
PARKS, TRAILS, OPEN SPACE MEETING #4
AGENDA AND MEETING OBJECTIVES
TUESDAY, SEPTEMBER 13TH
5:30 – 7:30 PM
RIDGWAY TOWN HALL

TO: PARKS, TRAILS AND OPEN SPACE COMMITTEE / PUBLIC PARTICIPANTS
FROM: JEN COATES
SUBJECT: MEETING #4: AGENDA AND OBJECTIVES
DATE: SEPTEMBER 13TH, 2011
EST TIME: 2 HOURS

Committee Members: Stephanie Wallin, Randy Charrette, Bryan Sampson, Kimah McCarty, Doug Canright, Sara Ballantyne, Eric Johnson, Rich Durnan, Rick Weaver, Paul Donegan, Jen Coates

- I. Report from Concert Committee on Stage Construction and Placement or Location in Hartwell Park – Rich Durnan

- II. Review of August Meeting
 - a. *Dog Park and Decker Property/ Access (Jen)*
 - b. *GPS of Weaver Trails (Doug and Rick)*
 - c. *Ouray County Subdivisions and Trail Options (Bryan)*
 - d. *CDOT and Hwy 550 Access to Angel Ridge/ 2nd Chance HS (Bryan)*

- III. Goal 2: Objectives (action plan)

- IV. Next Meeting – October 11th: Goal 3 Objectives, or...

- V. Adjourn – 7:30 PM

PARKS, TRAILS, OPEN SPACE MEETING #3
MEETING NOTES
TUESDAY, AUGUST 9TH
5:30 – 7:30 PM
RIDGWAY TOWN HALL

TO: PARKS, TRAILS AND OPEN SPACE COMMITTEE / PUBLIC PARTICIPANTS
FROM: JEN COATES
SUBJECT: MEETING #3: AGENDA AND OBJECTIVES
DATE: AUGUST 9TH, 2011
EST TIME: 2 HOURS

Committee Members: Stephanie Wallin, Randy Charrette, Bryan Sampson, Kimah McCarty, Doug Canright, Sara Ballantyne, Eric Johnson, Rich Durnan, Rick Weaver, Paul Donegan, Jen Coates

Attending: Rich, Rick, Eric, Brian, Jen, Doug, Deedee Decker

I. Discussion of Dog Park Opportunities – Deedee Decker

- owns 3 acres near Adobe Inn with river frontage
- looked at dog park in Cortez (fenced with gates, tables, shade, etc.)
- would like to donate her property to be used as a dog park

Discussion

- fencing and gates, amenities, water, irrigation?, access, parking

Follow-up

- get more info on parks in Cortez, Colorado Springs
- get more info on Decker parcel (actual location, configuration, adjacent properties)

II. Quick Review of July Meeting

III. Review and Finalize Updated Goals and Objectives

Committee was OK with current Goals & Objectives as revised by Jen

IV. Objectives (action plan) for Goal 1 and Review Revised Map

Discussion of current trails map

- still issues with configuration of some trails (Weaver existing and proposed, BLM)
- need more clarification of "public" vs "private" trails in and adjacent to Solar Ranch

Follow-up

- Rick and Doug to walk Weaver trails with gps to document actual configuration

Discussion of Goal #1 Objectives

- Eagle Hill HOA might be agreeable to connection from Eagle Hill roadway to Weaver Phase II trail loop
- Dallas Meadows HOA probably not receptive to connection to Weaver trails
- possible linkage across Angel Ridge to BLM
- possible linkage from Vista Terrace to Town

Follow-up

- Brian to check with CDOT on status of 550 access to Angel Ridge
- Rich will contact Sarah re Vista Terrace access

Discussion of online poll

- Rich might have time to work on this in the fall

V. Next Meeting – September 13th: Goal 2 objectives

VI. Adjourn – 7:30 PM

Parks, Trails, OS Meeting #4 - September 11, 2011

Agenda Item 2 – Follow up on previous meeting from August re: Ouray County Subdivisions and opportunities for trail linkages

Dallas Meadows: The open space between Dallas Meadows and Weaver's subdivision is owned by the Dallas Meadows HOA. The roads are dedicated to the county for public use; but getting to the road is the challenge (the roads are also maintained by the HOA).

Eagle Hill Ranch: Same deal; the open space is owned by the HOA, but the roads are dedicated to the County (Again, the HOA also maintains the road).

Vista Terrace: In order to tie in with Red Cliff Drive, an agreement would have to be worked out with both the county and a lot owner in Vista Terrace. I would anticipate that the county would be willing to listen to proposals to allow a trail connection on the County ground. Security issues may be of concern (road equipment, theft of materials etc.)

