

ORDINANCE 250

AN ORDINANCE OF THE TOWN OF IGNACIO AMENDING THE TOWN OF IGNACIO MUNICIPAL CODE, LAND USE CHAPTER, TABLE OF MINIMUM AND MAXIMUM STANDARDS

WHEREAS, the Town of Ignacio, Colorado has adopted municipal codes and the municipal codes are being reviewed; and

WHEREAS, the needs of the town have made it necessary to revise the Minimum and Maximum Standards section of the municipal code; and

WHEREAS, guidelines and standards need to be updated to promote appropriate growth within the town; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO THAT THE MUNICIPAL CODE TABLE OF MINIMUM AND MAXIMUM STANDARDS ARE AMENDED AS ATTACHED.

APPROVED BY THE BOARD OF TRUSTEES on this 12^h day of September, 2007.

TOWN OF IGNACIO, COLORADO

George Whitt, Mayor

Attest:

Town Clerk

ORDINANCE 251

AN ORDINANCE OF THE TOWN OF IGNACIO AMENDING THE TOWN OF IGNACIO MUNICIPAL CODE, LAND USE CHAPTER, DOWNTOWN DESIGN CODE.

WHEREAS, the Town of Ignacio, Colorado has adopted municipal codes and the municipal codes are being reviewed; and

WHEREAS, the needs of the town have made it necessary to revise the Downtown Design Guidelines section of the municipal code; and

WHEREAS, guidelines and standards need to be updated to promote appropriate growth within the town; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO THAT THE MUNICIPAL CODE DOWNTOWN DESIGN GUIDELINES ARE AMENDED AS ATTACHED.

APPROVED BY THE BOARD OF TRUSTEES on this 14th day of November, 2007.

TOWN OF IGNACIO, COLORADO


George Whitt, Mayor

Attest:


Town Clerk

3-8 Downtown Design Guidelines (Ordinance 228, 4/13/05
Ordinance 251, November 14, 2007)

3-8-1 Introduction.

The Ignacio Central Business District on Goddard Avenue/ Highway 172 is the commercial core of the town. It harbors a vibrant mix of activities that serve local residents and also appeals to an increasing visitor population.

The district is pedestrian-friendly with sidewalks from one end of the district to the other. There is ample on street and alley access parking which supports commercial activity. The Southwest heritage is the central theme of the buildings.

3-8-2 Purpose.

The intent of this code is to preserve business and property values by standards that promote a harmonious outward appearance in the downtown business district.

The ordinance is to provide a reliable framework for investment that will encourage owners to improve their properties in a manner that contributes to the character and function of the district while also meeting individual needs.

3-8-3. Applicability.

This ordinance applies to the central business district on Goddard Avenue, from the north town limits to the south town limits, of Ignacio, Colorado. All new construction that becomes a business, conversions to business use of existing residences within this district, and remodels shall comply with this ordinance.

This ordinance does not apply to existing residences used exclusively as residences, nor to rentals used exclusively as residences.

Four or more rentals under the same owner constitute a business, therefore this ordinance applies to any conversions or remodels. Residences used for a business, such as day care, must comply. Residences used for living only, need not comply.

This ordinance applies to maintenance on pre-existing, non-conforming buildings and vacant lots.

3-8-4. Nonconforming Buildings and Structures

Any building or structure in the business zoned district not meeting the standards set forth in this ordinance shall be considered nonconforming. Proposed additions or alterations should serve to bring the existing structure into or towards compliance with this ordinance.

3-8-5 Authorities and Process

The Town Staff provides Downtown Design Guidelines to an applicant and receives all applications. Staff will refer the application to the Downtown Design Review Committee (DDRC).

Applications shall include the following:

1. Name, Address, Phone number, Location proposed to be built
2. Contractor, if known with address and phone number
3. Drawings that illustrate the proposed construction.

To become a DDRC member an application is completed, taken to the Planning Commissioners at their next regular meeting and a recommendation to accept or reject sent onto the Town Board at their next regularly scheduled meeting. The Town Board appoints all members of the DDRC. The committee will be made up of two downtown business owners (one of whom will rotate every 6 months) and one public citizen who is not necessarily a town citizen plus, two alternates from any category. The DDRC meets on the 3rd Monday of the month, when required.

The DDRC looks at the application and either approves completely or makes recommendations to the applicant for close compliance with the code. The application with DDRC recommendations is passed to the Planning Commission at their next regular meeting.

The Planning Commissioners review all applications and if the DDRC and Commissioners agree on acceptance and/or recommendations the application goes to the Town Board for final approval at their next regularly scheduled meeting.. The PC shall state by motion acceptance, denial or conditional approval naming the sections of this ordinance with which the application does not comply.

If the Commissioners do not agree with the Downtown Design Review Committees recommendation, both committees meet and discuss a compromise before passing recommendations on to the Town Board for final approval.

