments and thereby move forward with the process.

Kade commented that issues revolving around Accessory Dwelling Units should be a priority, reminding the commission members that the recent approval of the 570 Redstone Avenue ADU was in a PUD with a defunct HOA, and from a housing perspective it would be a good idea to clean that process up and remove barriers. He emphasized the importance of creating unique housing for live/work situations.

Jarrett agreed that ADUs should be a high priority and by introducing the topic, it would also satisfy the goal of educating homeowners on ADU regulations and providing guidance on permitting and construction conversion. He noted that property owners in Planned Unit Developments such as Colorado Meadows are currently learning by proximity, and it can also provide an avenue for HOA's to update their verbiage.

Jess asked how the Planning and Zoning Commission had any power over "old" HOA's, noting that it is limited to education.

Kim noted that that strategy was listed as a medium-term strategy and asked for confirmation that the commission members wanted to make it a priority.

Kade replied in the affirmative, commenting that it is difficult not to include it in the conversation surrounding affordable housing.

Jarrett agreed, reminding the commission members that based on the number of times homeowners have applied for various permits, ADU's are a common action.

Jared noted Action item 3.4.3 states "Consider amending the UDC to allow detached ADUs," and thought the code related to detached ADUs would allow the opportunity to take a step back and provide additional context. He added that the Town has limited control over PUDs and their restrictions and while there are certain aspects where the Town can encourage people to apply or streamline the application process, the Town can't arbitrarily amend a PUD's covenants.

Jess wondered if bringing attention to PUD requirements would create the desire to make an HOA active again.

Kade replied that that is the Town's choice, but it can't be forced.

Jarrett added that it could also aid the HOA's in more clearly defining what is allowed.

Jared pointed out that it could clarify a gray area and allow a neighborhood to identify what they want for their area.

Nick commented that there are two instruments of authority that supersede provisions in covenants: 1) Colorado Common Interest Ownership Act, and 2) Colorado Revised Statues. He wondered if anyone is tracking which covenant provisions might be illegal and where HOAs might be overstepping their authority.

Jess didn't think anyone was -- unless a homeowner brings it up by taking legal action.

Jared agreed and commented that he didn't know if there was a distinction between CCIOA regulating condominium or development versus a subdivision. He wasn't sure restrictive covenants would fall within the purview of CCIOA because there aren't common interest items that an HOA is controlling.

Nick replied that it was important to distinguish between common areas and common interests, arguing that common interests and/or discriminatory practices might be applicable.

Kade suggested that parking requirements for ADUs might also be relaxed if there is adequate street parking, so additional landscaping isn't sacrificed.

Nick noted that the pervious/impervious requirements strike a balance, so the landscaping isn't sacrificed.

Jared reminded the commission members that there is a minimum parking requirement of one space for an ADU, but if it is added onto the requirements for the primary dwelling, there could be as many as four required. He went on to explain that the UDC updates require Code Text Amendments presented during a Public Hearing after which they are presented to the BOT for adoption, and he envisions a few work sessions to prepare beforehand.

Jared pointed out Action Item 3.4.8 "Monitor short-term rentals (STRs) to ensure that local/workforce housing is not converted into STRs. Amend the UDC to prohibit STRs where inappropriate," reminding the commission members that the STR regulations expire in December 2023, and the BOT can either update the regulations or re-adopt them. He thought that process might trickle down to the P & Z for code amendment changes, as well as determining which zone districts might allow an STR license.

Kade agreed that all the highlighted action items were important. He thought a conversation regarding tiny homes would be timely, especially as it relates to why and their effective use but wasn't sure if it was a priority.

Jess commented that she interpreted the action items of detached ADUs and tiny homes as going together – for example, could a tiny home be considered a detached ADU?

Jared thought they could be very similar but thought the idea behind tiny homes was more about regulating Tiny Home Parks -- even though there aren't a lot of available parcels within Carbondale where such a development might make sense.

Kade noted that there were two separate issues: 1) Tiny homes as isolated occurrences – as a detached ADU, for example – that he could support, and 2) Based upon his observation of several tiny home parks being consumed after they have provided seed capital for a larger development venture, he doesn't see the benefit of developing regulations for that.