Log Hill: TOUGH SPOT. Between the private ownership and topography, I don't see this one being too feasible. Also, if it were proposed to create a trail along CR1, I would anticipate that both our office and the Road and Bridge Dept, would have major issues with road standards and public safety.

GOAL 2. Identify sustainable mechanisms and opportunities for developing, constructing, acquiring, and maintaining desired parks, trails, and open spaces.

Objectives

1. Establish and define sustainable development standards and design guidelines for new development incorporating low-maintenance obligations, low-water irrigation systems, noxious weed management, tree and native plant preservation, and other good stewardship and conservation oriented standards, such that development clearly understands the requirements and benefits of developing parks, trails, and open spaces. Development standards should be codified, and guidelines made readily available to inform the process.
2. Apply new development standards to existing facilities and amenities (eg: installation of low-water irrigation systems in areas currently requiring hand-watering), to the extent feasible and possible with existing resources.
3. Establish an equitable basis for dedicating parks, trails, and open spaces associated with new and proposed development including annexations and subdivisions, with “payment in lieu” and land donation options for dedicated parks, trails, and open spaces that considers land values and park land development costs.
4. Provide for and encourage increased development density including compact, mixed uses when the development allows for the dedication of open space(s) that preserves sensitive areas, view and wildlife corridors, riparian areas and wetlands, river corridor, natural filtration and storm water drainage areas, and active consideration of other community-valued natural resources.
5. Invest in the rural economy through identification and support of local agriculture and farming operations, including appropriate, context-sensitive land uses at the perimeter of the municipal boundary.
6. Utilize the following results of the 2009 community survey when considering acquisition and maintenance of parks, trails, and open spaces to inform decision-making:
 - a. Require development of parks, trails, open spaces by new residential subdivisions,
 - b. Pursue grant dollars (GOCO),
 - c. Include fee-in-lieu payment option;
 - d. Some limited support for new taxes was expressed as a financing mechanism
7. Explore the following opportunities to create a diverse income portfolio for the acquisition, development and maintenance of parks, trails, and open space amenities and facilities: state funds, private foundations, trust funds, support land trust partnerships and initiatives, special events and fundraising (eg: parks appreciation), sales tax, user fees, and impact fees.
8. **Identify priority amenities and facilities for the Town**

Town of Ridgway

Draft Parkland Dedication Requirements

7.4 Public Land Dedication

I. Dedication and Reservation of Land for Public Purposes

- a. For every subdivision, the Council shall require the dedication of certain sites for parks and recreation use, and may require reservation of sites for schools and other public purposes. Land dedicated may include historic or natural features and shall:
 - i. Be suitable for active recreation use including play areas, picnic areas, trails, ball fields, and recreation structures.
 - ii. Include a dedication of water rights adequate to irrigate all land dedicated for park use.
 - iii. Not include steep slopes, hazardous geologic formations, hazardous waste sites, adverse topography, or other features that may be harmful to the health, safety, or welfare of the public or may restrict reasonable public use.
 - iv. Not be less than three-thousand (3,000) square feet in size unless otherwise approved by town.
 - v. Be located to create large public spaces rather than numerous small public spaces unless otherwise approved by the town.
 - vi. Be located to preserve air quality, the natural environment, and community integrity in the most practicable and attractive manner possible.
 - vii. Be designed to link open lands, trails and other major components of the town's recreation system.
 - viii. Not include land developed for a storm water control unless the design of any recreational amenities is clearly safe from hazards caused by the use of the land as a storm water control area.
 - ix. Be located within or in the vicinity of the proposed subdivision so that the parkland benefits residents of the subdivision
 - x. Not include land dedicated for school use where such dedication would not permit uninterrupted and continuous public use of the park.

Land dedicated shall not include sites for technical, private or public agencies, sites for service organizations that are not open to the general public and sites unsuitable for public use due to steep slopes in excess of 5%, rock formations, adverse topography, utility easements or other features that may be harmful to the health and safety of the citizens.

II. Dedication for recreation - Residential development

The subdivider shall convey to the town by means of final plat dedication or shall deed (by warranty deed) land to be used for public recreation, at locations designated by the town, in the following manner:

- a. The subdivider shall dedicate to the town land in the ratio of ten (10) acres for every one thousand (1,000) residents of the proposed subdivision.
- b. For the purpose of requirement in subsection A, the number of residents attributed to each subdivision shall be:
 - i. Single-family dwellings, 2.75 residents per unit;
 - ii. Two-family dwellings, 2.5 residents per unit;
 - iii. Multi-family dwellings, 2.25 residents per unit;

III. Dedication for recreation – Suitability of land

A minimum of eighty (80%) percent of land dedicated shall lend itself to utilization for public recreation purposes, which include but are not limited to the following: play fields, trails, tennis courts, picnic sites and boating areas.