The Town Board must give final approval on all applications before Application for Construction can occur. If conditional approval is given, the list of conditions shall be attached to the application and included with the building permit.

3-8-6. Applications for Construction

Approved applications pass on to the Planning Staff, along with any conditions that were determined. Approval lasts one (1) year from the date of final approval by the Town Board. On written request, the Planning Staff can authorize a one-year extension. No building permit shall be issued after an approval has expired.

If an application is denied, the applicant may again begin the review process with the DDRC at any time, once changes to the application have been made that resolve the reasons for an earlier denial.

No building permit for work within the district shall be issued without approval of the final design by the Town Board, approval of construction plans by the Building Inspector and validation that Permitting requirements have been met.

3-8-7. Criteria for Approval.

Applications for development within the downtown business district may be approved only if the proposed development complies with the standards within this ordinance or receives exceptions under 3-8-21.

3-8-8. Style Characteristics

Inspiration is taken from dwellings of the Southwest.

(1) Building Details

- (a) Window and door space combined shall not exceed forty (40) percent of any publicly viewable elevation, except for doors and windows located beneath a porch.
- (b) Doors on publicly visible elevations of buildings and structures are recommended to have divided lights not exceeding thirty (30) inches in any dimension. Snap-in or applied mullions are permitted.
- (c) All external doors shall follow Americans with Disability requirements.
- (d) Doors shall not overhang the sidewalk when opened.

(2) Name: Territorial Southwest

(a) Characteristics:

- 1. Appearance of stucco, earth plaster or adobe outside walls.
- 2. SQUARE parapets.
- 3. Framed windows, Victorian style.
- 4. Brick or decorative coping or parapet trim.
- 5. Square beam supports, instead of round.

(3) Name: Pueblo

(a) Characteristics:

1. Appearance of stucco, adobe or earth plaster on outside walls.
2. ROUNDED parapets.
3. Windows and doors inset a minimum of two (2) inches, plaster covers the frame of the windows, located within three (3) feet from the corner of the building, unless within an enclosed porch.
4. Edges and corners shall be rounded.
5. Primary elevations shall be flat, varied by inset portals, projecting portals, projecting vigas or rafter tails, canales or waterspouts, flaking buttresses and wooden lintels, and/or architraves and cornices.
6. Vertical posts are round.
7. Carved ornamentation.
8. Flat or slightly pitched roofs are concealed by parapets.
9. Inspiration is taken from the Native American.

(4) Name: Southwest Norteano

(a) Characteristics:

1. Appearance of stucco or plaster on outside walls.
2. Pitched or shed roofs, gabled or hipped provided that at least fifty percent (50%) of the roofs are pitched
3. Dormers
4. Porches
5. Metal, wood, tile, asphalt shingled roofs
6. Both exposed and hidden window frames with panes

(5) Name: Ignacio

(a) Characteristics:

Adaptations of what already are.

3-8-9 Facade Appearance

Facades on the four sides of a building shall be indistinguishable from the following materials or suitable facsimile:

- A. Stucco
- B. Dry-stack sandstone
- C. Fieldstone with traditional grouting
- D. River rock with traditional grouting

E. Cultured Stone is acceptable

An appearance of aluminum, vinyl siding, metal panels, mirrored glass, and exposed concrete block or concrete are prohibited as exterior facade appearance.

3-8-10. Building Scale and Mass

A human scale shall be achieved near ground level on large buildings and along street facades and entryways through the use of such scale elements as windows, doors, columns, and beams. "Human scale" means the entrances, windows, doors, columns, and beams are in proportion to and not significantly larger than the people using the building. For example, a ten-foot high entrance cover is in proportion to a person using it. A thirty (30) foot high colonnade is not.

Buildings that extend greater than fifty (50) feet along the street-side(s) shall utilize appropriate techniques to break the plane of the building line. For example, these techniques may include, but are not limited to, windows, doorways, staggered walls and embedded pillars.

3-8-11. Setbacks

To maintain an optically pleasing streetscape and to limit avoidance of dark or vacant spaces where people do not feel comfortable walking, all construction shall meet the property line at the street-side(s). For example, the building should align with the sidewalk in most cases, if not, a fence or wall should be constructed at the street side.

3-8-12. Walls, Fences and Landscaping

Walls shall be predominantly constructed of the same materials and in the same style as the building. Styles may be approved if they are complementary to the building's style. Chain link and wire fencing is not acceptable for street facing fences.

The height of the wall or fence shall not obscure the building facade on street-side(s). Generally, this would be considered as *no higher* than five (5) feet as measured from the bottom visible portion. All fences must follow town code with intersections requiring special considerations.

The appearance of the wall shall change every fifty (50) feet by six to eight inches (6-8") to avoid an uninteresting plane. Landscaping on top of, or over a wall is encouraged.

