

Town of Rico Memorandum

Date: April 15<sup>th</sup>, 2022

TO: Town of Rico Board of Trustees

From: Chauncey McCarthy

**Appointing and swearing in of the new member of the Rico Board of Trustees**

Brandy Randall resigned from her seat as Trustee during the March 16, 2022, meeting. Pursuant to Rico Home Rule Charter § 2.4 vacancies, the Town Clerk publish a notice inviting applications for the Trustee seat on March 17, 2022. With a municipal election date not within 120 days the Board of Trustees shall appoint a qualified applicant to fill the vacancy at the next regular meeting occurring at least 30 days after the publication of notice inviting applications. Included in this packet are two letters of interest for the Board to review.

**Consideration of first reading of Ordinance No. 2022-03 an ordinance of the Town of Rico, Colorado issuing a temporary moratorium on the acceptance of new short-term rental dwelling unit permit applications.**

During the March 16, 2022, meeting the Board of Trustees directed staff and legal to draft an ordinance issuing a temporary moratorium on the acceptance of new short-term rental dwelling unit permit applications. This ordinance is included in this packet for a consideration of first reading.

**Consideration of first reading of Ordinance No. 2022-04 an ordinance of the Town of Rico, Colorado amending ordinance no. 2019-06 to increase the water tap fees for the town of Rico water enterprise fund**

During the March 16, 2022, meeting the Board of Trustees reviewed current taps fees and suggested that fees are increase on a percentage base. Pursuant to Rico Home Rule Charter §10.4 utility rate rates shall be established by ordinance. Included in this packet for consideration of first reading is an ordinance amending ordinance no. 2019-06 to increase the water tap fees for the Town of Rico water enterprise fund.

**Consideration of an application for a setback, height, and roof pitch variance on 132 Commercial Street, Lots 23 - 27, Block 8, Mckinley Hale and Jeremy Womack, applicants**

The applicants, McKinley Hale, and Jeremy Womack, are requesting a variance to the front setback, building heigh and minimum roof pitch requirement, on Lots 23-27 Block 8, 132 S Commercial Street. The lot is in the residential zone district. Structures in residential zone districts require front setbacks of 12 feet, maximum building height of 35 foot, and minimum roof pitch of 7/12. The applicant is requesting that the setback be reduced to 8 feet, height increased to 48 feet and roof pitch of 3/12. They cite the topography of the lot and the existing structure as a special circumstance that would justify the variance. I have advised the applicants that they should attend the meeting to answer questions from the Board of Adjustments. The application is complete and compliant and included in this packet along with public comment submitted via email.

The application came before the Planning Commission meeting on April 13<sup>th</sup>, 2022. The commission recommended approval with conditions. Draft minutes are included in this packet. Motion and vote provided below:

**Motion:**

To approve the variances for the applicants for setback, building height, and minimum roof pitch for Lot 23-27, Block 8 for McKinley and Jeremy with the condition that they do make a section on where off-street parking is going to be on the upper part of the lot.

**Moved by** Andrew Romanyshyn, **Second by** Cristal Hibbard

**Vote.** A roll call vote was taken, and the motion was approved, 5-0.

**Consideration of an expansion of a non-conforming use or building, 26 N Glasgow, Craig, and Sarah Lyons, applicants**

Craig and Sarah Lyons, 26 N Glasgow, are requesting an expansion of their non-conforming building. The property is a traditional residential home which does not meet the district design regulations of historic commercial due to the structure being built in 1956. This was prior to the adoption of the Rico Land Use Code and zoning districts. Their building falls under the grandfather clause (RLUC 208) and pursuant to section 208.2 expansion, they are required to request approval by the board of adjustments to allow for expansion of non-conforming building. Included in this packet is a narrative, site plan, and building plans submitted by the applicants for the Board to review. They are requesting a conditional approval for the expansion of their non-conforming building, which will allow for a building permit to be issued once they have submitted all required documents and engineered plans. I have advised the applicants that they should attend the meeting to answer questions from the Board of Adjustments

**Short term rental draft ordinance review**

Included in this packet is memorandum and draft short-term rental ordinance from Karp Neu Hanlon.

**Trust for Public Land and Montezuma Land Conservancy conservation effort**

The Trust for Public Land is a national not-for-profit conservation organization founded in 1972 on the conviction that all people need access to nature and the outdoors, close to home, in the cities and communities where they live, as a matter of health, equity, and justice. In Colorado, TPL has preserved over 135,485 acres of open space and created a park or natural area within a 10-minute walk of 158,396 people. Our most recent successes include the acquisition of the Lake San Cristobal Island and Peninsula on behalf of Hinsdale County and the creation of Fishers Peak State Park, Colorado's newest state park in Trinidad. Montezuma Land Conservancy is a not-for-profit Southwest Colorado land trust located in Cortez, CO established in 1998 to conserve special lands in our community. Since 1998, MLC has conserved over 46,000 acres of land in Montezuma, Dolores, and San Miguel counties. Over the past five years, MLC has gained statewide and national attention for leading innovative community programming that seeks to connect people to place and expand the organization's definition of conservation through its education center Fozzie's Farm in Lewis, Colorado, and multiple partnerships throughout the region. TPL and MLC are interested in partnering with the town and community of Rico to explore a conservation outcome for Disposition Properties that incorporates the community and their vision for the future of Rico. MLC/TPL have been working diligently and having discussions with funders and project partners to



develop a conservation strategy for the future of Disposition Properties and are hoping to visit and engage the town and community in the coming weeks.

### **Townsite Lead Soils Voluntary Clean Up (VCUP) update**

Mayor Nicole Pieterse to provide an update on the Townsite Lead Soils Voluntary Clean Up application

### **Smalls tract act conveyance (Atlantic Richfield Co.)**

The public comment period for the ARCO small tract act conveyance is open now between May 4, 2022. Some members of the Board of Trustees have asked for this item to be included in this month's packet to determine if the Town of Rico should submit an official comment during this period.

### **Quarterly financial review**

Included in this packet are comparative income statement to budget for the first quarter of the year. I have highlighted line items on the comparative income statement to provide guidance within the document. It has been a strong first quarter for sales tax. We have seen the general fund grow \$63,658 since the start of the year. ARCO has an outstanding balance of \$45,000. As projected now the Town will spend over the budgeted amount for the position of part time maintenance employee. This is due to snow removal, repairing the town shop, and our Town's aging infrastructure requiring additional hands to address issues. Although this position is paid from the general fund, payroll transfers from water and street cover this expense and those line items may exceed the budgeted amount as well. The sanitation fund has grown \$8,090. Payroll transfers from the sanitation fund should total \$7,000, 10% of the Town Manager's salary, which is double what has been budgeted. Conservation Trust Fund has grown \$1,000. The Park Fund has seen a nominal decrease since the start of the year. With limited grooming, lack of ice rink and not filling the administrator position there is an estimated \$12,000 budgeted for labor that will not be used. Town employees would like to reallocate some of those budgeted funds to allow for the purchase of a used golf cart. The street fund has seen a \$1,000 decrease since the start of the year. The town was awarded a \$33,000 from the Rico center for the street fund which was not deposited in the 1<sup>st</sup> quarter. The water fund has grown by \$140,000. This large growth was due to the final reimbursement from DOLA.

### **Hiring a second town marshal**

Over the past few years, the town has had a law enforcement presence between 6 – 8 days per month during the summer season and 4 days per month during the winter season. Jerry Sam our current town marshal expects a busy summer and is unavailable to commit to 8 days per month. He recommended a Cortez police officer of ten years, Michael Moran, to help assist in addressing the requested workload.

### **Town shop improvements update**

Due to the manner in which the Town acquired the shop parcel, it has disqualified the municipality from receiving any grant funding from the CDPHE or EPA to help remediate and prep the site. After speaking with the CDPHE the town can proceed with site prep and construction of a new shop without violating any Brownfield requirements. Mark Rudolph suggested that once the VCUP application is approved the land can then be remediated under that program. Funding is limited for the shop project and if the Town pursues DOLA or other grant funds there will be a need for a match. I would like to suggest to the Board that the Town considers selling 13 S Glasgow to help fund the shop project. This property has been deemed an incubator space, with discounted rent, in which a tenant can hold a lease for 2 years. With the current build out of main street, a business has limited to no options for moving into another space after 2

years. The building is also in need of repair; A year's worth of rent will not offset the repairs the building currently needs. With the sale of the building the town could leverage those funds to build a new shop.

### **Adoption of model traffic code and speed limit reduction**

KNH has recommended the town adopts the 2020 model traffic code for Colorado and maintains the speed limit on Town of Rico side streets of 15 MPH. The town adopted the 1995 Model Traffic Code via ordinance 2002-03. Ordinance 2020-03 amends ordinance 2002-03 to modify speed limits on side streets to 15 mph.

There has been a request by multiple residents to engage with CDOT and try to lower the speed limit on Highway 145. The state of Colorado, prima facie speed limits are 25 MPH in any business district and 30 MPH in any residential district. Consideration for a speed limit reduction is generated by the results of speed study. If the board would like to consider reducing the speed limit on HWY 145 a town official would need to submit a request to engage in a speed study. Included in this packet is an "establishing realistic speed limits brochure" provided by CDOT.

### **Impact fees and overall capital improvement program**

Trustee Pat Fallon requested that I spend some time researching impact fees and speak with RPI consulting about the topic. If the Town would like to collect impact fees, they would need to be tied directly to a capital improvement plan and would only cover the cost of carrying capacity increases related to the additional burden on the town's infrastructure. Funds should not be used to offset the repair and maintenance cost of infrastructure. Gabe Preston, owner of RPI, recommended the town tries to pursue grant funding for the creation of an overall capital improvement program. The funding of this project could also pay for an impact fee study. Gabe provided a rough estimate for an overall capital improvement program (\$50,000 – \$75,000) and an impact fee study (\$20,000 - \$25,000)

## RICO TOWN BOARD MEETING MINUTES

Date: March 16, 2022

### Call to order

Mayor Nicole Pieterse called the meeting to order at 7:00PM.

### Trustees Present:

Mayor Nicole Pieterse  
Trustee Christopher Condon  
Trustee Joe Croke  
Trustee Joe Dillsworth  
Mayor Pro Tem Patrick Fallon  
Trustee Benn Vernadakis

### Absent:

**Staff Present.** Chauncey McCarthy and Anna Wolf

### Approval of the Agenda

#### Motion

To approve the agenda as stated.

**Moved by** Trustee Joe Dillsworth seconded by Trustee Benn Vernadakis

**Vote.** A roll call vote was taken and the motion was approved, 6-0.

### Action Items

Approval of the minutes

#### Motion

To approve the minutes from February 9, 2022 Joint meeting

**Moved by** Trustee Benn Vernadakis seconded by Mayor Pro Tem Patrick Fallon.

**Vote.** A roll call vote was taken, and the motion was approved, 6-0.

#### Motion

To approve the minutes from February 16, 2022, monthly Board of Trustee meeting with the addition of "due to conflict of interest regarding Mayor Nicole Pieterse."

**Moved by** Mayor Nicole Pieterse seconded by Trustee Joe Croke.

**Vote.** A roll call vote was taken, and the motion was approved, 6-0.

#### Motion

To approve the minutes from March 2nd, 2022 VCUP Work Session.

**Moved by** Trustee Joe Croke seconded by Trustee Benn Vernadakis.

**Vote.** A roll call vote was taken, and the motion was approved, 6-0.

**Motion**

To approve the minutes from March 7, 2022, Short Term Rental Work Session

**Moved by** Trustee Joe Dillsworth seconded by Trustee Benn Vernadakis.

**Vote.** A roll call vote was taken, and the motion was approved, 6-0.

Minutes from the VCUP presentation to be approved on the work session on Monday March 21, 2022.

**Consent Agenda**

**Payment of Bills**

The fund for plowing is looking good due to lack of snow. AR still has an outstanding balance.

**Motion**

To approve the bills as presented.

**Moved by** Mayor Pro Tem Patrick Fallon, seconded by Trustee Joe Croke.

**Vote.** A roll call vote was taken, and the motion was approved, 6-0.

**Public Comment.**

Joely Denkinger from Karp Neu Hanlon joined via zoom to introduce herself to the board of trustees.

Brandy Randall sent a letter of resignation to all board of Trustee members. Vacancy will be noticed March 17, 2022, for 30 days. A qualified person shall be appointed by the board at the April Board of Trustee Meeting.

Joe Croke discussed potentially writing a lease agreement for the library. This lease would be to cover their use of utilities. Look into writing a lease for the Museum as well.

Public commented on the inefficiency of the Courthouse. Urged the Board to look into ways of making the building more economical.

**Action Items**

Consideration of an application for a special use permit for the purpose of a short-term rental, 1 N Commercial, Justin and Christie Miller, applicants.

To use their house as a short-term rental. The application is complete and compliant. The Planning Commission approved with the following conditions:

“To recommend that we recommend to the Town Board of Trustees to approve the application of this open-ended application with the following conditions a limit of two persons per bedroom, a health and safety inspection to make sure the facility is safe place for renters to live and that a review of the septic system be conducted by a licensed civil to ensure capacity for two people per room. Addition of property delineation to prevent trespassing onto neighbor’s lots. Snow removal to meet off-street parking. All of the outdoor lighting is dark sky compliant. Meet all town codes requirements. The neighbors should be given the contact persons information.”

Board members question if this is asking more than previous short term rental approvals. The board does have the right to put conditions on the approval.

Board discussion on items to include in the conditional approval.

Public Comment:

Public voices concern of the lack of back yard as well as the septic capacity.

### **Motion**

Motion to approve a special use permit for short term rental for 1 N. Commercial application by Justin and Christie Miller. It is one special use permit so they need to specify which dwelling unit it will apply to. And approval is conditioned upon duration of the special use permit will be subject to the ordinance for short term rentals as amended or repealed or reenacted. Including the application requirements for any such ordinance. The conditions will be a property line delineation and proper signage and communication to the guests that they may not utilize the back yard or the North yard on the property for anything other than parking in designated areas. All parking shall occur on site in designated areas and driveways. They shall provide a local contact. They shall provide written confirmation that their smoke and CO2 detectors are operational. They shall keep snow removed from the parking areas when guests are expected. They need to not direct any exterior lighting towards the residence towards the north.

**Moved by** Mayor Nicole Pieterse, seconded by Trustee Benn Vernadakis.

**Vote.** A roll call vote was taken, and the motion was approved, 5-1.

Consideration of liquor License renewal, Garden Bar LLC, applicant.

### **Motion**

To approve the liquor license renewal application.

**Moved by** Trustee Benn Vernadakis, seconded by Trustee Christopher Condon.

**Vote.** A roll call vote was taken, and the motion was approved, 6-0.

### Greg Perkins Water Tap Public Hearing.

Historically in 2018 ordinance 07 section 4c speaks to someone defaulting on a water tap and the town having the ability to revoke the tap after 24 months of no payment. This account has been past due for 24 months. There has been a change to the ordinance 2019 – 06 are the current regulations. Section 5.6 states the town and board of trustees can revoke a tap that is past due for 60 days. 5.8 speaks to the 10-day noticing requirement, this notice was sent on February 2, 2022 certified, and we have not received the confirmation that it was picked up. It is still in the right of the Board of Trustees to revoke this water tap.

Board discussion on removing the infrastructure. Discussion on future delinquent taps, to put a lien on the property at the end of the year, this lien amount would be added to the delinquent properties' taxes.

### **Motion**

We find that this account is delinquent more than 24 months they were provided more than 60 days of written notice and the fact that their tap will be revoked and pursuant to Ordinance 2019-06 I move to revoke the tap for the property located at 26 N River Street and that the tap infrastructure be removed in the spring.

**Moved by** Mayor Nicole Pieterse, seconded by Trustee Joe Croke.

**Vote.** A roll call vote was taken, and the motion was approved, 6-0.

## **Staff Report**

### Clerks Report

The clerk has ordered a mailbox for trustees to be able to pick up packets after hours. It will be secured to the back railing of the courthouse. IT will have a combination lock on it for easy access.