IV. Dedication for recreation – Credit for private facilities

The town may give the subdivider or developer credit for private recreational facilities in the development; provided that:

- a. The amount of land to be dedicated may be reduced by no more than forty (40%) percent of the requirements of this chapter;
- b. The Council determines that the private recreation facilities offered will absorb a major portion of the recreational demands of the residents or employees of the proposed development;
- c. The private recreation facilities will be constructed at the same time as or prior to the remainder of the development;
- d. There are sufficient safeguards in the subdivision improvements agreement to insure that the private recreation facilities are completed at the same time as or before the remainder of the development;

V. Dedication for recreation – Alternatives

- a. At the option of the Council, the subdivider or developer may be required, on or before final passage of the ordinance approving subdivision, to pay to the town payment in cash or to transfer other property in lieu of land dedication.
- b. The amount of cash payment shall be determined by multiplying the square footage of the area required to be dedicated by this section by the parkland fee as determined by the Ridgway Town Council, calculated as of the year of final subdivision approval.
- c. If the Council determines to accept other property instead of or as partial payment toward the cash payment required under this section, the Council shall determine the value of the other property.

VI. Dedication for recreation – Payment in lieu

Payment in lieu of the land dedication shall be made at the time of final plat approval of the subdivision, and such payment shall be placed in a recreation fund to be established and maintained by the town for acquisition of land and for the improvement of parks, playgrounds and recreation areas in the town, and may benefit the residents of the town in general, as well as those of the proposed subdivision.

VII. Dedication for recreation – Parkland fee

The Council upon a recommendation from the planning commission shall establish the parkland fee that may be accepted in lieu of land dedication each year as of January 1st. These fees shall approximate the cost to acquire land sufficient to meet park needs for the ensuing year. For the year of 2000, the parkland fee shall be calculated as soon as possible after the effective date of the ordinance codified at this chapter.

VIII. Reservation for Public Agencies – Generally

If requested by a public agency, the Council may require a subdivider or developer to reserve land areas sufficient for development of school or other public agency facilities. A public agency includes the State of Colorado or any political subdivision thereof.

IX. Reservation for Public Agencies – Suitability of land

Land reserved shall, by the nature of its natural topography, soil conditions and connecting utilities, lend itself to development of the desired facility.

X. Reservation for public agencies – Purchase procedure

Land reserved shall be purchased by the public agency at its fair market value as determined below, according to the following procedures.

- a. Option Agreement. Within ninety days following approval of the final plat, the requesting agency and the subdivider or developer shall enter into an option agreement for a period of no greater than one year, with a renewal provision for one additional year.
- b. Deposit for Replatting. When the option is signed, the public agency shall deposit with an escrow agent an amount that shall be agreed to by the public agency and the developer to equal the actual costs and expenses plus ten percent, of the costs or replatting the subdivision if the option is not exercised. In the event the public agency and developer cannot agree upon the estimated expenses, then the town administrator shall make the determination. In the event the option is extended for an additional year, the public agency shall deposit an additional ten percent of the estimated costs and expenses with the escrow agent.

- c.** Fair Market Value Defined. For the purpose of this section, the fair market value of the land reserved shall be the value of the raw, undeveloped land, plus a proportionate share, as the benefit to the reserved land, of the actual costs of the improvements required by the subdivider or developer.
- d.** Arbitration of Value. In the event the public agency and the subdivider or developer cannot agree as to the fair market value, the parties shall submit the matter to binding arbitration, under such rules and regulations as the Council may, by resolution, prescribe.

Parks, Trails, and OS Meeting #4 - September 11, 2011

Agenda Item 3– Goal 2 Objectives: Identify priority Amenities and Facilities

The following is from the 2007 draft plan:

| | Improvement | Appropriate Locations | Land Required (acres) |
|-----|--|------------------------------|------------------------------|
| 1. | Climbing Wall | | |
| 2. | Ice Skating Rink | | |
| 3. | Additional Soccer Field | | |
| 4. | Additional Tennis Courts | | |
| 5. | More Playground Areas | | |
| 6. | Aquatic Center | | |
| 7. | Recreation Center | | |
| 8. | Additional Baseball Fields | | |
| 9. | Amphitheatre/ Performing Arts Stage | | |
| 10. | Interactive Children’s Park/ Places (music, art, etc.) | | |
| 11. | Connecting pedestrian and bicycle trail network | | |
| 12. | Climbing/ Bouldering Area | | |
| 13. | Community Gardens | | |
| 14. | Hiking and Biking Trails | | |
| 15. | Pump Track | | |
| 16. | Skate Park – Phase 3 | | |
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