Landscaping may be used as an alternative to a wall where a barrier or mitigation is required. The owner of the property who puts in landscaping is responsible to maintain it in a manner that conforms to the purpose for which it was approved (as an example: as a barrier, a hedge might be used, but must not grow taller than 6 ft, the highest fence allowed by town code.)

3-8-13. Screening of Equipment and Appurtenances

Equipment and appurtenances should be architecturally integrated into the structure, color and design of the building. Equipment includes but is not limited to: Mechanical, electrical, telephone, satellite dish, solar and other energy-collecting equipment, chimneys, flues, vents, and skylights. Glare from any equipment must not cause a safety hazard to drivers passing by the building.

3-8-14. Murals

Murals are governed by Ignacio's sign code.

3-8-15. Signs

Signs are governed by Ignacio's sign code.

3-8-16. Exterior Lighting

All exterior lighting shall comply with dark skies design ideals in that lighting shall be designed to point downward. No lighting nuisance will be allowed. Lighting is not permitted to spill outside property lines.

3-8-17. Exterior Building Colors

Exterior building colors shall be limited to a palette of southwest colors available from the town hall or approved by the Review Committee. Earth tones in a non-glossy finish, and of relatively smooth texture are acceptable, but white and dark chocolate brown colors do not meet this definition and are therefore excluded. Building trim may be of complementary accent colors and glossy.

3-8-18. Parking

Parking lots are not permitted in the front of any building. The Town Board may grant exception to this requirement for existing, non-conforming buildings if the remainder of the requirements of this ordinance is being met. In these cases, walls or fences meeting this ordinance shall be constructed.

New buildings are to include sufficient parking in the rear, side, or within to meet employee and customer needs. In the case of parking being provided on the sides of buildings, walls or fencing meeting this ordinance shall be constructed except for the width of the driveway.

3-8-19. Minimum Maintenance Requirements

All properties shall be preserved against decay and deterioration and kept free from structural defects by the property owner or other persons who may have legal custody and control of the property.

3-8-20. Exceptions

An exception is a waiver to this ordinance. It requires a Board of Adjustment variance decision. An exception to current code must meet the following requirements:

- A. The exception will not damage the character of the district as outlined within these regulations, including their intent, which is to: PRESERVE PROPERTY AND BUSINESS VALUES THROUGH HARMONIOUS OUTWARD APPEARANCE.
- B. The exception will strengthen the unique character of the town by providing a full range of design options that are appropriate to the downtown business zoned district and fulfill the land use goals.
- C. The exception is unique to special conditions and circumstances that are peculiar to the land or property involved and are not motivated by economic considerations.

The applicant must submit their reasons for an exception in writing. The staff will consider and write a pro and con statement for the exception. The Board of Adjustment variance process will be followed.

3-8-21. Definitions

Addition: Any expansion to an existing property that increases the height, floor area, or roofed area (including porches, portals, and ramadas).

Alley: Rear access lane paralleling Goddard Avenue.

Adobe: Dried block or coursing of dirt, clay, cement-modified earth, or other natural materials.

Alteration: Any change to a building, structure, site, object, or cultural landscape that modifies its features. Such changes include the removal of parts or features and reconstruction. Additions are considered to be alterations.

Business location: This is the physical location where a business license is posted.

Canales: Drain spouts, often decorative, protruding through the roof parapet.

Cantilever: A projecting beam or structure supported at only one end.

Corbel: A carved, decorative piece of wood that tops a post and helps support a beam.

Coyote Fence: Branches wired together vertically to create a fence with a rustic appearance.

Design Development Drawings: Submittals drawn to scale that fully delineate the architectural characteristics of a site, building, or structure, but are not detailed enough to be considered working or construction drawings.

Earth Color: Colors found in the earth in the Ignacio area. White or dark chocolate brown colors do not meet this definition and are therefore excluded.

Elevation: The external faces of a building or structure often represented in drawings or photographs.

Facade: The characteristics of a building's face or structure that are delineated within its elevation.

Lintel: a horizontal architectural member supporting the weight above an opening, as a window or a door.

Mass: The physical size and bulk of a structure.

Mural: A painting or other form of artwork applied directly to a wall's surface.

Mullion: A vertical member, as of stone or wood, dividing a window or other opening

Muntin: A strip separating panes of glass in a sash.

Southwest Norteano Style: A building with a pitched roof, often having long portals and larger windows.

Parapet: A low wall extending above the roofline in pueblo style architecture.

Porch: A roofed space outside the main walls of a building at street or first floor level, which has a depth of four feet or to the street (whichever is less) from the outside face.

Portal: Entranceway, doorway, entry, threshold.

Portico: A structure consisting of a roof supported by columns or piers, usually attached to a building a porch.

Publicly Visible: A site, building, structure, object, or any part thereof, that is visible from a public street or other area to which the public has legal access.

Pueblo Style: Stucco walls with rounded parapets, usually with roofs and vigas extending through the exterior.

Rental Business: Four or more structures under the same ownership.

Residence: A structure legally occupied only for living.