### Manager's Report

FMLIA State of Colorado. This program offers a lot for the employees of the town. The town does not have a family leave policy. The cost will be 0.045% of employees' wages from the town and 0.045% of employees' wages from the employee. This will cost the town less than \$1000/year. Board of Trustees does not want to opt out.

Chauncey McCarthy received the CML scholarship including all paid events, lodging and stipend.

President Biden signed the congressional direct spending bill appropriating \$2.5 million Town of Rico central sewer system. The Town Manager is inquiring if the Town can get an extension on the funds as they are meant to be used in 2022. The town has \$200,000 in the sewer fund that could be used to seek additional help on the project in relation to special districts, bond funding, grant sourcing, and legal guidance. This is a massive undertaking. Town manager looking for Board guidance on how to proceed.

The town Audit is almost completed. The missing document is from PERA, This GASB is only published in June, the town may need to file for an extension.

CDOT is still looking for a location for their bustang bus-stop. This would have to be easy to maintain. There should be a maintenance budget from CDOT. The board agrees that if this were to happen in front of the school would be the best location.

Painting of the Court House was delayed due to Covid-19 but needs to be completed this summer. The town has gotten one bid from Clay. Board advises Town Manager to post a notice for bid that closes on April 8<sup>th</sup>, 2022. Town Manager will choose the contractor.

## **Discussion Items**

### Point of Diversion

Legal counsel, Marti Whitmore, provided a memo with updates on the point of diversion filling. The board reviewed and requested that Marti must file before April 1 or the town may consider engaging with Karp Neu Hanlon

### Project List and Time Estimate for Karp Neu Hanlon

The Firm suggested to use MuniCode. All surrounding municipalities use it. There is an associated codification fee as well as a subscription fee. Priorities new Land Use Code before codification of MuniCode. All Board members agree to move to MuniCode after new Land Use Code is in place.

Discussion on the priority of the projects given to the law firm.

### VCUP application review

Lots of special meeting to discuss the review.

### Short Term Rental Moratorium Recommendation from the Planning Commission

From the Planning Commission:

“To recommend to the town board to enact an ordinance that would put a moratorium on Short Term rentals for a period of at least six months or a clause of upon issuance of a new ordinance.”

Discussion on the timeline of a Moratorium. Board agrees to have the law firm draft a moratorium for a potential first reading at the April monthly Board meeting. This must be noticed 10 days prior.

#### Town Shop and Facility Update.

The town needs a new shop. The current shop is a designated Brownfields site. This makes the town eligible for grant money for a clean-up that does not need to be matched by the municipality. Do the clean-up and site prep work at the same time to save money. Ideal timeline would be to remediate the site by the end of summer and break ground on the new site in 2023.

Board approves the moving of the plat lines to accommodate the shop. To move the plat lines by 10-20 feet to the West and South.

#### Short Term Rental Work Session Review

Draft ordinance will be available next month.

#### Water Tap fee Schedule

Board agreed to increase the water tap fee. Standard tap being \$10,000 with incremental increase based on the size of the tap. No determination on 4-inch tap fee.

#### Van Winkle Headframe

Waiting on Historical Society who could not make it to this meeting.

#### **Motion**

To adjourn.

**Moved by** Mayor Nicole Pieterse, seconded by Trustee Benn Vernadakis.

**Vote.** A roll call vote was taken, and the motion was approved, 6-0.

The meeting adjourned at 10:23 pm.

---

Anna Wolf  
Rico Town Clerk

---

Nicole Pieterse  
Mayor

**VOLUNTERY CLEAN UP PRESENTATION MEETING MINUTES**

Date: February 26, 2022

**Call to order**

Mayor Nicole Pieterse called presentation to order at approximately 10:00 AM

**Trustees Present in person or via zoom:**

Mayor Nicole Pieterse  
Trustee Joe Croke  
Trustee Joe Dillsworth  
Mayor Pro Tem Patrick Fallon

**Trustees Absent**

Trustee Benn Vernadakis  
Trustee Brandy Randall  
Trustee Christopher Condon

**Staff Present**

Chauncey McCarthy

**Presentation**

Mayor Nicole Pieterse started the presentation leading a discussion about the components and need of voluntary lead soils clean up (VCUP), and where the Town currently is in the process. She summarized components of the application, lead action levels, intergovernmental agreements and the funding agreement. She also presented components of the funding agreement and the financial benefits the Town would receive if the agreement is finalized and the Voluntary Clean up is adopted. Mayor Nicole Pieterse then presented meeting grounds rules to help provide structure and allow for a productive meeting. Mark Rudolf, CDPHE, presented on past VCUP within the state of Colorado, the 3 phases of the VCUP and the road remediation plan. Kristy Richardson, state toxicologist, and Tom Simmons, Human Health Risk Assessor, CDPHE, presented on the steps in which the lead action levels (LAL) are determined, through a risk evaluation, and the health consultation component of the VCUP. Tom Bloomfield, Town's environmental attorney, provided a more in-depth review of the phases of the Town of Rico's Voluntary clean up.

Presentation duration was an hour and then was followed by a question-and-answer session. Upon completion of the question-and-answer session attendants were able to break out and interact with presenters to ask more in-depth questions, present concerns, and provide any additional comments.

No actions were taken by the Trustees and the presentation meeting adjourned at approximately 12:00 PM

---

Anna Wolf  
Town Clerk

---

Nicole Y. Pieterse  
Mayor



## VOLUNTERY CLEAN UP PRESENTATION MEETING MINUTES

Date: February 24, 2022

### Call to order

Mayor Nicole Pieterse called presentation to order at approximately 6:30 PM

### Trustees Present in person or via zoom:

Mayor Nicole Pieterse  
Trustee Christopher Condon  
Trustee Joe Croke  
Trustee Joe Dillsworth  
Mayor Pro Tem Patrick Fallon  
Trustee Brandy Randall

### Trustees Absent

Trustee Benn Vernadakis

### Staff Present.

Chauncey McCarthy

### Presentation

Mayor Nicole Pieterse started the presentation leading a discussion about the components and need of voluntary lead soils clean up (VCUP), and where the Town currently is in the process. She summarized components of the application, lead action levels, intergovernmental agreements and the funding agreement. Trustee Joe Croke presented on the components of the funding agreement and the financial benefits the Town would receive if the agreement is finalized and the Voluntary Clean up is adopted. Mayor Nicole Pieterse then presented meeting grounds rules to help provide structure and allow for a productive meeting. Mark Rudolf, CDPHE, presented on past VCUP within the state of Colorado, the 3 phases of the VCUP and the road remediation plan. Kristy Richardson, state toxicologist, and Tom Simmons, Human Health Risk Assessor, CDPHE, presented on the steps in which the lead action levels (LAL) are determined, through a risk evaluation, and the health consultation component of the VCUP. Tom Bloomfield, Town's environmental attorney, provided a more in-depth review of the phases of the Town of Rico's Voluntary clean up.

Presentation duration was an hour and then was followed by a question-and-answer session. Upon completion of the question-and-answer session attendants were able to break out and interact with presenters to ask more in-depth questions, present concerns, and provide any additional comments.

No actions were taken by the Trustees and the presentation meeting adjourned at approximately 8:45 PM

---

Anna Wolf  
Town Clerk

---

Nicole Y. Pieterse  
Mayor

## VOLUNTERY CLEAN UP WORK SESSION MEETING MINUTES

Date: March 2, 2022

### Call to order

Mayor Nicole Pieterse called work session to order at 6:01 PM

### Trustees Present in person or via zoom:

Mayor Nicole Pieterse  
Trustee Joe Croke  
Trustee Joe Dillsworth  
Mayor Pro Tem Patrick Fallon  
Trustee Brandy Randall  
Trustee Christopher Condon

### Trustees Absent

Trustee Benn Vernadakis

### Staff Present.

Chauncey McCarthy (Town Manager)  
Tom Bloomfield (Environmental Attorney)  
Sam Caravello (Environmental Attorney)

### Discussion Items

#### VCUP Application Review

Board of Trustees discussed the processes in which they would like to review the VCUP application, work plan, funding agreement, and institutional controls. There was a discussion about ensuring all funding items are benchmarked and town does not take upon any finical burdens or liability from the adoption and approval the VCUP application. The remainder of the meeting was a review of the CDPHE redlined VCUP application with guidance from Tom Bloomfield and Sam Caravello. Board members provided input on the application and requested some provisions be modified.

No actions were taken by the Trustees and work session adjourned at 7:33 PM

---

Anna Wolf  
Town Clerk

---

Nicole Y. Pieterse  
Mayor

## VOLUNTERY CLEAN UP WORK SESSION MEETING MINUTES

Date: March 14, 2022

### Call to order

Mayor Nicole Pieterse called work session to order at 6:05 PM

### Trustees Present in person or via zoom:

Mayor Nicole Pieterse  
Trustee Joe Croke  
Trustee Joe Dillsworth  
Mayor Pro Tem Patrick Fallon  
Trustee Brandy Randall  
Trustee Benn Vernadakis

### Trustees Absent

Trustee Christopher Condon

### Staff Present.

Chauncey McCarthy (Town Manager)  
Tom Bloomfield (Environmental Attorney)  
Sam Caravello (Environmental Attorney)

### Discussion Items

#### VCUP Application Review

Board of Trustees reviewed the CDPHE redlined VCUP application with guidance from Tom Bloomfield and Sam Caravello. Board members provided input on the application and requested some provisions be modified.

No actions were taken by the Trustees and work session adjourned at 7:43 PM

---

Anna Wolf  
Town Clerk

---

Nicole Y. Pieterse  
Mayor

## VOLUNTERY CLEAN UP WORK SESSION MEETING MINUTES

Date: March 21, 2022

### Call to order

Mayor Nicole Pieterse called work session to order at 6:04 PM

### Trustees Present in person or via zoom:

Mayor Nicole Pieterse  
Mayor Pro Tem Patrick Fallon  
Trustee Christopher Condon  
Trustee Benn Vernadakis

### Trustees Absent

Trustee Joe Dillsworth  
Trustee Joe Croke

### Staff Present.

Chauncey McCarthy (Town Manager)  
Tom Bloomfield (Environmental Attorney)  
Sam Caravello (Environmental Attorney)

### Discussion Items

#### VCUP Work Plan Review

The Board of Trustees reviewed the CDPHE redlined Work Plan with guidance from Tom Bloomfield and Sam Caravello. Board members provided input on the work plan and requested some provisions be modified.

No actions were taken by the Trustees and work session adjourned at 8:28 PM

---

Anna Wolf  
Town Clerk

---

Nicole Y. Pieterse  
Mayor

## VOLUNTERY CLEAN UP WORK SESSION MEETING MINUTES

Date: March 28, 2022

### Call to order

Mayor Nicole Pieterse called work session to order at 6:05 PM

### Trustees Present in person or via zoom:

Mayor Nicole Pieterse  
Mayor Pro Tem Patrick Fallon  
Trustee Benn Vernadakis  
Trustee Joe Dillsworth

### Trustees Absent

Trustee Joe Croke  
Trustee Christopher Condon

### Staff Present.

Chauncey McCarthy (Town Manager)  
Tom Bloomfield (Environmental Attorney)  
Sam Caravello (Environmental Attorney)

### Discussion Items

#### VCUP Funding Agreement Review

The Board of Trustees reviewed the ARCO redlined term sheet with guidance from Tom Bloomfield and Sam Caravello. Board members provided input on the funding agreement and requested some provisions be modified.

No actions were taken by the Trustees and work session adjourned at 8:05 PM

---

Anna Wolf  
Town Clerk

---

Nicole Y. Pieterse  
Mayor

NEW Town of Rico - Water Fund  
Check Register  
For the Period From Apr 1, 2022 to Apr 30, 2022

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
4372	4/7/22	Town of Rico	10000	5,370.15
4373	4/7/22	Town of Rico	10000	570.00
4374	4/7/22	Town of Rico	10000	376.00
4375	4/7/22	AT&T Mobility	10000	105.31
4376	4/7/22	Fraley Propane LLC	10000	250.00
4377	4/7/22	Hockersmith & Whitmore,	10000	1,613.00
4378	4/7/22	San Miguel Power Associ	10000	444.00
4379	4/7/22	San Juan Basin Health De	10000	35.00
4380	4/7/22	Dolores Water Conservanc	10000	2,700.05
4381	4/14/22	Rico Telephone Company	10000	115.00
Total				<u>11,578.51</u>

2018 NEW Town of Rico - Street Fund  
Check Register  
For the Period From Apr 1, 2022 to Apr 30, 2022

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
2764	4/7/22	Town of Rico	10000	1,802.32
2765	4/7/22	Town of Rico	10000	2,150.00
2766	4/7/22	Slavens, Inc	10000	22.27
2767	4/7/22	Capital One Trade Credit	10000	276.77
2768	4/7/22	WM Corporate Services, I	10000	103.38
2769	4/7/22	San Miguel Power Associ	10000	245.00
2770	4/7/22	Partners in Parts, Inc	10000	295.61
2771	4/14/22	Rico Telephone Company	10000	41.69
Total				<u>4,937.04</u>

NEW Town of Rico - General Fund  
**Check Register**  
 For the Period From Apr 1, 2022 to Apr 30, 2022

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
17317	4/7/22	Fralely Propane, LLC	10000	380.00
17318	4/7/22	Jon Kelly	10000	375.00
17319	4/7/22	Century Link	10000	48.95
17320	4/7/22	WM Corporate Services, I	10000	90.77
17321	4/7/22	Utility Notification Center	10000	10.40
17322	4/7/22	San Miguel Power Associ	10000	128.00
17323	4/7/22	CNA Surety	10000	300.00
17324	4/7/22	Xerox Corporation	10000	125.88
17325	4/14/22	Chauncey P. McCarthy	15500	1,980.30
17326	4/14/22	Stephen C. Roberts	15500	798.15
17327	4/14/22	Jerry A. Sam	15500	497.12
17328	4/14/22	Dennis E. Swank	15500	1,084.61
17329	4/14/22	Anna C. Wolf	15500	1,227.07
17330	4/14/22	Karp Neu Hanlon, PC	10000	6,875.50
17331	4/14/22	Town of Rico	10000	1,308.50
17332	4/14/22	Town of Rico	10000	1,308.50
17333	4/14/22	Rico Telephone Company	10000	44.86
Total				<u>16,583.61</u>



NEW Town of Rico - Sanitation Fund  
Check Register  
For the Period From Apr 1, 2022 to Apr 30, 2022

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1421	4/7/22	Town of Rico	13500	583.33
Total				583.33

NEW Town of Rico - Open Park Fund  
Check Register  
For the Period From Apr 1, 2022 to Apr 30, 2022

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1696	4/7/22	WM Corporate Services, I	11000	90.30
1697	4/7/22	San Miguel Power Associ	11000	23.00
Total				113.30

Dear Rico Board of Trustees,

My name is Jordan Carr and I have lived on Piedmont Street for the past year and seven months. Although I am new to the Rico Community, I have spent significant time traveling the US and abroad working with communities on local recreational trail projects. From this work, I have experienced many examples of rural and urban communities dealing with growing pains in terms of housing, development, and land use. I will bring a thoughtful, inclusive, and community-minded approach to my participation in the town board.

I have prided myself on connecting with Rico residents of all ages and demographics during my tenure in this community. I spend most of my days wandering and exploring around Rico and have a good understanding of the possibilities and challenges our unique community faces as pressures from the outside world seep in.

My day job is working in trail planning, design, and construction where I work with the Telluride Mountain Club as the Trails Director and also run my own trail consulting business, Mountain Sage Trails. I enjoy working and engaging with people and appreciate the opportunity to find new and creative ways to do things.

Please consider me for a position on the Rico Board of Trustees to allow me to better serve my community and collaborate with you to help Rico flourish.

Thanks.

-Jordan Carr

MARCH 17, 2022

To the Mayor and Members of the Board

I would like to fill the vacancy and serve on the Town Board. As a retired town clerk, working with the past and present town officials, I feel I can work with you all and get some ideas and what the needs might be for our town.