Nick thought Kade had good points but didn't think a tiny home would qualify as a detached ADU under the Town's current design guidelines.

Jared thought it was still important to define regardless of whether they can be permitted.

Jess pointed out that another issue could be turning a tiny home into a STR.

Jarrett thought all the topics related to the HCC should be prioritized.

Kade thought they were all related and should be considered holistically rather than calling out each one separately.

Kim agreed, emphasizing that these topics are a priority because she doesn't want to see all the development end up along Highway 133.

Kade thought that even though it wasn't highlighted, rezoning Downtown North should also be a consideration.

Jared replied that that wasn't necessarily an actionable item that the Town can controls.

Jess asked if implementing a new Downtown North zone classification could drive what happens there.

Jared acknowledged the point, adding that the challenge would be creating a zone district that achieves those goals given that the property is owned by a single entity.

Kade noted that other items discussed at the December meeting were zoning and setback restrictions along Highway 133, noting that a lot of work has gone into providing accessibility along that corridor.

Jarrett agreed noting that providing safety, infrastructure and form along that corridor is important. He wondered what power the P & Z must prescribe and implement safety features.

Jared replied that specific to Highway 133, encouraging developments to have certain types of safety and/or pedestrian amenities could be in the code. He noted the challenge will be where they might be located because the Colorado Department of Transportation has specific requirements for infrastructure located within their right-of-way. He related that the Town is undertaking a Multi-Modal Mobility and Access Plan – it will be a consultant-driven plan with the Bike, Pedestrian and Trails Commission taking on much of the review – a part of which will likely inform the community's desires regarding Highway 133.

Based on the discussion, Jared listed the four priorities as identified by the commission members:

1) Accessory Dwelling Units
2) Historic Commercial Core
3) Tiny Homes
4) Downtown North

Planning & Zoning Work Session with Board of Trustees

Jared noted that historically the Planning & Zoning Commission has met with the Board of Trustees for a work session at least once per year – typically in the first quarter – but since the onset of the Covid Pandemic, it hasn't happened. He reported that this year's check-in has been scheduled for Tuesday, March 21st and based on a review of past work sessions the topics have included accomplishments, approvals, code amendments in progress and goals. He noted that the BOT would like all commission members to attend, if possible.

Nick commented that he has participated in several of these check-ins, and he has found the BOT to be a welcoming group that set a positive tone and, overall, it is an enriching experience.

Jarrett noted that although their accomplishments list is quite short, the Comprehensive Plan Update adoption represents a lot of work.

Kade added that he would also like to review "lessons learned," and identify pitfalls and address how to manage them in a positive way.

Nick pointed out that the public outreach was commendable and he can't recall another effort that gathered that much information and processed it in a meaningful way.

Jared commented that from his perspective – given the time frame and goal of the undertaking – the time would have been better spent as a re-write rather than an update.

Kim agreed, noting that it was difficult to know where to stop and the community had a lot to say.

Staff Update

Jared reported that Kelly Amdur was hired as the new Planner and has started work. He noted that she had had previous travel plans prior to being hired and wasn't able to attend tonight's meeting, but will be at the March 9th meeting. He expressed enthusiasm for her many years of experience as a Planner for the City of San Francisco and was confident that the work backlog will lessen with her onboarding.

Commissioner Comments

Jarrett referred to Marina's recent resignation and inquired as to the turn around time for a new commission member.

Jared replied that it is a top priority and he anticipated advertising the vacancy soon. He noted that this is an opportunity for the alternates to express their desire to move into a regular member position and that they will also check with recent applicants to

gauge their interest in reapplying. He conceded that the appointment process still needs to be worked out because the process as currently outlined is very "clunky." He explained that although it is ultimately the BOT's decision, he also understands the value in having the P & Z interviewing candidates and making the recommendation.

Motion to Adjourn

A motion was made by Jarrett to adjourn, Kade seconded the motion, and the meeting was adjourned at 8:27 p.m.

MINUTES
TREE BOARD
February 16, 2023

CALL TO ORDER

Lisa Paige called the in-person meeting to order at 6:05 pm on February 16, 2023, in Room 1 at Town Hall.