Southwest Palette of colors includes: Other colors by application to the Design Review committee.

Spanish Revival Style: Cupolas, turrets, rounded arcades, twisted columns, red clay barrel tile roofs, iron railings, curved balconies, small obelisks and finials, and colorful tile work.

Structure: A fixed, functional construction made for purposes other than providing shelter. Examples include, but are not limited to walls, fences, bridges, towers, dams, roadways, railroads, fortifications, mounds, earthworks, pools, gazebos, and bandstands.

Territorial Southwest Style: Stucco walls with square parapets, brick coping around the top, and Victorian-style window moldings. The portal usually has square beam supports rather than viga supports.

Vigas: Logs used for ceiling support or appearing as ceiling support. A rafter or roofbeam, especially a trimmed and peeled tree trunk whose end projects from an outside adobe wall.

ORDINANCE 251

AN ORDINANCE OF THE TOWN OF
IGNACIO AMENDING THE TOWN OF
IGNACIO MUNICIPAL CODE, LAND
USE CHAPTER, DOWNTOWN DESIGN
CODE.

WHEREAS, the Town of Ignacio, Colo-
rado has adopted municipal codes and the
municipal codes are being reviewed; and

WHEREAS, the needs of the town have
made it necessary to revise the Downtown
Design Guidelines section of the municipal
code; and

WHEREAS, guidelines and standards
need to be updated to promote appropriate
growth within the town; and

NOW THEREFORE, BE IT ORDAINED
BY THE BOARD OF TRUSTEES OF THE
TOWN OF IGNACIO, COLORADO THAT
THE MUNICIPAL CODE DOWNTOWN
DESIGN GUIDELINES ARE AMENDED
AS ATTACHED.

APPROVED BY THE BOARD OF
TRUSTEES on this 14th day of November,
2007.

TOWN OF IGNACIO, COLORADO

George White, Mayor

Attest: Town Clerk

PUBLISHED NOV. 21, 2007.

ORDINANCE NO. 252

AN ORDINANCE OF THE TOWN OF IGNACIO, COLORADO ANNEXING A PORTION CR320, AS AN EXTENSION OF ROMERO AVE, INTO THE TOWN OF IGNACIO.

WHEREAS, the TOWN OF IGNACIO received a petition for Annexation from the owner of the property described herein; and

WHEREAS, TOWN OF IGNACIO, is the current owner of 100% of the property to be annexed herein and hereby ratify the Annexation petition; and

WHEREAS, the Town Board has found that all of the requirements of C.R.S. §31-12-101 *et seq.* have been fully complied with; and

WHEREAS, the Town Board does not need to conduct a hearing according to C.R.S. 32-12-106 (3); and

WHEREAS, the Town desires to establish this land as an extension of Romero Ave at the time of the annexation; and

WHEREAS, no agreements are required regarding the Annexation and Development of the property; and

WHEREAS, no additional conditions have been imposed on the Annexation; and

NOW, THEREFORE, BE IT ORDAINED BY THE TRUSTEES OF THE TOWN BOARD OF THE TOWN OF IGNACIO AS FOLLOWS:

1. The following described property commonly known as County Road 320 is hereby annexed into the Town of Ignacio:

See Exhibit A, attached hereto and incorporated herein by this reference for the Legal description.

2. The property is designated with the land use of a street within the Town of Ignacio.

PASSED, APPROVED AND ORDERED PUBLISHED this 12th day of September, 2007.

MAYOR:

George Whitt

Date

ATTEST:

Town Clerk

EXHIBIT A
ATTACHED TO

QUIT CLAIM DEED

THIS DEED, made this _____ day of July, 2007, between the BOARD OF COUNTY COMMISSIONERS OF LA PLATA COUNTY, COLORADO, a political subdivision of the State of Colorado, grantor, and the TOWN OF IGNACIO, COLORADO, whose legal address is 540 Goddard Avenue, Ignacio, Colorado, grantee,

WITNESS, that the grantor, for and in consideration of the sum of TEN DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of LA PLATA and State of Colorado, described on Exhibit A attached hereto and incorporated herein. Pursuant to C.R.S. § 43-1-202.5, this transfer does not act to diminish the rights of the public in the road established on the property conveyed herein.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoove of the grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LA PLATA COUNTY, COLORADO
BY:

Clerk to the Board

Wallace White, Chair

Joelle Riddle, Commissioner

Kellie Hotter, Commissioner

STATE OF COLORADO)

COUNTY OF LA PLATA) ss
)

The foregoing instrument was acknowledged before me this ____ day of July, 2007 by Wallace White, Joelle Riddle and Kellie Hotter as the Board of County Commissioners of La Plata County, Colorado.

Witness my hand and official seal. My commission expires:

Notary Public

ORDINANCE 253

AN ORDINANCE OF THE TOWN OF IGNACIO, COLORADO ADOPTING THE COLORADO FLOODPLAIN AND STORMWATER CRITERIA MANUAL, VOLUMES 1 AND 2, AMENDING THE TOWN OF IGNACIO MUNICIPAL CODE, LAND USE CHAPTER.