I will be running for Dolores County Commissioner, if I succeed, this will help me to know the needs of the town.

Thanks for your consideration,

Jinda Yellowman

**TOWN OF RICO  
ORDINANCE NO. 2022-03**

**AN ORDINANCE OF THE TOWN OF RICO, COLORADO ISSUING A  
TEMPORARY MORATORIUM ON THE ACCEPTANCE OF NEW  
SHORT-TERM RENTAL DWELLING UNIT PERMIT APPLICATIONS.**

**WHEREAS**, the Town of Rico, Colorado (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Rico Home Rule Charter; and

**WHEREAS**, the Town of Rico Land Use Code (“RLUC”) authorizes the operation of short-term rental dwelling units subject to a special use permit review process, pursuant to Section 221 of the RLUC; and

**WHEREAS**, The Board of Trustees of the Town of Rico (“Board”) recognizes there are increasing impacts to the community as a result of a rise in short-term rentals; and

**WHEREAS**, the Board has determined it is in the best interests of the Town to impose a temporary moratorium on new special use permit applications for short-term rental dwelling units in the Town to allow the Town time to develop and implement updated short-term rental regulations.

**NOW THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF RICO  
ORDAINS:**

**Section 1.** The recitals hereinabove are hereby adopted as findings and incorporated herein.

**Section 2.** The Board hereby imposes a temporary moratorium on the acceptance of new special use permit applications for short-term rental dwelling units in the Town for a period not to exceed six (6) months from the effective date of this Ordinance as set forth below. An application prior to the effective date will be deemed complete if both the special use permit application and the application fee have been submitted to the Town.

**Section 3.** The temporary moratorium enacted in this Ordinance shall apply to all short-term rental dwelling units as defined in RLUC Section 910.

**Section 4.** During the temporary moratorium the Board and Town Staff shall consider public input and develop new and/or updated short-term rental dwelling unit regulations.

**Section 5.** This Ordinance shall take effect immediately upon final adoption.

THIS ORDINANCE WAS, FOLLOWING PUBLIC NOTICE, INTRODUCED, READ, AND APPROVED ON FIRST READING, AND ORDERED PUBLISHED BY TITLE ONLY THIS 20TH DAY OF APRIL 2022.

TOWN OF RICO, COLORADO

\_\_\_\_\_  
Nicole Pieterse, Mayor

ATTEST:

\_\_\_\_\_  
Anna Wolf, Town Clerk

THIS ORDINANCE WAS, FOLLOWING PUBLIC NOTICE, INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED PUBLISHED BY TITLE ONLY TO BE EFFECTIVE IMMEDIATELY THIS 18TH DAY OF MAY 2022.

TOWN OF RICO, COLORADO

\_\_\_\_\_  
Nicole Pieterse, Mayor

ATTEST:

\_\_\_\_\_  
Anna Wolf, Town Clerk

Effective Date: May 18, 2022

**TOWN OF RICO  
ORDINANCE NO. 2022-04**

**AN ORDINANCE OF THE TOWN OF RICO, COLORADO AMENDING  
ORDINANCE NO. 2019-06 TO INCREASE THE WATER TAP FEES FOR  
THE TOWN OF RICO WATER ENTERPRISE FUND**

**WHEREAS**, the Town of Rico, Colorado (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Rico Home Rule Charter; and

**WHEREAS**, the Board of Trustees of the Town of Rico (“Board”) has the authority to regulate municipal water services and rates pursuant to Section 10.4 of the Town of Rico Home Rule Charter and C.R.S. 31-35-402, as amended; and

**WHEREAS**, Section 3.1 of the Town of Rico Home Rule Charter provides that enactments of the Board imposing fees shall be made by ordinance; and

**WHEREAS**, on November 20, 2019, the Board adopted Ordinance No. 2019-06, adopting the Town of Rico Water Operations Rules and Regulations, which set the water tap fees in Section 8.3 of the Rules and Regulations; and

**WHEREAS**, it is the duty and obligation of the Board to set and establish rates and charges for the Town’s Water Enterprise Fund in an amount sufficient to pay for the capital improvements, maintenance, and indebtedness of the Town’s water system; and

**WHEREAS**, the Town has recently undergone substantial improvements to its water treatment facilities and will continue to implement additional improvements in the coming years; and

**WHEREAS**, the Board determines and finds that the current rates for water taps are insufficient to pay for the costs of improving and repairing water service to water tap holders in the Town;

**WHEREAS**, the Board finds that charging water tap fees in an amount which pays for system costs and improvements will promote the health and welfare of the Town and desires to update the water tap fees accordingly.

**NOW THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF RICO ORDAINS:**

**Section 1.** The recitals hereinabove are hereby adopted as findings and incorporated herein.

**Section 2.** The Board hereby amends Ordinance No. 2019-06, Exhibit A, Water Operations Rules and Regulations, Section 8.3, as follows (deletions shown in ~~striketrough~~, additions shown in double underline):

**8.3 Tap Fee** A tap fee shall be a charge to all customers of the Town of Rico, which shall be assessed and paid before a building permit is issued. Tap fees in the Town of Rico shall be as follows:

i. 3/4" water tap	<del>\$ 5,000</del> <u>\$10,000.00</u>
ii. 1" water tap	<del>\$ 6,000</del> <u>\$12,000.00</u>
iii. 1 1/4" water tap	<del>\$ 7,000</del> <u>\$14,000.00</u>
iv. 1 1/2" water tap	<del>\$ 9,000</del> <u>\$18,000.00</u>
v. 2" water tap	<del>\$ 10,500</del> <u>\$21,000.00</u>

**Section 3.** This Ordinance shall take effect immediately upon final adoption.

THIS ORDINANCE WAS, FOLLOWING PUBLIC NOTICE, INTRODUCED, READ, AND APPROVED ON FIRST READING, AND ORDERED PUBLISHED BY TITLE ONLY THIS 20TH DAY OF APRIL 2022.

TOWN OF RICO, COLORADO

\_\_\_\_\_  
Nicole Pieterse, Mayor

ATTEST:

\_\_\_\_\_  
Anna Wolf, Town Clerk

THIS ORDINANCE WAS, FOLLOWING PUBLIC NOTICE, INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED PUBLISHED BY TITLE ONLY TO BE EFFECTIVE IMMEDIATELY THIS 18TH DAY OF MAY 2022.

TOWN OF RICO, COLORADO

\_\_\_\_\_  
Nicole Pieterse, Mayor

ATTEST:

\_\_\_\_\_  
Anna Wolf, Town Clerk

Effective Date: May 18, 2022



## Variance Application



Applicant Name MCKINLEY HALE Phone Number 801-834-9224  
 Address 132 Commercial Cell Phone Number 801-834-9224  
 Email hale.mckinley@gmail.com Fax Number N/A  
 Street Address of Subject Property 132 Commercial Rico  
 Legal Description of Subject Property LOT 23-27, Block 836-40-11

Zone District of Subject Property Residential

### Attachments Required:

- ☒ Description of Variance Request – cite Rico Land Use sections for which the variance is sought.
- ☒ Narrative of reasons that Variance should be granted
- ☒ Statement from County Treasurer showing the status of current taxes due on affected property
- ☒ N/A Letter of agency if applicant is other than the owner of the property
- ☒ An application fee in the amount of \$200.00
- ☒ A Certificate of Mailing with names, addresses, and property owned of property owners within 200 feet of subject property.
- ☒ A copy of the deed for the property.
- ☒ ~~Two (2) 24" by 36" Site Plans and~~ (1) electronic (pdf) site plan showing the following:

North Arrow

Adjacent streets with labels

Scale not greater than 1" = 20' unless the entire site will not fit on a 24"x 36" sheet

Areas of environmental concern if applicable

Vicinity Map

Location of existing buildings if applicable

Lot lines with dimensions

Location of proposed building if applicable

Easements with dimensions

Location of existing utilities if applicable

Acreage of lot

Locations of setbacks and proposed setbacks if applicable

I swear that the information provided in this application is true and correct and that I am the owner of the property or otherwise authorized to act on behalf of the owner of the property.

Signature: McCarthy Date 3/21/22

Date Application Received 3/14/22Application Reviewed by ChaunceyApplication Fee Received 3/14/22Date of Hearing P+Z 4/13/22 BOA 4/20/22Application Complete Y

Rico Planning Commission Action \_\_\_\_\_

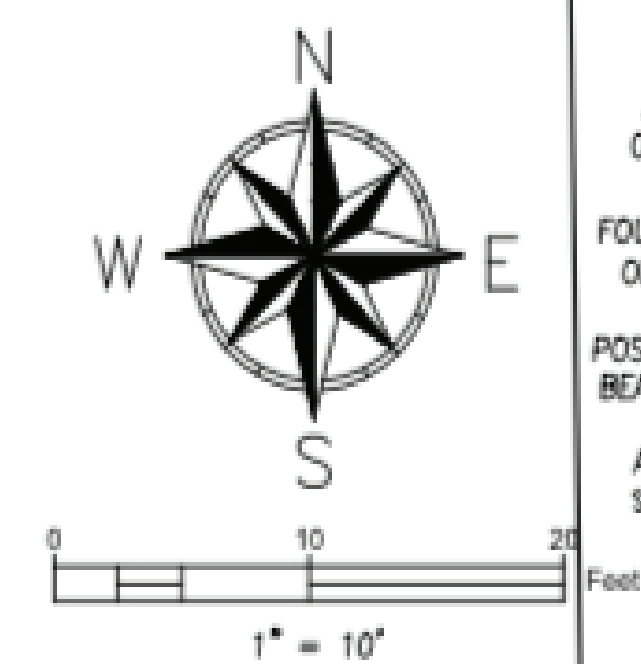
Mailing Notice Complete Y

Approval Subject to Conditions \_\_\_\_\_

Other comments:

Chauncey McCarthy

Improvement Survey Plat  
Lots 23-27, Block 8, Town of Rico  
Dolores County, Colorado  
S36 T40N R11W NMPM



FOUND 1.5" ALUMINUM CAP ON 5/8" REBAR, LS 24954  
FOUND 1" PLASTIC CAP ON 1/2" REBAR, LS 6728  
POSITION NOT ACCEPTED BEARING AND DISTANCE DEPICTED FROM ACCEPTED CORNER  
S 14°09'46" E 0.37'

CANTILEVERED DECK

LOTS 28 - 29  
YAGER MARK EVANS  
PROPERTY ID# 504736224026

WIRE FENCE  
N 87°54'00" E 100.00' (R)  
N 87°54'00" E 100.19' (M)

FOUND 1.5" ALUMINUM CAP ON 5/8" REBAR, LS 24954  
FOUND 1" PLASTIC CAP ON 1/2" REBAR, LS 6728  
POSITION NOT ACCEPTED BEARING AND DISTANCE DEPICTED FROM ACCEPTED CORNER  
S 78°22'20" W 0.87'

LOT 27

12500 SQ.FT. (R)  
12511 SQ.FT. (M)  
CONCRETE, WOOD AND TIN RESIDENCE  
132 SOUTH COMMERCIAL STREET  
(ADDRESS IS POSTED)

LOT 26

LOT 25

PROPOSED LEACH FIELD

280 Sq Feet Approx

LOT 24

LOT 23

LOTS 22 - 21  
WHITESIDE HOLLY BAKER  
PROPERTY ID# 504736224024

S 87°54'00" W 100.00' (M)  
S 87°54'00" W 100.00' (R)

SET 1.5" ALUMINUM CAP ON 5/8" REBAR, LS 37662

NOTES:

- Easement research and property description from Westcor Land Title Insurance Company, File Number 3209CEA, dated August 12, 2021 at 8:00 A.M.
- According to FEMA Flood Insurance Rate Map 080048A, Panel Number 1 dated August 5, 1986, this parcel is within Zone C, Areas of minimal flooding.
- The Basis of Bearings for this survey is based on the found rebar and monuments along the North Line of Lot 27, Block 8, Town of Rico. The Bearing noted hereon is relative to a platted bearing of N87°54'00"E between the most Northwestern corner and Northeastern corner of Lot 27 both being found monuments depicted in this survey. The bearing was calculated according to the Plat recorded at Reception No. 108227 in Plat Book 2 at Page 8, Dolores County, State of Colorado.
- Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
- (R) Denotes recorded distances, bearings, and acreage from plat recorded at Plat Book 2 at Page 8.
- (M) Denotes field measured distances, bearing, and acreage from this survey

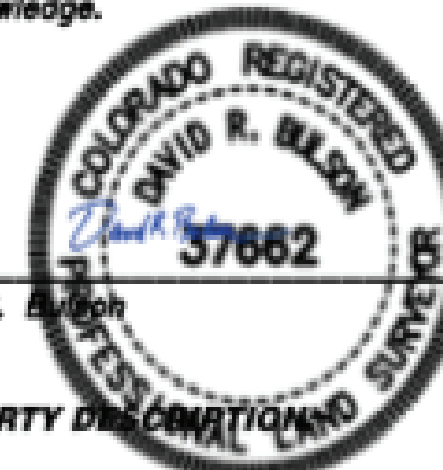
CERTIFICATE OF DEPOSIT

Deposited this \_\_\_\_\_ day of \_\_\_\_\_, 2021  
in the County Surveyor's Land Survey Plats and Right of Way Surveys at Page \_\_\_\_\_ File Number \_\_\_\_\_

Dolores County Clerk and Recorder

SURVEYOR'S STATEMENT:

I, David R. Bulson a duly registered land surveyor licensed in the State of Colorado, do hereby state for and on behalf of Bulson Surveying to Westcor Land Title Insurance Company, that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on August 20, 2021 that said survey was made in substantial accordance with C.R.S. 38-51-102 (9) "Improvement Survey Plat"; and that the information contained herein is true and accurate to the best of my knowledge.



David R. Bulson  
2021.08.27 13:44:31 -06'00'  
L.S. 37662

David R. Bulson

PROPERTY DESCRIPTION

Lot 23, 24, 25, 26 and 27 Block 8, according to the plat of said subdivision recorded in Plat Book 2 at page 8, County of Dolores, State of Colorado,

Mckinley A. Hale  
132 South Commercial Street  
Rico, Colorado 81332

**Lots 23-27, Block 8  
Town of Rico**  
S36 T40N R11 NMPM  
0.287 Acres

8-24-2021

21070



**BULSON  
SURVEYING**

## **Narrative for Reasons Variance Should be Granted**

**Name of Applicant:** McKinley Hale & Jeremy Womack

**Phone Number:** Cell 801-834-9224 & 828-329-3843

**132 Commercial Street, Rico CO 81332**

**Lot 23-27, Block 8 36-40-111 (2,500 sq Feet)**

We purchased this partially built home in September of 2021. It that has been under construction for over 20 years. Since purchasing we have worked with an engineer and architect to evaluate the current structure and foundation, as well as re-design the home to fit our needs. Lew Pew Septic has inspected and reported a fully functional system. Bulson Surveying has provided a Land Survey.

**Our Intentions:** We plan to change the overall design, in hopes of:

- Variances Requested: Front Setback 12', Building Height 30', Minimum Roof Pitch 7/12
- Updated Rustic Refined residential styling
- Approximately 2,200 sq feet of living space, plus main level garage
- Third story drive up access
- Modified roof line- to better mitigate snow shed management
- Home for our growing family in Rico, CO
- GC on project- Benny Vernadakis
- Excavation- Todd Jones
- Additional contractors from the Rico, Delores, Cortez, Mancos area

Thank you for your time and consideration. We are looking forward to becoming full time residents of Rico, being active in the community and raising a family in the beautiful San Juans.

McKinley & Jeremy

**Variances Requested:**

**204.5 Front Setback 12'** A front setback variance is needed due to the existing concrete structure. The structure currently sits at 8' from Western Lot Line 26-27. This is a pre-existing retaining wall that was set in place due to extreme topography.