ROLL CALL

The following members were present for roll call:

Members Present:	Lisa Paige, Chair Dan Bullock, Member Kari Bevevino, Member Jo Anne Teeple, Member Sky Quarto, Member
Town Staff Present:	Carl Meinecke, Town of Carbondale Staff Liaison Marty Silverstein, Board of Trustees Liaison
Guests:	Joan Matranga, Former Tree Board Member

CONSENT AGENDA

Motion Passed: Jo Anne ***moved*** to approve the November 17, 2023 meeting minutes. Dan ***seconded*** the motion, and it was ***unanimously approved***.

PERSONS PRESENT NOT ON THE AGENDA

Recap of the Board of Trustees meeting on December 13, 2022 – impressions regarding the meeting are positive according to Lisa. Environmental Board and Parks and Recreation were present and allowed coordination with Tree Board. Reassured Board of Trustees that Tree Board was practicing within limits and working under Planning and Zoning Commission. Tree Board was acting to bring certain concerns to the attention of the BOT.

CHACOS PARK DEMONSTRATION GARDEN PROPOSAL

Jo Anne suggests we place a demonstration garden in this area so that we can demonstrate the trees and plants that will thrive and work best in this environment/area. Feature plant material that would do well and show a diversity of things that work in this area.

Marty made recommendations to work with the Parks and Recreation Director to discuss what is to be planted. Marty indicates that area should ideally remain a park based on the Chacos family desire to make downtown a community space. Marty says idea currently a little premature but a good goal for the future.

ADOPT-A-GARDEN PROGRAM MARKETING

Adopt-a-garden started in May 2022. Jo Anne and Carl identify the various public gardens/spaces throughout Carbondale that are neglected. Jo Anne suggested that the Tree Board initiate/promote these adoptions early (March) and start getting areas cleaned and prepped for adoption.

Carl mentions that he has two gardens already adopted – Giannotti, Myers memorial. Carl wanted to focus on places and parks that have flower beds that provide a safe place for people to work so to create ease and safety for individuals who are adopting the parks. Focus on the plots that are already there before expanding onto new ones. Currently around 5 plots to enter up for adoption. Some mention from members to encourage businesses to adopt gardens and then place signs that advertises what business has maintained the garden.

Carl seeking input on ways to market the adopt-a-garden – suggestions include Sopris Sun, social media, KDNK (radio spots). Carl also going to do as done in previous years – put up posters in the area to promote the adoption.

Lisa acknowledges that elderly community members are passing and is there an opportunity for memorial trees or gardens. There is a program that is available through the website but discussion on ways to further spread this idea – suggestions include social media. Noted by Jo Anne that memorial trees must be planted on town property.

JoAnne suggest land adjacent to the Launch Pad where memorial trees could be planted. Jo Anne suggests we further investigate other areas in town for memorial trees.

Marty suggests Carbondale Hall of Fame. Historically had a citizen of the year award.

Report from Marty - Someone approached the Board of Trustees with suggestion to restrict/regulate watering from Aspen to Glenwood. Multiple members mention that education is needed for individuals regarding the Colorado Water Basin, so the misconceptions are not perpetuated.

CARL'S TREE REPORT

Carl listed activities he has been working on including:

- Tree removal completed at 226 Garfield in ROW of large Siberian Elm
- Sign, sidewalk, street clearance
  - Intersection of Crystal Rd and Oak Run
  - Corner of Barber Dr and Hendrick Dr
  - Intersection of Indica Way and County Rd 106
  - Encroaching bush along Westridge Ct
  - Corner of Jewels Ln and Lewies Ln

Tree work to be completed (obtaining bids)

- 191 Sopris 2x v-cut Siberian Elms removal
- RecPath behind the Orchard Church 2x storm damaged Siberian Elms to remove
- 1968 CO-133 powerline conflict Siberian Elm to remove

Tree Plantings for Review

- Northface Park
  - 1 tree replacement on east side of pickleball court
  - 1 tree replacement on north side of baseball field
- Thompson House
  - Memorial tree
- Rec Center
  - 4 trees replacements in grates on south side

Dan mentions that it was previously discussed that these trees can be removed and are not to be replaced.