WHEREAS, the Town of Ignacio, Colorado has adopted municipal codes and the municipal codes are being reviewed; and

WHEREAS, the needs of the town have made it necessary to add uniform standards and engineering and management guidelines related to floodplain and stormwater in order to deal with drainage issues and problems; and

WHEREAS, the town wishes to reduce future flood damages to public and private properties and promote public safety and general welfare of the community; and

WHEREAS, guidelines and standards need to be updated to promote appropriate growth within the town; and

WHEREAS, reference to this information, its purpose and location, will be given a separate numbered section within the Land Use Chapter of the Town of Ignacio Municipal Code; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO THAT THE COLORADO FLOODPLAIN AND STORMWATER CRITERIA MANUAL IS ADOPTED AND AVAILABLE AT TOWN OF IGNACIO TOWN HALL, 540 GODDARD AVE, IGNACIO, COLORADO.

APPROVED BY THE BOARD OF TRUSTEES on this 14th day of November 2007.

TOWN OF IGNACIO, COLORADO

George Whitt, Mayor

Attest:

Town Clerk

ORDINANCE 254

AN ORDINANCE OF THE TOWN OF IGNACIO, COLORADO AMENDING THE TOWN OF IGNACIO MUNICIPAL CODE, LAND USE CHAPTER, DEVELOPMENT STANDARDS RELATED TO ACCESSORY BUILDINGS.

WHEREAS, the Town of Ignacio, Colorado has adopted municipal codes and the municipal codes are being reviewed; and

WHEREAS, changes in accessory building materials and construction have made it more efficient to acquire a well-designed and easily-moved structure; and

WHEREAS, guidelines and standards need to be updated to promote appropriate growth within the town; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO THAT THE MUNICIPAL CODE, LAND USE CHAPTER, DEVELOPMENT STANDARDS RELATED TO ACCESSORY BUILDINGS ARE ADOPTED AS ATTACHED.

APPROVED BY THE BOARD OF TRUSTEES on this 10TH day of October , 2007.

TOWN OF IGNACIO, COLORADO

George Whitt, Mayor

Attest:

Town Clerk

Municipal Code, Land Use Chapter, Accessory Buildings
PROPOSED FOR ORDINANCE 254

3-6-4 Accessory Buildings.

- (1) All accessory buildings require a building permit, in order to inform the applicants of potential safety hazards.
- (2) Detached accessory buildings in any zone shall conform to the following regulations as to their location on the lot or building site:
 - a. They may be constructed anywhere the main building would be permitted.
 - b. An exception may be made if a one-story accessory building is less than ~~ten feet by twelve feet by eight feet high~~ (10' x 12' x 6') ~~high~~, then a zero ~~foot~~ (0') rear and side set-back is allowed as long as the slope of the roof does not result in drainage into the neighbors' property and the structure is not on a permanent foundation so as to respect utility easement requirements overhead and underground.
- (3) They may be constructed in a required rear yard provided they occupy no more than the required open space in the rear yard as specified in

ORDINANCE 255

AN ORDINANCE OF THE TOWN OF IGNACIO AMENDING THE TOWN OF IGNACIO MUNICIPAL CODE, LAND USE CHAPTER, TABLE OF MINIMUM AND MAXIMUM STANDARDS ORDINANCE 250.

WHEREAS, the Town Board approved Ordinance 250 amending the Municipal Code, Land Use Chapter, Minimum and Maximum Standards on September 12th, 2007; and

WHEREAS, certain wording is unnecessary to the overall understanding of the standards as it complicates the code; and

WHEREAS, the Town of Ignacio Trustees are continually seeking to simplify the code for the better understanding of the citizens and staff; and

WHEREAS, The Town Board of Trustees has reviewed the attached Minimum and Maximum Standards and approved the content; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO THAT THE MUNICIPAL CODE TABLE OF MINIMUM AND MAXIMUM STANDARDS ARE AMENDED AS ATTACHED.

APPROVED BY THE BOARD OF TRUSTEES on this 10^h day of October 2007.