**204.6 Building Height 30'** A height variance is needed based on the nature of the steep lot/topography hardship. The prior improvements (i.e. foundation and excavation) to the site, have the North, East, and South Walls of the first, second and third floors below grade. The current height of the structure is approx. 42' high. The proposed variance is for an additional 9', with a roof peak at 51' and top of walls at 39', sitting below the highest point (East Lot Line) of property. The proposed improvements to the existing structure, will meet the 28' from pre-construction grade. But will not meet the 35' from lowest to highest point, requiring a variance.

**204.10 Minimum Roof Pitch 7/12** A roof pitch variance would allow the proposed building to reduce its overall peak height by 3'6", with a shed roof designed by a structural engineer with a 3/12 pitch.

Variances will not impact snow removal, streetscapes, separation of buildings for fire protection, off-street parking, solar access, or view corridors. Consideration for neighbors has been considered, including protections of views to the surrounding mountains.

**Zone District:** Residential Improved

**Type of Development Application(s):** Variance Application

**Legal Description:** Lot 23-27, Block 8 36-40-11

**Address:** 132 Commercial Street, Rico CO 81332

**Lot or Site Size:** Lot 23-27, 12,500 sq Feet

**Review Authority:** Rico Planning Commission and Rico Board of Trustees

**Rico Planning Commission Hearing Date:** 4/13/22 @ 7PM Rico Town Hall

**Board of Trustee's Hearing Date:** 4/20/22 @ @ 7PM Rico Town Hall

**Location of Public Hearing:** Rico Town Hall, 2 Commercial Street, Rico Colorado, 81332



## Current Building Pictures



### Notes on Current Structure

- All roof materials are temporary to keep out the elements.
- Structure has been inspected by a structural engineer, who found foundation and structure to be compliant with IBC, 2018.
- Septic tank and pump have been inspected by Lepew and passed all their tests.



## Existing Concrete Structure- Front Setback Variance Requested





**Height Variance – Lack of visual Obstruction**

Picture Taken from East Property Line- Showing View from Above

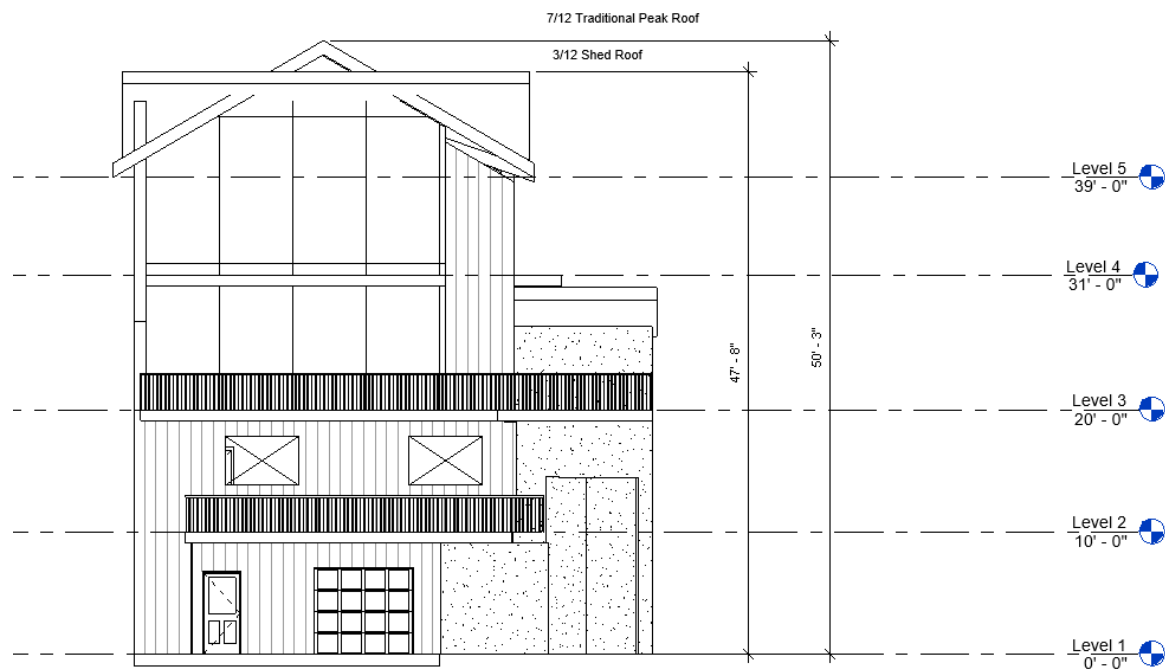


Picture Showing Neighbor Above- most effected by height variance



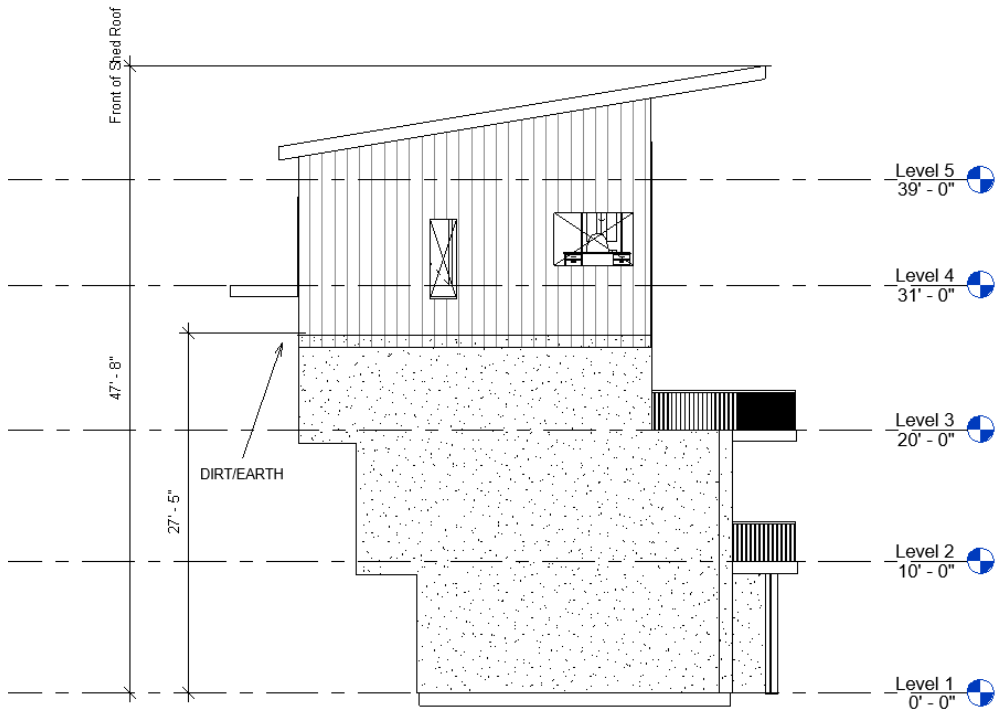


## Elevation Drawings of Roof Pitch Options



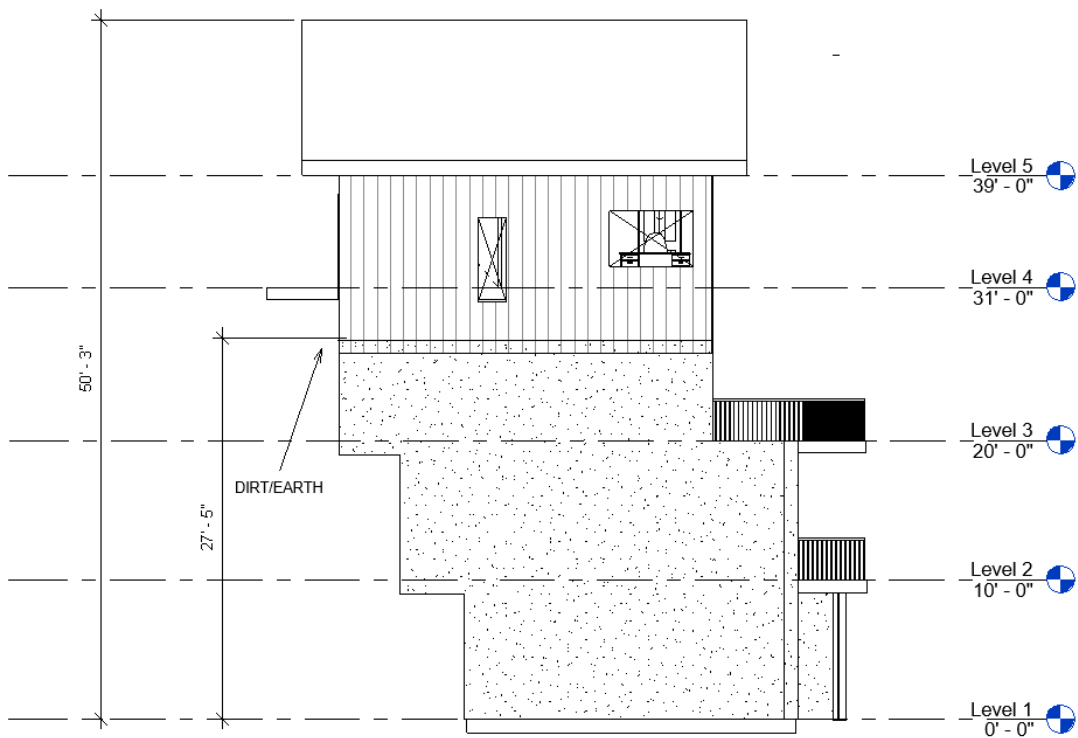
WEST ELEVATION

## Elevation Drawings of 3/12 Shed Roof- 48'



North Elevation

## Elevation Drawings of Traditional Gable Roof 51'



North Elevation



## Rico Homes with non 7/12 Roof Lines





**Description of Variance Request**  
132 South Commercial, Rico**204.5 Setbacks**

The setback is the minimum distance of a structure from the edge of a lot or parcel. Setbacks are measured from the edge of a lot or parcel to the exterior of a structure. Structures include decks and patios over thirty (30) inches in height (See Appendix B). Roof overhangs are permitted to encroach two (2) feet into the front yard setback area and side yard setback area.

(Ord. No. 2009-03, § 204.6, 06.24.09)

**204.6 Building Height**

The highest point of each roof segment shall not exceed 28 feet as measured from the average height of the supporting points of that roof segment at pre-construction grade. The lowest exposed point of the structure to the highest point of the structure shall not exceed 35 feet of total elevation. For structures with an irregular footprint, the Enforcement Official shall determine the reference points which meet the purpose of this RLUC. Existing pre-construction grade shall be determined by the Town's two-foot contour maps, as exist or may be amended from time to time, or shall be determined by a survey prepared by a licensed surveyor. Any property owner has the right to challenge reference points determined by the Enforcement Official for structures with an irregular footprint. This challenge must be initiated first through a Variance Application (Section 430, et. al.), and subsequently may be appealed to the Board of Trustees by following RLUC, Section 516.

**204.10 Minimum Roof Pitch**

The minimum roof pitch for primary structures is seven/twelve (7/12) [seven feet of rise for twelve feet of run]. Such minimum roof pitch shall apply to the dominant roof which is defined as the roof plane that covers a majority of the building footprint and shall not apply to dormers or secondary roof planes. The minimum roof pitch shall not apply to structures in commercially zoned areas.

TAX DISTRICT 102

SCHEDULE NUMBER

504736224030 R

PAGE 724

Legal Description of Property:

EXCEPTIONS:

RICO LOTS 23-27 BLK 8 36-40-11  
B-102 P-361-369,529 B-239 P-51,53 B-250 P-39,40,266 2021 TAX AMT 704.94  
B-256 P-298 B-261 P-69,181 B-270 P-300,301(WD) B-278 2021 TAX PD 704.94-  
P-193,194 B-280 P-374,375WD B-314 P-208,210(QC) B-333  
P-297(WTR) 171097(SA) 171098(SWD) 171099(WD)

2021 Taxes	\$704.94	Paid	\$704.94	Taxes Due	\$ .00
2021 Other	.00	Paid	.00	Other Due	.00
				Other Years Due	.00
				Interest Due	.00
				Cert Amts Due	\$ .00
				Total Now Due	\$ .00

TAXES HAVE BEEN PAID IN FULL

Assessed Owner:

HALE MCKINLEY A.

P.O. BOX 581

TELLURIDE CO 81435



PIN	ANAME1	AADDR1	AADDR3	AADDR4	ASTAZIPCD	APADDR
504736223010	BAILEY PATRICK N. & DEBORAH L.	(JT)	P.O. BOX 3524	TELLURIDE	CO 814350000	139 S. COMMERCIAL ST. S. SILVER STREET
504736224032	DAWSON EILEEN		P.O. BOX 4172	DURANGO	CO 813020000	115 S. COMMERCIAL ST.
504736223019	DAY DANIEL Z. CASSANDRA ANN DAY,	MATTHEW POLZIN	1565 PARK AVE.	CANON CITY	CO 812120000	39 S. SILVER STREET
504736224034	DOW FAMILY TRUST		3418 RIDGELINE DRIVE	MONTROSE	CO 814010000	139 S. SILVER STREET
504736224008	EDGEWORTH CHRISTOPHER		P.O. BOX 342	RICO	CO 813320000	203 S. SILVER STREET
504736226045	EDGEWORTH CHRISTOPHER		P.O. BOX 342	RICO	CO 813320000	216 S. COMMERCIAL STREET
504736226040	FLATT FAMILY LLP		5480 EAST DESERT CREEK LANE	CAVE CREEK	AZ 853310000	129 & 133 S. SILVER STREET
504736224029	FOSNOT GERALD G. & VERINIA		25723 C.R. N	CORTEZ	CO 813210000	COMMERCIAL ST.
504736223020	FRANCK CARISA AMES & AARON	RUSSELL FRANCK (JT)	P.O. BOX 283	RICO	CO 813320000	125 S. COMMERCIAL ST.
504736223012	FRANCK CARISA AMES & AARON	RUSSEL FRANCK (JT)	P.O. BOX 4198	TELLURIDE	CO 814350000	129 S. COMMERCIAL STREET
504736223011	FRANCK CARISA AMES & RUSSELL	FRANCK (JT)	P.O. BOX 4198	TELLURIDE	CO 814350000	S. SILVER STREET
504736224031	GRAHAM VIRGINIA		33 GROVE AVE. APT. 5	WESTERLY,	RI 028910000	132 S. COMMERCIAL ST.
504736224030	HALE MCKINLEY A.		P.O. BOX 581	TELLURIDE	CO 814350000	203 S. COMMERCIAL STREET
504736227001	HUBER ROBIN A.		P.O. BOX 623	TELLURIDE	CO 814350000	S. SILVER ST.
504736225013	KENNEDY MICHAEL G. & ANN R. (JT)		22506 S. 174TH PL	GILBERT	AZ 852980000	120 S.
504736224020	LAW GREGORY E.	KEL	209 SUMMIT	PETOSKY	MI 497700000	

PIN	ANAME1	AADDR1	AADDR3	AADDR4	ASTAZIPCD	APADDR
504736224033	& MARIE H. (JT) & MILENSKI EMERSON J. TRUST NO. 1	INVESTMENTS, A MI PARTNERSHIP DATED APRIL 1, 2006	STREET P.O. BOX 125	LA SAL	UT 845300000	COMMERCIAL STREET 112 S. COMMERCIAL ST.
504736223022	MILLS ANNA LYNNE		P.O. BOX 324	RICO	CO 813320000	134 S. GLASGOW AVE. COFFEE 116 S. COMMERCIAL STREET
504736224006	NOETZEL STEVEN J.		703 VERDUN COURT	SOUTHLAKE	TX 760920000	COMMERCIAL STREET 140 S. SILVER STREET GLASGOW AVE.
504736225010	O'HARA EAMONN J. & HACKLETOM	LYNDA A. (JT)	P.O. BOX 14	RICO	CO 813320000	124 S. GLASGOW AVE S. SILVER ST.
504736223023	PROCTOR CORD K.		1501 CENTRAL AVE. #3	DOLORES	CO 813230000	124 S. GLASGOW AVE S. SILVER ST.
504736223007	RICO HOTEL, LLC, A DELAWARE LLC		565 MOUNTAIN VILLAGE BLVD.	TELLURIDE	CO 814350000	205 S. SILVER STREET 140 S. COMMERCIAL STREET
504736225011	RICO LAND & CATTLE COMPANY, LLC		14 NORTHGATE RD	COLORADO SPRINGS	CO 809064332	124 S. GLASGOW AVE S. SILVER ST.
504736226046	TURRIN BARBARA J.		P.O. BOX 207	RICO	CO 813320000	205 S. SILVER STREET 140 S. COMMERCIAL STREET
504736224024	WYATT HEIDI		P.O. BOX 9100-248	BANDERA	TX 780030000	124 S. COMMERCIAL STREET
504736224026	YAGER MARK EVANS		763 10TH ST.	BOULDER	CO 803020000	124 S. COMMERCIAL STREET



## Description of Variance Request

Front Setback. 4' into the front setback

204.5. Setbacks. The setback is the minimum distance of a structure from the edge of a lot or parcel. Setbacks are measured from the edge of a lot or parcel to the exterior of a structure. Structures include decks and patios over thirty (30) inches in height (See Appendix B). Roof overhangs are permitted to encroach two (2) feet into the front yard setback area and side yard setback area.