- Town Hall
  - 1 tree replacement on west side of building (irrigation needs to be plumbed)
- Tree replacement to investigate at 226 Garfield (resident willing to provide irrigation)
- Tree replacements at 191 Sopris
- Tree replacement at 837 Sopris (big spruce)
- 238 Euclid Ave (Silver Linden requested)
- Tree replacement at 910 and 960 Vito's Way (both Aspen trees)
- 900 Vito's Way as per resident request

Dan indicates that there are no options for irrigation on Vito's Way.

- Pourhouse
  - Dead tree in the grate that needs to be replaced

Danmakes suggestion to cut out part of the grate when replacing so that growth won't be inhibited on next tree.

Education

- Working on Siberian Elm tree management/guidelines document
  - Kamie Long, Colorado State Forest Service Urban and Community Forester, has offered to help when rough draft is complete

Carl had handout of the rough draft at meeting.

- Kamie Long is interested in helping to facilitate education events in our area

Memorial Tree Program

- Carl is looking at ways to make this program work better
  - Issues with plaques being stolen/lost
  - Plans to create an application for the program

Suggestion made to create inventory so can identify trees if plaques are lost or stolen.

Main Street trees

- Carl seeks input from tree board members on replacing or not replacing trees in grates on Main Street

Comments from members to possibly remove trees from Main Street and replant in adjacent parks. Further discussion on ways to have trees on Main Street without any conclusive recommendations.

ADJOURNMENT

The February 16, 2023, regular meeting adjourned at 7:19 p.m. The next regular meeting is scheduled on March 16, 2023 at 6:00 pm in Room 1 at Town Hall.

Respectfully submitted,
Kari Bevevino DVM DACVIM
Carbondale Tree Board Member

MINUTES
ENVIRONMENTAL BOARD
February 15, 2023

CALL TO ORDER
Hannah-Hunt Moeller called the in-person/virtual Environmental Board meeting to order at 6:03 pm on February 15, 2023.

ROLL CALL
The following members were present for roll call:

E-Board Members:	Hannah-Hunt Moeller, Chair Fred Malo, Member Jane Hendricks, Member Quinn Donnelly, Member Michael Port, Member Carly O'Connell, Member Pat Hunter, Alternate
Town Staff Present:	Mark O' Meara, Town of Carbondale Staff Liaison Kae McDonald Boards and Commissions Clerk

CONSENT AGENDA
Motion Passed: Fred Malo ***moved*** to approve Environmental Board meeting minutes from the January 18, 2023, meeting. Michael Port ***seconded*** the motion, and the minutes were ***unanimously approved***.

PERSONS PRESENT NOT ON THE AGENDA
There were no persons present, not on the agenda, to address the Environmental Board.

GO EV CITY ORDINANCE UPDATE: FEEDBACK FROM TOWN STAFF AND NEXT STEPS
Quinn Donnelly explained that he and Hannah-Hunt met with the Town Manager, the Public Works Director and the Fleet Manager and worked through the draft ordinance line-by-line. He added that the Town staff comments centered on developing policy versus another set of plans with the key policy being the consideration of electric versions before other technologies. Quinn committed to update the draft ordinance with their suggestions by Friday, February 17th with a planned discussion for approval at the March Environmental Board meeting.

Quinn noted that they also met with the Parks & Recreation Director for an update on current department practices and were pleased to learn that they are only purchasing electric versions of their smaller pieces of equipment and are seeking grants to purchase electric versions of their large pieces of equipment.

Fred asked if the ordinance would detail the locations of additional EV chargers.

Quinn replied that the ordinance would not because it is geared towards getting the Town eligible for the Go EV City program and setting policy and timelines rather than detailing infrastructure.

Hannah-Hunt commented that they did have a conversation about EV charging locations and clarified that the Go EV ordinance isn't addressing the actual infrastructure needs but is a policy statement putting targets in place. She added that there was a conversation about next steps and the process for identifying where the chargers can be placed. Hannah-Hunt explained that once Quinn has completed the edits, the document will be circulated amongst the Environmental Board members for feedback after which it will be submitted to Town staff for a final review. She noted that the meeting was very positive and there was a lot of support from Town staff.