TOWN OF IGNACIO, COLORADO

George T. Whitt, Mayor

ATTEST:

Georgann Valdez, Town Clerk

ORDINANCE NO. 256

AN ORDINANCE OF THE TOWN OF IGNACIO, COLORADO AUTHORIZING THE
CERTIFICATION OF CERTAIN CHARGES, FEES AND ASSESSMENTS TO THE
TREASURER OF LA PLATA COUNTY, COLORADO FOR COLLECTION

WHEREAS, the Town has lawfully imposed certain charges, fees and assessments that remain unpaid despite collection attempts by the Town, and

WHEREAS, the provisions of C.R.S. 31-20-105, et seq. allow for the certification of charges and assessments to the Treasurer for collection in the same manner as taxes, and

WHEREAS, the Board of Trustees desires to take all reasonable steps to collect delinquent amount lawfully owed to the Town,

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO, AS FOLLOWS:

1. The Board finds that the amounts listed on Exhibit A, as well as the persons, properties, and schedule numbers associated with those amounts are correct and represent amounts due to the Town which are eligible to be certified to the Treasurer under C.R.S. 31-20-105.
2. The Board hereby certifies those amounts to the Treasurer to be collected and paid over in the same manner as taxes are authorized to be collected.
3. The amounts certified include the one percent collection fee and the ten percent penalty provided for by statute.
4. The Town clerk is authorized to provide any other information reasonably required by the Treasurer to collect the delinquencies.

PASSED, APPROVED AND ORDERED PUBLISHED this ____ day of _____, 2007.

MAYOR:

ATTEST:

Town Clerk

ORDINANCE NO. 257

AN ORDINANCE OF THE TOWN OF IGNACIO, COLORADO AMENDING THE TOWN CODE BY THE ADDITION OF SECTION _____, ADOPTING THE 2003 EDITION OF THE INTERNATIONAL FIRE CODE (AS AMENDED), REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE TOWN; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR;

THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO HEREBY ORDAINS AS FOLLOWS:

- I. The Code of the Town of Ignacio, Colorado is amended by the addition of Section 4-21 to read as follows:
 1. That a certain document, three (3) copies of which are on file in the office of the Town Clerk of the Town of Ignacio, being marked and designated as the International Fire Code, 2003 edition, as published by the International Code Council, be and is hereby adopted as the Fire Code of the Town of Ignacio, in the State of Colorado regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Town of IGNACIO are hereby referred to adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in part 2 of this Section. Appendix B through Appendix G of the Fire Code are included in the adoption of the Fire Code as non-binding reference guides only.
 2. The Designated Fire Official shall be the Chief of the Los Pinos Fire Protection District or the Chief's designee.
 3. That sections of the Fire Code are hereby revised as shown in EXHIBIT A.
 4. That the geographic limits referred to any section of the 2003 International Fire Code are hereby established as the Town limits.
 5. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Town hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase

thereof, irrespective of the fact that any one or more sections, subsection, clause or phrases be declared unconstitutional.

6. That nothing in this ordinance or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any other act or ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

- II. That the Town Clerk is hereby ordered and directed to cause this ordinance to be published and this ordinance shall become effective in accordance with State Law.

PASSED, APPROVED AND ORDERED PUBLISHED this 14th day of November, 2007.

MAYOR:

ATTEST:

Town Clerk

EXHIBIT A

Amendments to the International Fire Code.

The following provisions of the 2003 International Fire Code are hereby amended to read as follows:

101.1. Title Insert: Town of Ignacio

Create a new section as follows:

102.10 Preexisting nonconforming structures.

Structures which lawfully exist within the jurisdiction of the Town prior to the effective date of the ordinance from which this section is derived shall be exempt from any provisions of the International Fire Code, 2003 edition, as adopted, which would require the owner, tenant or occupant to make any improvements or alterations to such structures. However, this exemption shall not apply to such a preexisting, nonconforming structure should the owner, tenant or occupant make, or cause to be made, any changes to the use or occupancy of the structure after the effective date of the ordinance from which this section derived; or should the owner, tenant or occupant make, or cause to be made, any improvements or alterations to the structure for which the issuance of a building permit from the office of the town building inspector, pursuant to the applicable provisions of the Town Building Code, as adopted, is required; however the code shall apply to legally existing structures, facilities and conditions which in the opinion of the designated fire official, constitute a distinct hazard to life and safety.

105.6. Required operational permits The fire code official is authorized to issue operational permits for the operations set forth in § 105.6.2 (Amusement buildings), § 105.6.4 (Carnivals and fairs), § 105.6.15 (Explosives), § 105.6.31 (Open burning), § 105.6.37 (Pyrotechnic special effects material), and § 105.6.44 (Temporary membrane structures, tents and canopies).Section 105.6 of the IFC is amended to read as follows:

105.6. Required Construction Permits. The fire code official is authorized to issue construction permits set forth in § 105.7.1 (Automatic fire-extinguishing systems), and § 105.7.4 (Fire alarm and detection systems and related equipment), and § 105.7.4 (Fire pumps and related equipment) and High Piled Storage. No certificate of occupancy shall be issued by the building department until final approval for the permit required by 105.7 has been granted by the respective fire department.

108. Board of Appeals. of the IFC is amended to read as follows:

108. Board of Appeals. Whenever the chief of a fire department, authorized to enforce this article, disapproves an application or refuses to grant a permit applied

for or when it is claimed that the provisions of the fire code do not apply, or that the true intent and meaning of the fire code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the designated fire official to the Town Board.