Building Height, 47' from lowest exposed foundation

204.6. Building Height. The building height is the maximum vertical distance from the average of the four corners of a structure from the existing pre-construction grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the mid-point of a gable or hip roof measured from the eave to the ridge, provided that in no event shall the height of any point of a structure above the pre-construction grade exceed the building height by more than five (5) feet. For structures with multiple roof elements the four corners of a structure shall be measured individually for each segment of a building. For structures with an irregular foot print the Enforcement Official shall determine the reference points which meet the purpose of this RLUC. The existing pre-construction grade shall be determined by the Town's two foot contour maps, as exist or may be amended from time to time, or shall be determined by survey prepared by a licensed surveyor (See Appendix B).

Roof Pitch, 4/12

204.10 Minimum Roof Pitch. The minimum roof pitch for primary structures is seven/twelve (7/12) [seven feet of rise for twelve feet of run]. Such minimum roof pitch shall apply to the dominant roof which is defined as the roof plane that covers a majority of the building footprint and shall not apply to dormers or secondary roof planes. The minimum roof pitch shall not apply to structures in commercially zoned areas.

ADOPTED BY ORDINANCE NO. 1999-7 ON AUGUST 31ST , 1999 1ST AMENDMENTS  
ADOPTED BY ORDINANCE NO. 2003-1 ON APRIL 16TH , 2003 PUBLIC COPY FOR 2-25-03  
PUBLIC HEARING

State Documentary Fee \$24.90 09-21-2021
---

### WARRANTY DEED

**THIS DEED**, made this 20<sup>th</sup> day of **September, 2021**, between **Larry Dane Brimner** of the County of **Maricopa** and State of **Arizona**, grantor(s),  
And  
**McKinley A. Hale** whose legal address is **P.O. Box 581, CO, <sup>Telluride</sup> 81435**  
of the County of **San Miguel** and State of **Colorado**, grantee(s):

**WITNESS**, that the grantor(s), for and in consideration of the sum of **TWO HUNDRED FORTY NINE THOUSAND AND 00/100 DOLLARS (\$249,000.00)**, 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 grantees, their heirs and assigns forever, **IN SEVERALTY**, all the real property, together with improvements, if any, situate, lying and being in the County of **Dolores** and State of **Colorado**, described as follows:

**Lot 23, 24, 25, 26 and 27, Block 8, Town of Rico, according to the plat of said subdivision recorded in Plat Book 2 at page 8,**

**County of Dolores, State of Colorado.**

also known by street and number as: **132 South Commercial Street, Rico, CO 81332**

**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 grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he 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 as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

  
**Larry Dane Brimner**

State of **ARIZONA**

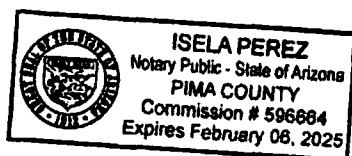
County Of **PIMA**

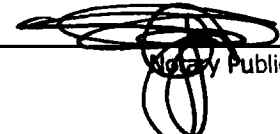
}  
 } ss.  
 }

The foregoing instrument was acknowledged before me this **September 20, 2021**, by **Larry Dane Brimner**.

My Commission expires:

Witness my hand and official seal.



  
 \_\_\_\_\_  
 Notary Public

GENERAL WARRANTY DEED

3209CEA  
September 17, 2021  
11:35 AM

## PLANNING COMMISSION MEETING MINUTES

Date: April 13, 2022

### Call to order

Chairman Mike Contillo called the meeting to order at 7:02PM.

### Trustees Present:

Chairman Mike Contillo  
Gerrish Willis  
Leah Chmielewski (Zoom)  
Cristal Hibbard (Zoom)  
Andrew Romanyshyn  
Rebecca Adams (Zoom)

### Staff Present.

Chauncey McCarthy, Jen Stark (zoom), Anna Wolf

### Approval of the Agenda

#### Motion

To approve the agenda.

**Moved by** Gerrish Willis, seconded by Andrew Romanyshyn.

**Vote.** A roll call vote was taken and the motion was approved, 6-0.

### Approval of the Minutes

#### Motion

To approve the minutes for the March 9, 2022 Planning Commission meeting with the grammatical corrections from Cristal Hibbard.

**Moved by** Mike Contillo, seconded by Gerrish Willis.

**Vote.** A roll call vote was taken and the motion was approved, 5-0.

### Action Items

Public Hearing and Consideration of an application for a setback, building height, and minimum roof pitch variance on Lots 23-27, Block 8, McKinley Hale and Jeremy Womack, applicants.  
Town Manager Chauncey McCarthy gave a summary of the packet item.

### Board Discussion:

Board members asked for clarification on why the roof would be a shed roof rather than a pitched design. The applicants explained it is a more modern look as well as a safer option for snow removal due to the height of the structure.

Discussion arose about reasoning for the 7x12 roof pitch in the Land Use Code.

Discussion formed around the North elevation drawing. The applicants clarified the drawing.

### Public Comment:

Skip expressed that the applicants did their homework. Urged the Planning Commission to consider this request as there will be more like it in the future due to the platting of Rico. He

expressed that while not all applicants should get their way the residents see no reason why this applications should not be approved.

**Motion**

To approve the variances for the applicants for setback, building height, and minimum roof pitch for Lot 23-27, Block 8 for McKinley and Jeremy with the condition that they do make a section on where off street parking is going to be on the upper part of the lot.

**Moved by** Andrew Romanyshyn, Second by Cristal Hibbard

**Vote.** A roll call vote was taken and the motion was approved, 6-0.

**Discussion Items**

In depth review of revised Rico Land Use Code Article I & II

After much deliberation the Planning Commission came up with the following guidelines on how they will proceed with the revision of the Land Use Code.

- Staff was directed to compile a side-by-side comparison between the current Land Use Code and the revised living document by the May 11, 2022 Planning Commission meeting.
- The Town manager will compile a list of real variances that were brought to the planning commission in the past.
- Conduct work sessions with locked timeframes. The first work session will be on May 11, 2022 from 6:00–7:00 PM before the regularly scheduled Planning Commission meeting.

**Motion**

Motion to Adjourn

**Moved by** Gerrish Willis, Second by Mike Contillo.

**Vote.** A roll call vote was taken and the motion was approved, 5-0.

The meeting adjourned at 8:37 pm.

---

Anna Wolf  
Rico Town Clerk

---

Mike Contillo  
Chairman

**From:** Nick Kenworthy <[kenworthy.nick3@gmail.com](mailto:kenworthy.nick3@gmail.com)>

**Sent:** Tuesday, April 12, 2022 8:09 PM

**To:** [Townmanager@ricocolorado.gov](mailto:Townmanager@ricocolorado.gov)

**Subject:** Womack Residential Exemptions

To Whom it may Concern,

My name is Nick Kenworthy and I have lived at 125 N. Garfield Street for the last 7 years. I grew up in Telluride and count my blessings daily that I was able to buy a house in Rico and stay in the San Juans as an adult. I am writing this letter in support of Jeremy Womack and McKinley Hale being able to complete work on their property at 132 Commercial Street, completing a structure that has set in its current unfinished state for several years. I hope for them to be able able actualize their dream of making a home in the San Juans. To me it makes sense to allow for several zoning exemptions in order for this property to house a growing local family. Both Jeremy and McKinley have lived in the region for many years. They would both be fantastic members of the Rico community. Jeremy is an EMT and Emergency first responder and spends his hours actively saving people's lives. I can think of nobody more worthy of I being able to finish work on their property, and making a home in our beautiful little town. Please allow several zoning exemptions so that Jeremy Womack and McKinley Hale can complete work on the property at 132 Commercial Street, turning it from and unfinished eyesore to a nice family residence. Thank you for your consideration. Sincerely, Nick Kenworthy

-----Original Message-----

From: Kelli Gleason <[kelligbailey@gmail.com](mailto:kelligbailey@gmail.com)>

Sent: Tuesday, April 12, 2022 7:27 AM

To: [Townmanager@ricocolorado.gov](mailto:Townmanager@ricocolorado.gov)

Cc: [Jeremywomack@gmail.com](mailto:Jeremywomack@gmail.com)

Subject: 132 Commercial St variance

To the Rico town board,

Jeremy Womack and McKinley Hale are requesting a variance to complete the buildout of their future primary residence on 132 Commercial St. They are longtime locals to the area and have been active members of the community for more than a decade. Jeremy has served on San Miguel Search and Rescue and is an active EMT. They have a 15 month old toddler and would be contributing to the future generation of Rico. Both of them love to ride their mountain bikes, hike, and backcountry ski and would fit in to the outdoor lifestyle that Rico offers. In addition, the structure has been sitting in its current state for quite some time. It would make the most sense to utilize the property to its full potential. Please consider approving these variances so this unfinished structure can be converted into a family residence.

Regards,

Kelli Gleason

5 North River St

# TOWN OF RICO BUILDING PERMIT APPLICATION

Date: 3/28/22  
 Property Address: 26 N. Glasgow Ave.

Legal Description: \_\_\_\_\_

Zoning District Designation: HISTORIC/Commercial

Category of Construction: ☒ Residential ☐ Commercial

TYPE OF WORK Check all applicable items:

☐ New construction ☐ Change of Occupancy ☐ Movement of structure

☐ Accessory Structure/Garage ☐ Covered Deck ☐ Deck

☐ Alteration/Remodel ☐ After the fact permit ☐ Other

Description of Work: Addition of 25 x 30' (750 ft<sup>2</sup>)  
2ND story

Use: ☒ Single Family ☐ Multi family ☐ Commercial/Residential ☐ Commercial

☐ Other: \_\_\_\_\_

For Change of Occupancy: Existing Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

For Additions: Existing square feet 975 ft<sup>2</sup> Proposed addition: 750 ft<sup>2</sup>

Check Contact Person:

☐ Property Owner: CRAIG AND SARAH LYONS

Address: 26 N. Glasgow Ave

Office #: 970 946 9644 Cell: 970 331 2447 Fax: \_\_\_\_\_

E-mail: cdlyons75@gmail.com

☐ Applicant (if different from owner):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Office #: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

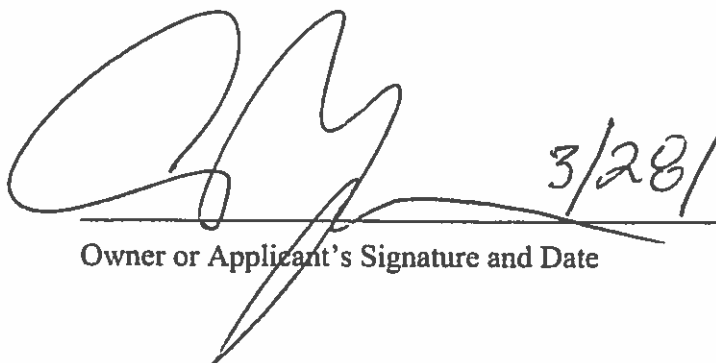
☐ **Design Professional:** Craig LYONS / LYONS DEN CONST. INC.  
 Address: \_\_\_\_\_  
 Office #: SAME Cell: AS ABOVE Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

☐ **General Contractor:** Craig Lyons / LYONS DEN CONST. INC.  
 Address: \_\_\_\_\_  
 Office #: SAME Cell: AS ABOVE Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the applicable ordinances. I further certify that all easements, deed restrictions, or other encumbrances restricting the use of the property are shown on the site plans submitted with this application. I have been given authorization from the property owner to obtain this permit. I realize that the information that I have affirmed hereon forms a basis for the issuance of the permit herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any applicable ordinance or to excuse the owner or his or her successors in title from complying therewith.

I understand that by applying for this permit, I am consenting to the inspection of this property and to the entry onto the property by inspectors of the authority having jurisdiction for the purpose of performing the necessary inspections during normal business hours for the duration of the permit.

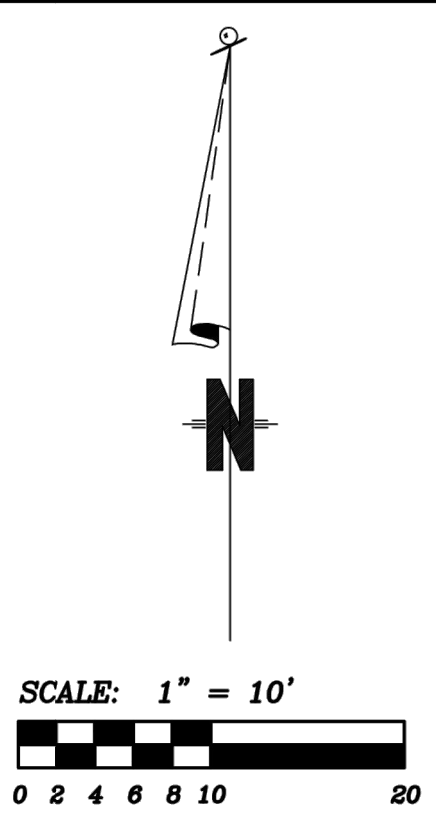
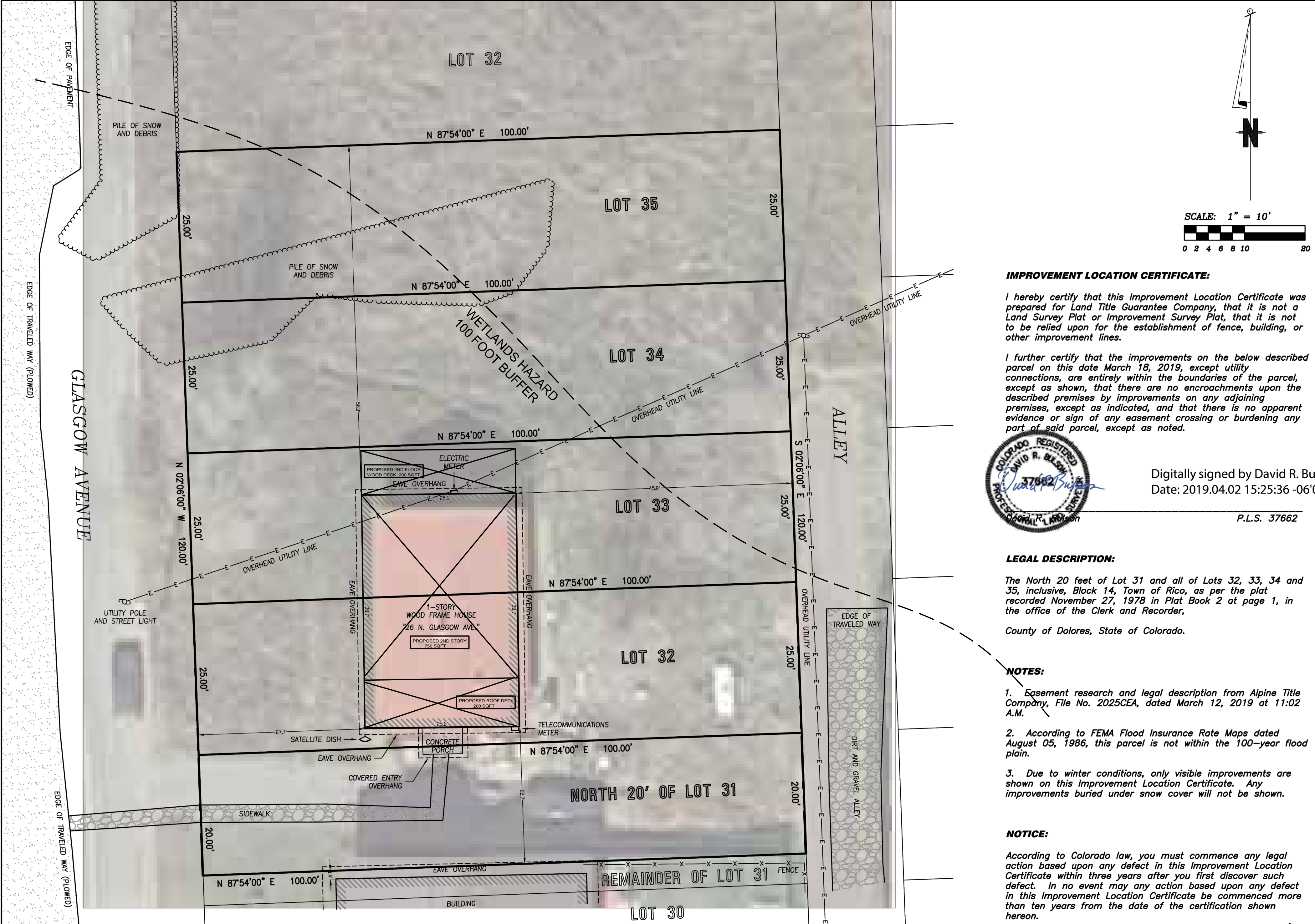
**ACKNOWLEDGMENTS, WAIVER AND RELEASE OF LIABILITY:** The Applicant hereby acknowledges that variable terrain exists in the Town of Rico and further acknowledges that Rico Public Works road maintenance, fire protection and emergency vehicle access may not be possible to some properties due to steep grades and seasonal conditions. The Applicant hereby releases the Town of Rico and the Rico Fire Protection District from any liability from the issuance and acceptance of a building permit. The Applicant agrees to comply with all Town and State laws regarding building construction.