Michael asked if the draft ordinance required substantial changes.

Quinn replied that the edits revolved around timelines, numbers, and format. He noted that the Town maintains detailed records of their equipment and when it needs to be replaced, so they will utilize the Go EV City as a guideline for choosing electric wherever possible. He pointed out that it was his observation that as he talks with Town staff, he is finding that a lot of the initiatives the Board members are promoting, the Town is doing.

BOARD OF TRUSTEE/TOWN STAFF UPDATE

Hannah-Hunt noted that Chris was not able to attend the meeting, so there won't be an update from him.

Mark commented that he didn't attend either the Board of Trustees meeting or the following staff meeting, so he couldn't update the group on those items. He explained that his department is gearing up for the upcoming seasons and will be cleaning ditches as soon as the weather settles out. He noted that he is waiting on one more valve for the hydro plant and once they have that in-hand, the project can go out to bid. He reported that the pre-bid meeting for the Crystal River Restoration project was well attended, and that CLEER is looking to re-enact the online energy usage website with Energy Star – it is a different program than before but has extensive capabilities. He pointed out that in reviewing the solar panel efficiencies on Town buildings, the output was lower than expected so he is troubleshooting the problem.

Jane asked about the automated headgate that will be installed for the Weaver Ditch.

Mark explained that while the headgate was installed last week, the automation will need to be engineered and that process won't happen for some time. He noted that the regulation of the headgate will be demand driven, adding that they will maintain the "push water" as the low set point and the headgate will automatically open if that recedes.

Fred commented that he heard the KDNK interview when the mayor was discussing WeCycle. He related that there will be bike racks in several locations and a mix of regular and electric bikes available for use.

Hannah-Hunt added that she would like to touch base with Mark on a possible ditch tour.

Mark noted that the Town has hired a previous water commissioner to be the ditch rider this summer and thought that it will greatly benefit the Town to have someone with his

experience on board. Mark added that even though they haven't sponsored one in the last few years, the water conservancy district typically had a ditch tour in the fall.

CLEER CLIMATE ACTION PLAN UPDATE

Hannah-Hunt explained that although Zuleika was not in attendance, Zuleika had circulated an email that detailed that information, asking for feedback from the board members, but rather than read the email into the record she wanted to focus on one topic covered by CLEER's 2023 work plan, specifically "Energy Saving."

Michael shared his screen and showed that under Energy Savings were five Action Items:

1. Code Development
    a. Adopt the IECC 2021 code
    b. Update the Residential Efficient Building Program and required documentation
    c. Implement 2022 goals for Path to Net Zero
        i. Implement code changes for new construction per 2022
        ii. Begin work on Code Changes for Existing Buildings
    d. Support Unified Development Code modifications

Michael thought item "d" might be referring to a natural gas ban. He noted that Zuleika had shared the action items with the Climate Action Plan subcommittee with the opportunity to comment, so he thought the group had been included in the process.

Pat commented that he had circulated Bethlehem, Pennsylvania's, action plan and thought it was a well-designed road map. He noted that such action plans should be added to the Comprehensive Plan, pointing out, however, that it has to be included in the Unified Development Code in order to codify such actions.

Hannah-Hunt asked for clarification whether Pat wanted the Board of Trustees to approve such changes. She noted that a natural gas ban has been discussed a lot and thought that the Environmental Board could undertake moving code amendments along, but also pointed out that it may be more involved than that.

Fred commented that although the immediate impact might not be noticeable, these changes will add up.

Hannah-Hunt suggested the commission members familiarize themselves with Garfield Clean Energy's goals because it provides a good framework through which to see Carbondale's initiatives. Hannah-Hunt identified CLEER's Action Item #2:

2. Home Energy Score Pilot Project
    a. Perform 100 FREE Home Energy Scores on Carbondale homes
    b. Provide intensive energy coaching to homeowners with a focus on looking ahead to Inflation Reduction Act program to tap upcoming DOE funding opportunities
    c. Use experience with HES to inform trigger points

Hannah-Hunt commented that in terms of triggering a home energy score, new construction will be easier to implement while existing buildings will require more a broader array of trigger points.