The Town Board shall have jurisdiction to review any alleged violation of the provisions of this article as to which representatives of a fire protection district requested that legal enforcement action be undertaken. No fire protection district (department) which has jurisdiction to enforce the provisions of this article shall refer an alleged violation of this article for prosecution, unless and until the alleged violation has been reviewed by the Town Board, and a majority of the board members have recommended that the alleged violation be referred to the Town Attorney's Office for enforcement action. The Town Attorney's Office shall be notified, by the appropriate fire department, as to the circumstances and particulars of any alleged violation of this article should the matter be referred to the Town Attorney's Office for criminal prosecution.

109.3. Violation penalties. Insert: Municipal Offense, \$ 1,000.00, 365 day

111.4 Failure to comply. Insert: \$ 100.00 / \$ 1,000.00

304.1.2 Vegetation. of the IFC is amended to read as follows:

304.1.2 Vegetation. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises.

308.3.1 Open Flame Cooking Devices of the IFC is hereby deleted

308.3.1.1 Liquefied Petroleum gas fueled Cooking Devices. of the IFC is hereby deleted

503.2.6. Bridges and elevated structures. Where a bridge or elevated structure is part of a fire apparatus access road, the bridge or structure shall be constructed and maintained so to safely carry the imposed loads of fire apparatus vehicles. The bridges and structures shall be designed (or certified for existing structures) by a structural engineer currently licensed in the state of Colorado.

The minimum design loads for fire apparatus vehicles shall be 70,000 pounds (working load). This load shall be applied to the structure in addition to all other applicable dead and live loads. The design load shall be applied to the structure as concentrated loads from 3 axles: front =20,000#, rear tandem axles = 25,000# each. Spacing of the axles is variable (14 feet to 18 feet) from front axle to the front tandem axle and 4 feet between the two rear tandem axles. The design loads shall be located on the structure span or spans to produce the greatest stresses. Additionally, bridge and structure decks shall be designed to support concentrated wheel loads of 13,000# distributed evenly on a 20"x20" area placed anywhere on the deck.

The vehicle load capacity shall be posted at both entrances to the bridge or structure and shall be based on a certification letter from the structural engineer.

Create a new section 503.1.4 as follows:

503.1.4 Temporary Fire Access. If not otherwise available or in place, a temporary fire access roadway shall be created and maintained prior to and during the construction of every facility, building or portion of a building. Such temporary fire access roadway shall be not less than 16 feet in width, shall be kept clear for access at all times, and shall be designed and able to withstand loads of not less than 70,000 pounds.

504.2 Maintenance of exterior doors and openings. is amended to read as follows:

504.2 Maintenance of exterior doors and openings. Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional exterior door appearance shall have a sign affixed to the exterior side of the door with the words THIS DOOR IS BLOCKED. The sign shall consist of letters having a principal stroke of not less than ¼ inch in width and 2 inches in height on a contrasting background. Required fire department access door shall not be obstructed or eliminated. Exit and exit access doors shall comply with Chapter 10. Access doors for high-pile combustible storage shall comply with § 2306.6.1.

510.1 Identification. is amended to read as follows:

510.1 Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs with background letters having a principal stroke of not less than ¼ inch in width and 2 inches in height on a contrasting background are required to identify fire protection equipment and equipment locations. Such signs shall be constructed of durable materials, permanently installed and readily visible.

605.3.1 Labeling. is amended to read as follows:

605.3.1 Labeling. Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign, letters with having a principal stroke of not less than ¼ inch in width and 2 inches in height on a contrasting background, stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panel board shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident.

Create a new section 902.2.2 as follows:

902.2.2 Plan certification for fire alarm systems and occupant notification. All fire alarm and occupant notification system plans submitted to the fire department for review

and approval shall bear a review certification of minimum level III NICET (National Institute for the Certification of Engineering Technologies) in fire alarms.
Create a new section 902.2.3 as follows:

902.2.3 Plan certification for fire sprinkler systems. All fire sprinkler plans submitted to the fire department for review and approval shall bear a review certification of minimum level III NICET (National Institute for the Certification of Engineering Technologies) in fire sprinklers.

Create a new section 902.2.4 as follows:

902.2.4 Plan certification for all other fire protection systems. Plan certifications for all other fire protection systems will be accompanied by a certification of competence if determined necessary and requested by the fire code official, or his designee.

3301.1.3 Fireworks. is amended to read as follows:

3301.1.3 Fireworks The possession, manufacturer, storage, sale, handling and use of fireworks, other than toy caps, sparklers and smoke snakes, are prohibited:

Exceptions: **Maintain as written**

Chapter 45 Reference Standards

Add to the list of Reference Standards:

National Fire Protection Agency 96 – Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations

Appendix D Fire Apparatus Access Roads.

D101.1 Scope. is amended to read as follows:

D101.1 Scope. Fire Apparatus and access roads shall be in accordance with this appendix and all other applicable standards from the IAFC 2003. If a conflict were to arise the stricter standard would apply unless approved by the respective fire department.