  
 Owner or Applicant's Signature and Date

3/28/22  
 Date

OWNER  
DESIGNER  
BUILDER  
 Title





**IMPROVEMENT LOCATION CERTIFICATE:**

I hereby certify that this Improvement Location Certificate was prepared for Land Title Guarantee Company, that it is not a Land Survey Plat or Improvement Survey Plat, that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

I further certify that the improvements on the below described parcel on this date March 18, 2019, 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.

Digitally signed by David R. Bu  
Date: 2019.04.02 15:25:36 -0600

P.L.S. 37662

**LEGAL DESCRIPTION:**

The North 20 feet of Lot 31 and all of Lots 32, 33, 34 and 35, inclusive, Block 14, Town of Rico, as per the plat recorded November 27, 1978 in Plat Book 2 at page 1, in the office of the Clerk and Recorder,

County of Dolores, State of Colorado.

**NOTES:**

- Easement research and legal description from Alpine Title Company, File No. 2025CEA, dated March 12, 2019 at 11:02 A.M.
- According to FEMA Flood Insurance Rate Maps dated August 05, 1986, this parcel is not within the 100-year flood plain.
- Due to winter conditions, only visible improvements are shown on this Improvement Location Certificate. Any improvements buried under snow cover will not be shown.

**NOTICE:**

According to Colorado law, you must commence any legal action based upon any defect in this Improvement Location Certificate within three years after you first discover such defect. In no event may any action based upon any defect in this Improvement Location Certificate be commenced more than ten years from the date of the certification shown hereon.

EXISTING SITE PLAN

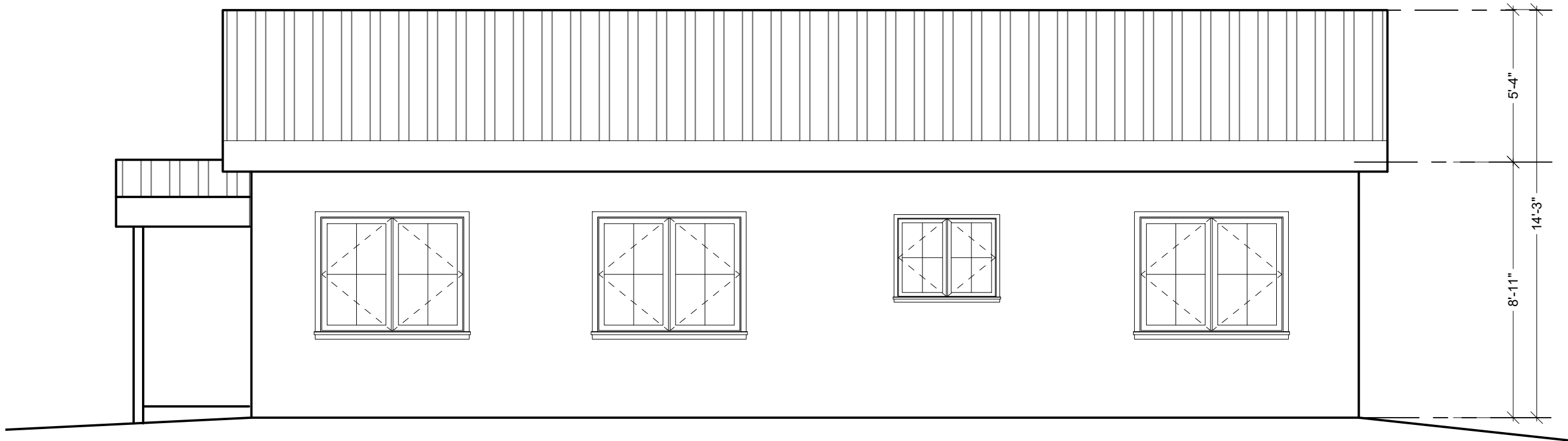
SCALE : 1"= 10'-0"

LYONS RESIDENCE  
26 N. GLASGOW AVE.  
RICO, COLORADO 81332

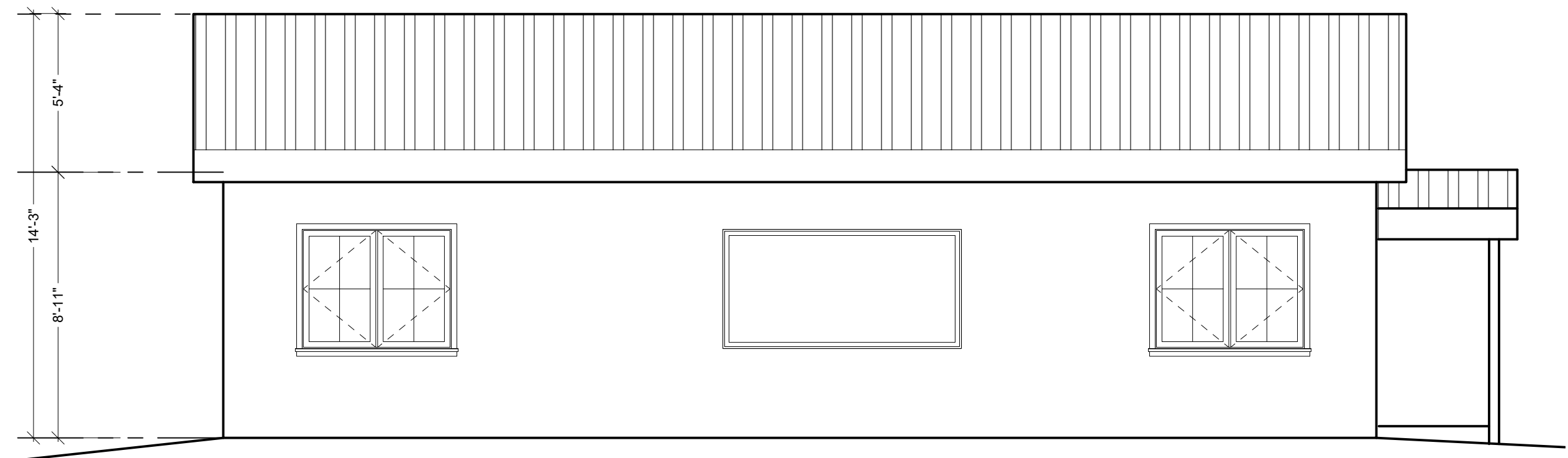
04.07.2022

SITE PLAN

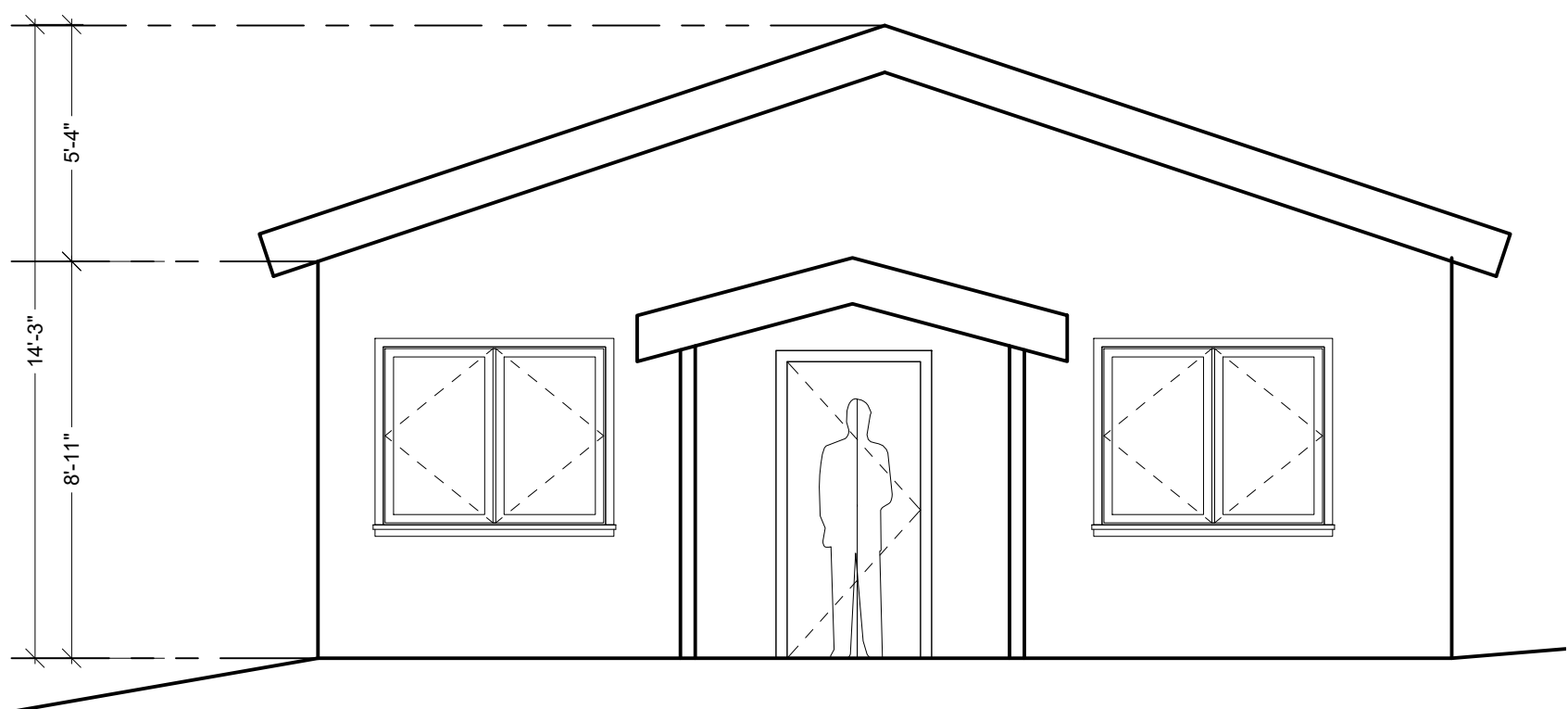
A0



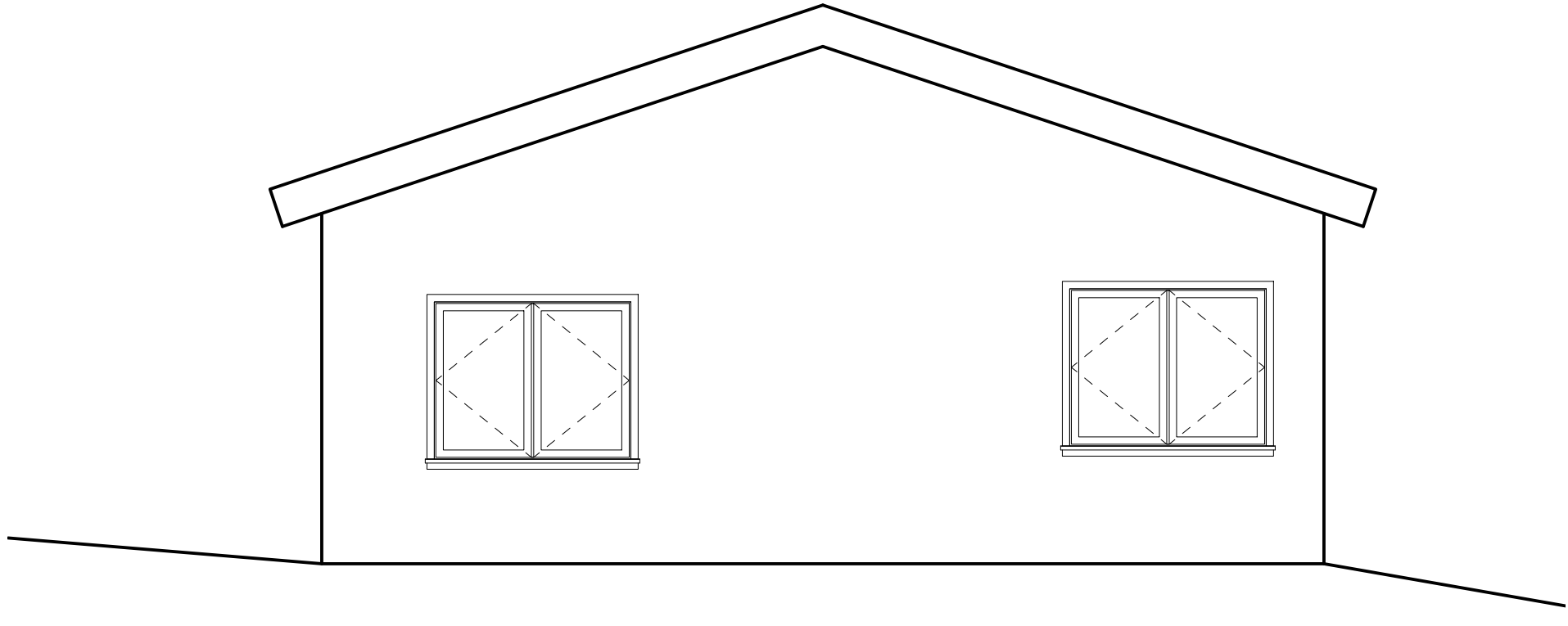
EXISTING EAST ELEVATION  
SCALE : 1/4" = 1'-0"