Michael thought the prospect was exciting and as the Environmental Board communicate about this program with the hope that eventually all the homeowners in Carbondale will have a baseline regarding their energy usage, which might then prompt CLEER's Action Item #5.

Hannah-Hunt replied that the question is then how to determine who participates in the free home energy scores. She thought having a broad cross-section of housing stock would be most useful.

Pat pointed out that he has a complete list of Carbondale's buildings with pertinent information from the Garfield County Assessor's office. He noted that he shared a copy with CLEER as part of their benchmarking process and suggested that that list could be used to identify potential buildings for the energy scores.

Michael suggested obtaining a current copy of that list.

Hannah-Hunt identified CLEER's Action Item #3:

3. Implement electrification plan for town-owned buildings using REG report as guide
    a. 2023 – Town Hall
    b. Assess PV on Public Works building

Mark commented that while he wasn't familiar with the REG report, he thought they would be reviewing the solar equipment. He added that the Town is re-initiating past efforts, and this was a part of it.

Michael replied that the report is complete, but not yet fully implemented.

Mark noted that the HVAC lifecycle was examined but the cost/benefit analysis didn't justify immediate replacement.

Hannah-Hunt identified CLEER's Action Item #4, noting that it is grant-dependent, but the goal is to form a net zero district, and Action Item #5:

4. Follow up on the DOE grant that was submitted to utilize ground source heat for the Net Zero District concept that includes the Third Street Center, 2nd Street Townhomes, RFSD properties and the library. If the current grant that was submitted gets awarded, use the proposal to apply for other funding opportunities.
5. Plan Thermalize-style heat pump program to launch in 2024 (with IRA rebates)

Hannah-Hunt committed to communicating with Zuleika regarding the feedback. She asked if there are any additional comments to please communicate that to her and she will include it.

LANDSCAPE/ECOLOGY DISCUSSION

Hannah-Hunt explained that the landscape/ecology subgroup has chosen to brand themselves as "Bee Friendly Carbondale." She noted that the intent of subcommittee is to focus on ecology and initially came out of reviewing landscape codes with the goal of reducing water usage and promoting habitat. She reported that she has had a productive conversation with Mark last summer regarding Carbondale's water portfolio and while there aren't drastic shortages compared to other places, the focus of effort is to promote pollinator health and low-water and native/natural plants. She referred to the packet attachment and read through the coalition's vision:

"Our vision is to increase Carbondale's biodiversity, drought tolerance, and beauty through native and regionally adaptive plants. Inspired by both water and wildlife conservation, we aim to identify, replace, and manage the transformation of nonessential irrigated turf into resilient, pollinator-friendly landscapes."

Hannah-Hunt explained that the goals of the coalition are:

1. Smartly use our municipal water resources by reducing public irrigation by 20% by 2025.
2. Reduce energy consumption related to turf maintenance.
3. Cultivate native plants in our home gardens and public landscapes.
4. Increase bee, bird, and butterfly habitat.
5. Create pollinator corridors throughout Carbondale.

She added that they plan to accomplish those goals through three actions, beginning with Action Item #3 – residential resources: providing an informational resource, and possibly pair CSU Extension Service Master Gardeners with homeowners in a mentoring situation.

Hannah-Hunt noted that action item #2 is related to municipal landscape standards and to that end she spoke with Glenwood Springs staff regarding their low water and xeric standards, how those were implemented via their code and how that is working with an eye towards what strategies Carbondale might adopt.

Mark commented that he has been reviewing large development plans that have previously been approved and compiling a list of plants identified on those plans.

Hannah-Hunt replied that Glenwood Springs has a plant list in place, and they would like to consider something similar for Carbondale. She added that the coalition is also exploring a native pollinator landscape, and this is their most pointed action item. She explained that she has spoken with the Town of Carbondale Parks & Recreation Director and Sue Gray regarding the landscape surrounding the Thompson House with the intent to explore the costs and feasibility of installing a demonstration pollinator garden in that space.