D103.3 Turning radius. is amended to read as follows:

Section D103.3 Turning radius. The minimum turning radius shall be 30'

Figure D103.1 is amended to read as follows:

Figure D103.1 All radii shall be 30' minimum

Figure D103.5 (1) is amended to read as follows:

Figure D103.5 (1) The minimum gate width shall be 20' unless otherwise approved by the respective fire department.

ORDINANCE 258

AN ORDINANCE OF THE TOWN OF IGNACIO, COLORADO AMENDING THE TOWN OF IGNACIO MUNICIPAL CODE, UTILITIES CHAPTER, WATER CONSERVATION SECTION.

WHEREAS, the Town of Ignacio, Colorado has adopted municipal codes and the municipal codes are being reviewed; and

WHEREAS, the fairness of the water conservation policies have been considered; and

WHEREAS, guidelines and standards need to be updated to promote customer satisfaction; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO THAT THE MUNICIPAL CODE, UTILITIES CHAPTER, WATER CONSERVATION SECTION IS ADOPTED AS ATTACHED.

APPROVED BY THE BOARD OF TRUSTEES on this 14TH day of November , 2007.

TOWN OF IGNACIO, COLORADO

George Whitt, Mayor

Attest:

Town Clerk

Municipal Code, Utilities, Water Conservation
PROPOSED FOR ORDINANCE 258

4-1-8 Water Conservation. (Ordinance 179, July 11, 2000(Ordinance 204, July 8, 2003, Ordinance 258, November 14, 2007)

- (1) Any property owner or their tenant found to be allowing water (treated or raw) to continuously run into the town street drainage system from their yard or lawn shall be in violation of this ordinance.
- (2) Any property owner or their tenant that has been informed by town staff that water is running and being wasted into the street drainage system and continues to allow the water to be wasted shall be in violation of this ordinance.
- (3) Any property owner or their tenant that is informed that a treated water meter is continually allowing water to run without any apparent use of water downstream of the meter shall be in violation of this ordinance.
- (4) Any property owner or their tenant that has been informed by an adjacent property owner that water is wasting into the adjacent property and the adjacent property owner has also informed town staff of that water wasting into the adjacent property, but continue to allow the water to run is in violation of this ordinance.
- (5) A tiered rate structure will be put in place and adjusted annually as needed. Determination of the tier will be based on annual usage; however, if a leak causes a higher rate tier to be assigned to a customer the following analysis will be made. Once the customer is notified, if the leak is repaired within 60 days and usage defaults to previous averages, no higher rate tier will be assigned to that same customer.
- (6) The hours of use for irrigation water, to include a complete ban if necessary, will be determined according to drought conditions and communicated to the public by the Town Manager. Violations will be cited into court, with a maximum fine of \$1,000. Exceptions to this law must be sought through the Town Manager.

ORDINANCE # 259

AN ORDINANCE APPROPRIATING ADDITIONAL SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE TOWN OF IGNACIO, COLORADO FOR THE 2008 BUDGET YEAR.

WHEREAS, the Board of Trustees has made provisions for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the Town.

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of the Town of Ignacio Colorado;

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purpose stated.

GENERAL FUND:

Current operating expenses	\$1,358,162
<u>Transfers</u>	<u>0</u>
Total	\$1,358,162

IMPACT FEES FUND:

Current expenses	\$ 46,800
<u>Transfers</u>	<u>\$ 0</u>
Total	\$ 46,800

CAPITAL IMPROVEMENT FUND:

Capital Projects	\$ 55,000
<u>Transfers</u>	<u>\$ 0</u>
Total	\$ 55,000

IRRIGATION FUND:

Current operating expenses	\$ 21,172
<u>Transfers</u>	<u>\$ 0</u>
Total	\$ 21,172

DEBT FUND:

Debt service payments	\$ 139,022
<u>Transfers</u>	<u>\$ 0</u>
Total	\$ 139,022

ECONOMIC DEVELOPMENT FUND:

Current operating expenses	\$ 196,850
<u>Transfers</u>	<u>\$ 0</u>
Total	\$ 196,850

WATER FUND:

Administration and Operating expenses	\$ 968,547
<u>Transfer to Debt Fund</u>	<u>\$ 25,000</u>
Total	\$ 993,547

GAS FUND:

Administration and Operating expenses	\$ 766,397
Transfer to General Fund	\$ 50,000
Transfer to Capital Fund	\$ 50,000
<u>Transfer to Debt Fund</u>	<u>\$ 120,000</u>
Total	\$ 986,397

CONSERVATION TRUST FUND:

Operating expenses	\$ 6,170
<u>Transfers</u>	<u>\$ 0</u>
Total	\$ 6,170

ADOPTED, this 12th day of December A.D. 2007

George Whitt, Mayor

ATTEST: _____

Town Clerk