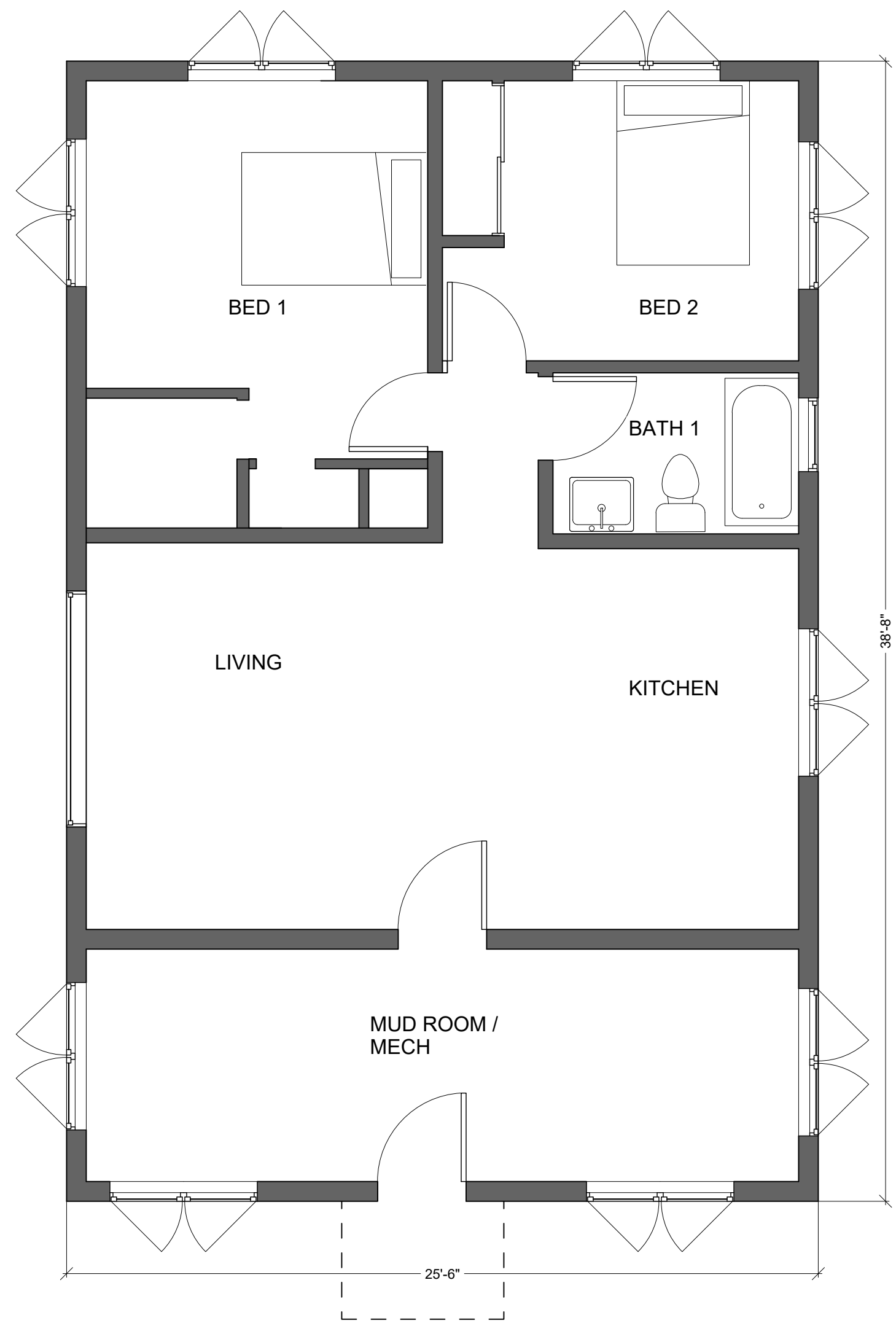
EXISTING WEST ELEVATION  
SCALE : 1/4" = 1'-0"



EXISTING SOUTH ELEVATION  
SCALE : 1/4" = 1'-0"

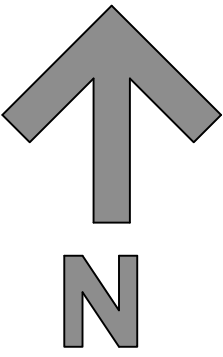


EXISTING NORTH ELEVATION  
SCALE : 1/4" = 1'-0"



EXISTING FLOOR PLAN  
SCALE : 1/4" = 1'-0"

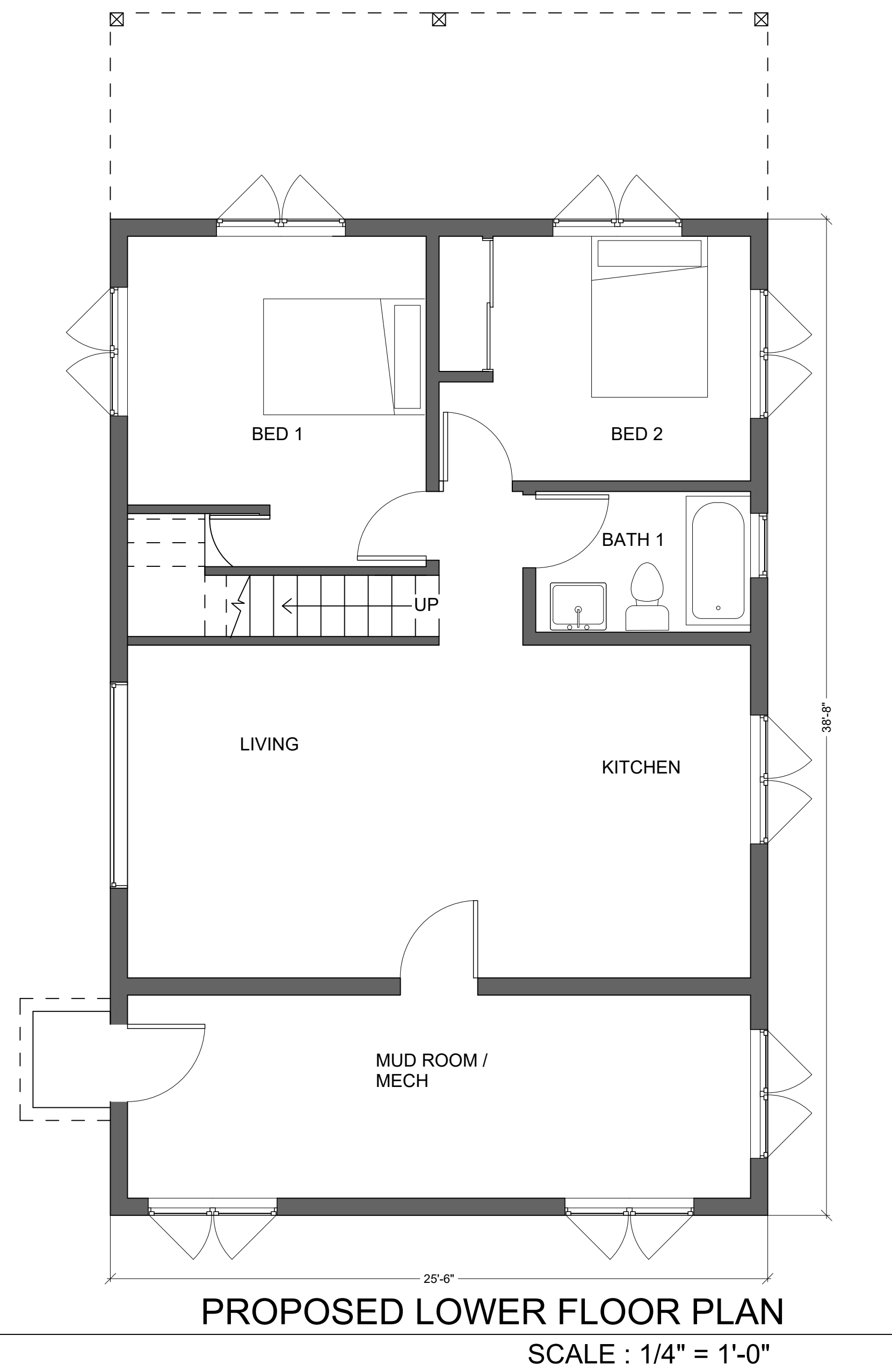
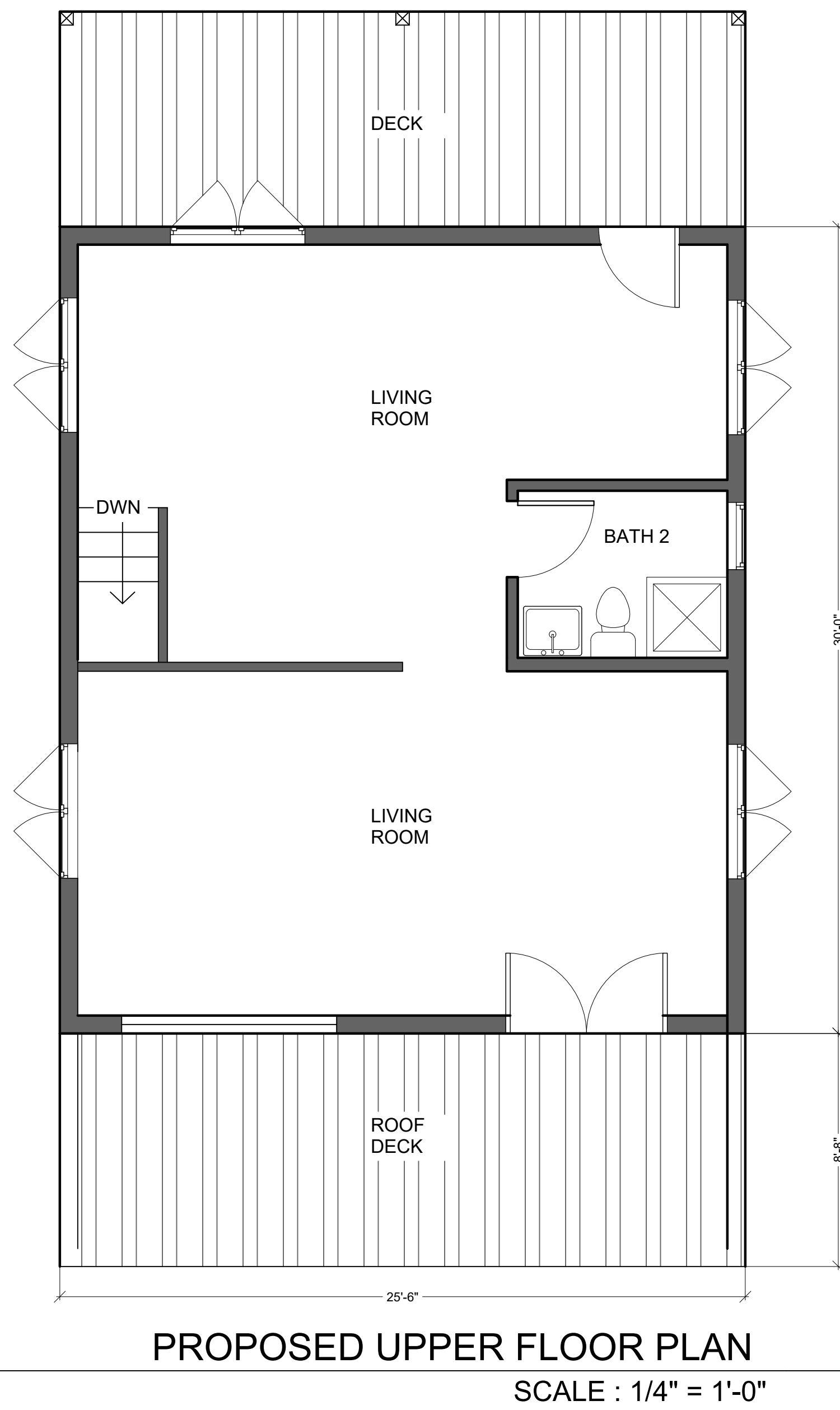
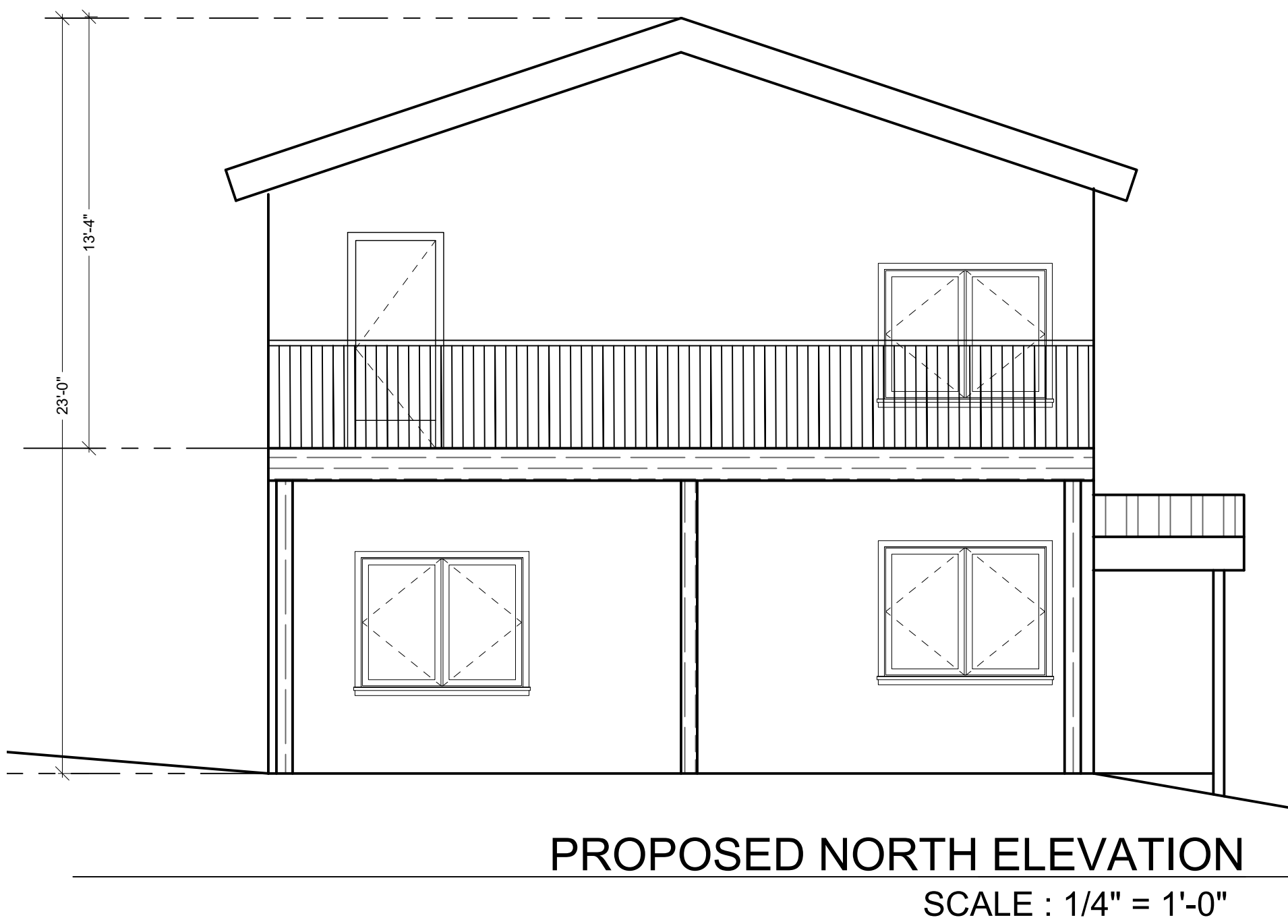
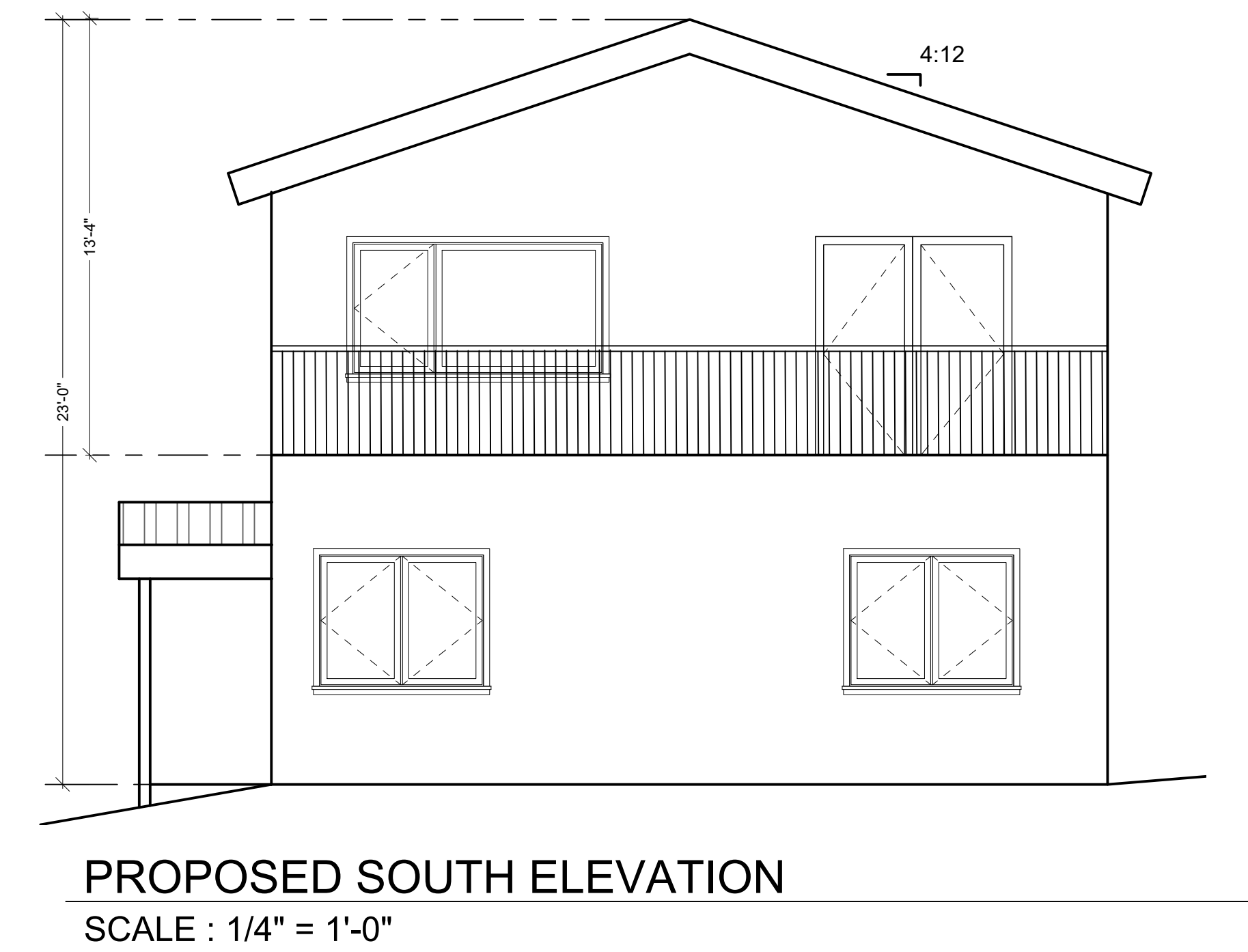
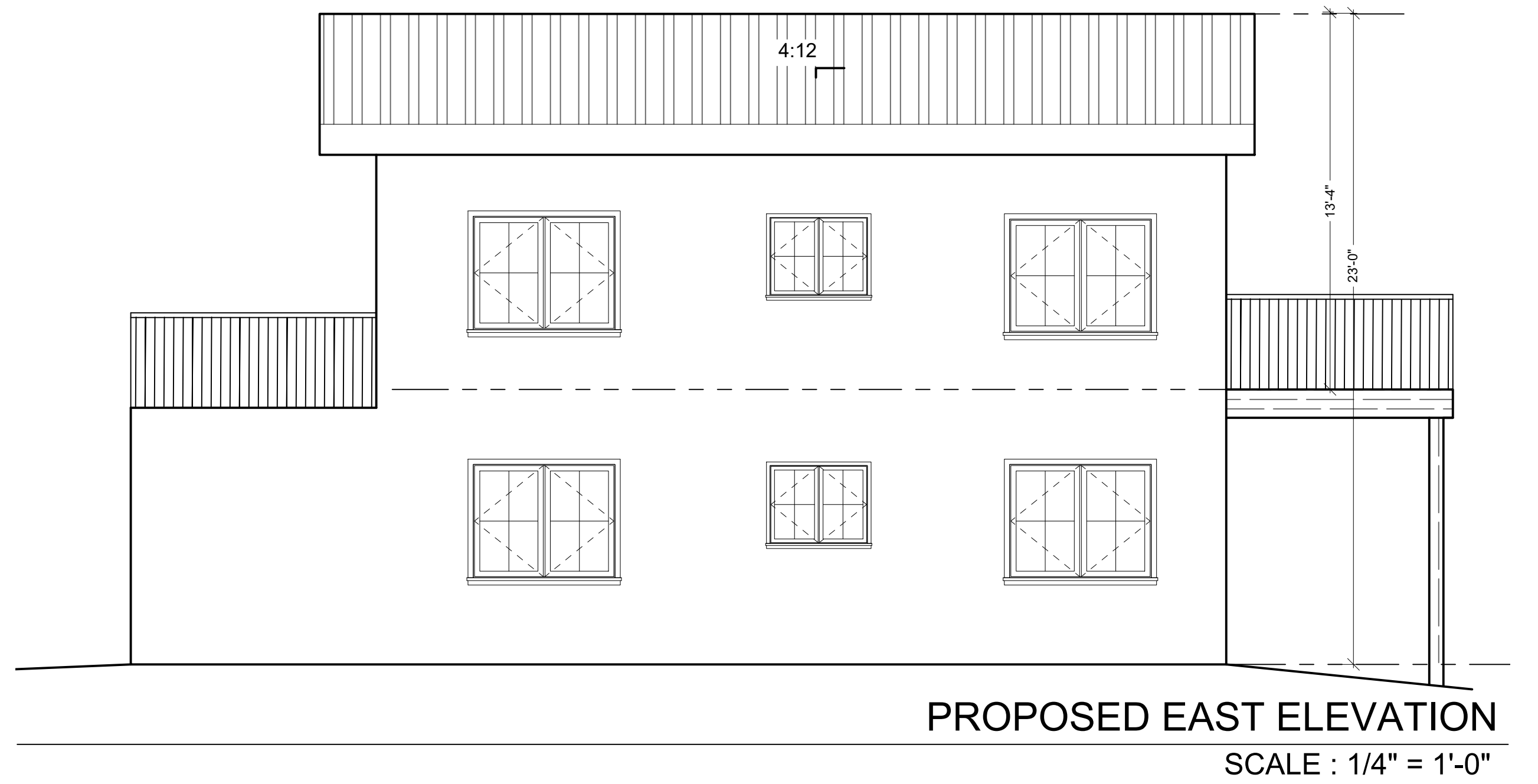
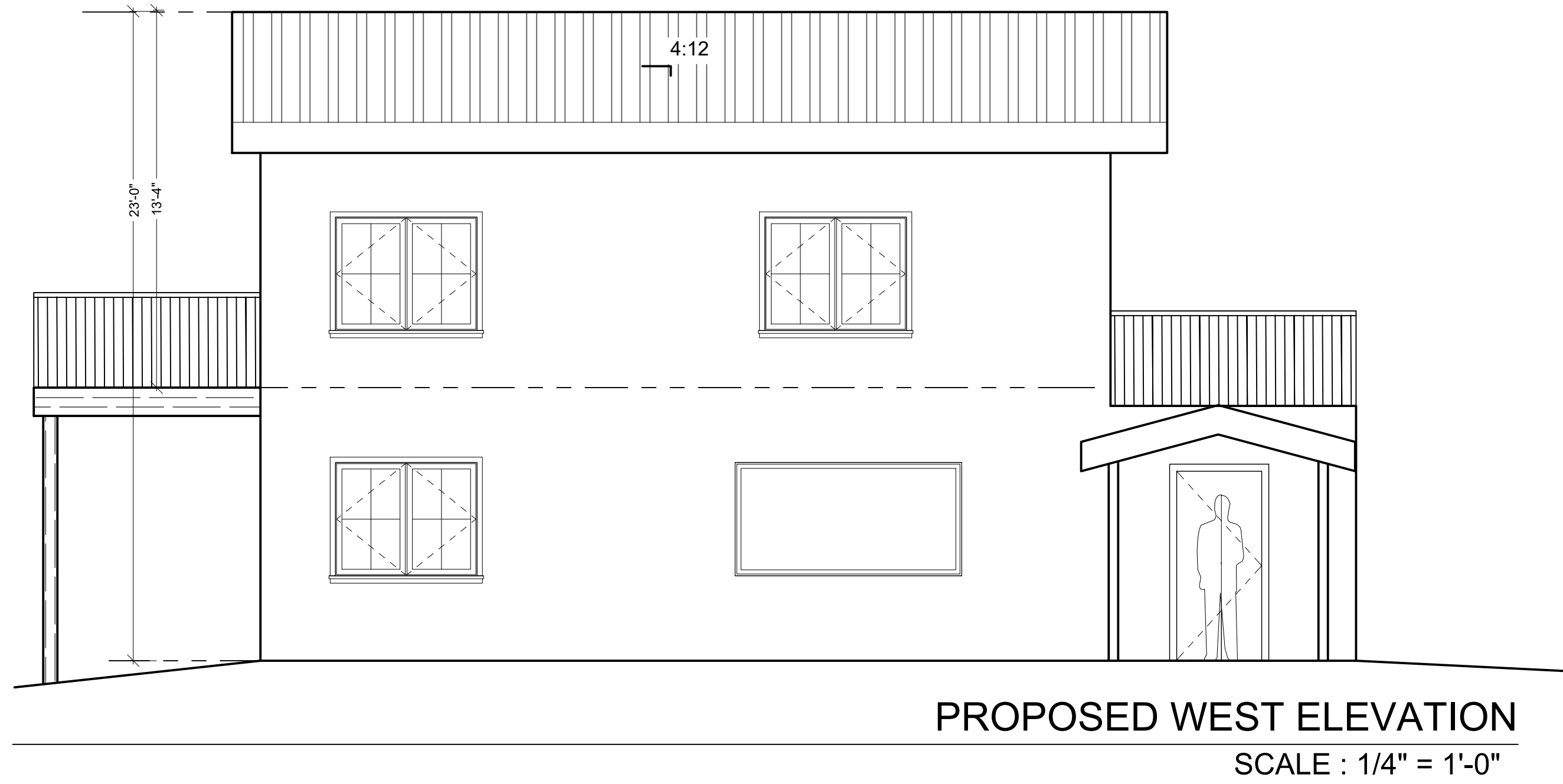
LYONS RESIDENCE  
26 N. GLASGOW AVE.  
RICO, COLORADO 81332