Pat asked how the 20 residential lawns would be selected and what costs were involved.

Hannah-Hunt replied that many would be the lawns of community members already engaged in the topic and also relates to Action Item #3. She explained that there are a myriad of existing programs, and their plan is to connect with what is already in place. She added that the concept of turf replacement is gaining momentum and the coalition would like to sponsor ongoing workshops and walking tours, with Dandelion Days learning tent a launch pad for that programming.

Michael noted that one of the Climate Action Plan Focus Areas is food and wondered if this would be the appropriate venue for promoting the planting of fruit trees and other food products.

Hannah-Hunt replied that the coalition's focus is mostly on reducing water use but thought that it made sense to promote a transition from turf to either low-water or edible plantings. She added that while she supports an edible landscape, the coalition must limit what they take on.

Hannah-Hunt added that the coalition's next steps will be a group meeting focused on grant funding for demonstration gardens and education, meet with the Tree Board and meet with Mark O'Meara.

DANDELION DAY UPDATES

Hannah-Hunt explained that the Environmental Board will choose the Dandelion Days t-shirt design at the March meeting and that Quinn Port is currently advertising for designs. She noted that current topics for the learning tent is Pat's proposed induction hot plate – with details to resolve including power and obtaining appropriate health and safety permissions for food service – and Bee Friendly Carbondale. She asked if anyone would be interested in working with her on the logistics of the learning tent, to which Michael Port answered in the affirmative.

Pat asked what the theme was for Dandelion Days.

Hannah-Hunt replied that it was "Bonedale Bees."

Pat noted that there won't be sufficient space for both the Environmental Board items and the Learning Tent in the one tent the Environmental Board has, so a second tent will need to be purchased. He added that there are two tables available and thought a new sign was warranted.

GREEN IS THE NEW BLACK FASHION SHOW NEWSPAPER INSERT AD

Pat explained that he had put together the ad included in the meeting packet and it will be part of the "Green is the New Black" fashion show Sopris Sun insert.

Hannah-Hunt asked that the dates for the Waste Diversion Day and Dandelion Day be confirmed. She also suggested that "We support" be substituted for "Upcoming Events," and that reference to the recycling guide be removed.

Discussion ensued regarding "Pesticide-Free Parks," but the board members chose to leave that item on the advertisement.

Hannah-Hunt asked for confirmation that the ad would be run one time in the insert and that Pat would obtain a purchase order number confirming the Sopris Sun's cost estimate and submit it to the Finance Department.

Motion Passed: Fred ***moved*** to approve the cost of a one-time ad to be included in the "Green is the New Black" fashion show insert. Jane ***seconded*** the motion, and it was ***unanimously approved***.

CLIMATE ACTION FUNDING: ASPEN FOUNDATION GRANT AND 8TH STREET PROJECT

Pat informed the commission members that the Aspen Foundation accepts applications twice per year and thought this might be a possible avenue for additional climate action funding.

Hannah-Hunt replied that the Bee Friendly Carbondale coalition has considered the grant for possible funding.

Michael suggested another project to consider for funding through an Aspen Foundation grant would be the Free Energy Audits sponsored by CLEER.

Pat commented that the second half of the 8th Street project is planned for this year and noted that, in his opinion, the proposed improvements are unnecessary. He added that he met with the mayor and proposed that project be suspended in order to use that money for climate action funding.

Carly responded that it is a dangerous precedent to pit the Environmental Board's goals against capital improvement projects that have already gone through the public process.

Fred noted that he was happy to see the 8th Street project because it would make it safer for bike riders but pointed out that in his experience, the improvements haven't made it much safer.

Hannah-Hunt replied that it is important to get ahead of projects while they are going through the public process and regardless of her opinion about the project as a community member, she isn't comfortable supporting Pat's proposal as a member of the Environmental Board.

ADJOURNMENT

The February 15, 2023, regular meeting adjourned at 8:02 p.m. The next regular meeting is scheduled for Monday, March 20, 2023 at 6:00 pm.

Respectfully submitted,
Kae McDonald