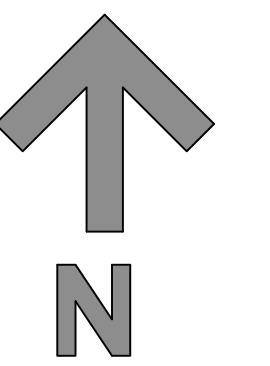
04.07.2022

EXISTING

A1



LYONS RESIDENCE  
26 N. GLASGOW AVE.  
RICO, COLORADO 81332



04.07.2022

PROPOSED

A2

Craig and Sarah Lyons  
26 North Glasgow Ave.  
Rico, CO 81332

To The Town of Rico Board:

Thank you for considering our request to allow us to maintain the current 4/12 pitch of our house us despite adding a second story to the existing dwelling. We desperately need just a little bit more room for our family and have a very simple efficient building plan to effectively satisfy our needs. We will accomplish a few goals in building a second story onto our house; upgrading the tattered exterior, insulating more efficiently, inspecting and replacing dated wiring and plumbing and gaining more space to more effectively contain our family and belongings. Maintaining the current roof pitch would enable us to simplify the renovation process and expedite the completion of the project. This is especially imperative as the months of fair building weather will pass quickly and we would like to have the project completed by then.

We will submit the rest of the building permit requirements and plans in a timely manner based on the conditional approval of this request.

Thank you very much for your careful consideration of this matter.

Sincerely,

Sarah and Craig Lyons



DATE: April 20, 2022  
TO: Town of Rico Board of Trustees  
FROM: Karp Neu Hanlon, P.C.  
RE: Short-Term Rental Ordinances

---

Included in your packet of materials as a discussion item for the April 20 Board meeting is a draft ordinance and set of regulations for short-term rental dwelling units in the Town of Rico ("Town"). Also included is an ordinance for first reading that imposes a six-month moratorium on the acceptance of new applications for special use permits for short-term rental dwelling units so that the Town can review, adopt, and implement the new short-term rental regulations.

The moratorium ordinance places a six-month pause on the acceptance of new special use permit applications for short-term rental dwelling units in the Town. If passed on first reading on April 20 and adopted on second reading on May 18, the moratorium would become effective on May 18. After May 18, the Town could no longer accept applications for special use permits for short-term rentals, but applications submitted prior to May 18 could continue through the approval process. The moratorium ordinance specifies that applications prior to the effective date will be deemed complete if both the special use permit application and the application fee have been submitted to the Town.

The draft short-term rental ordinance and Short-Term Rental Regulations would amend the Rico Land Use Code ("RLUC") to remove short-term rentals from the special use permit framework and allow short-term rentals as a use-by-right subject to a two-year, renewable license and operational rules. Properties with existing special use permits for short-term rentals would be subject to the operational rules for short-term rentals but would not be required to apply for and obtain a license.

The Short-Term Rental Regulations would impose a cap on the total number of short-term rental dwelling units in the Town equal to 7% of the Town's total housing units. (This cap could be always changed by the Board in the future.) However, short-term rental dwelling units in the Commercial and Historic Commercial zone districts would not count towards this cap. The Regulations also adopt a quadrant system dividing the town into NW, NE, SE, and SW quadrants, and distributing the total number of short-term rental units between the quadrants equally. Thus, the Regulations create caps for each quadrant based on the overall cap for the Town.

Currently, the Colorado Demography Office lists 226 total housing units in Rico. Seven percent of 226 is 16 short-term rental units (rounded up from 15.82). Thus, four short-term rental

units would be allowed per quadrant of Town. The eight existing short-term rental special use permits are distributed as follows:

- NW: 1
- NE: 6
- SW: 1
- SE: 0

Therefore, no additional short-term rental licenses would be issued for the NE quadrant of Town.

The Short-Term Rental Regulations also provide that, where new or renewal license applications during an application cycle would lead to a number of short-term rentals that exceeds the cap for any quadrant or for the Town overall, a lottery system will be used to award licenses.

The Regulations contain additional provisions regarding owner responsibilities, operation, and penalties, as well as procedures for license issuance, renewal, and revocation.

**TOWN OF RICO  
ORDINANCE NO. 2022-\_\_**

**AN ORDINANCE OF THE TOWN OF RICO, COLORADO  
ESTABLISHING A LICENSING PROCESS FOR SHORT-TERM  
RENTALS AND AMENDING THE RICO LAND USE CODE TO REMOVE  
SHORT-TERM RENTALS FROM SPECIAL USE PERMIT REVIEW.**

**WHEREAS**, the Town of Rico, Colorado (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Rico Home Rule Charter; and

**WHEREAS**, The Board of Trustees of the Town (“Board”) recognizes the potential for increasing impacts to the community as a result of a rise in short-term and vacation rentals; and

**WHEREAS**, the Board adopted Ordinance 2011-3 on June 15, 2011 amending the Rico Land Use Code (“RLUC”) to allow short-term rentals in residential areas pursuant to a special use permit; and

**WHEREAS**, the Board convened a work session on March 7, 2022 to receive public input and discuss the regulation of short-term rentals in the Town; and

**WHEREAS**, Ordinance 2022-03, Issuing a Temporary Moratorium on the Acceptance of New Short-Term Rental Dwelling Unit Permit Applications, was approved by the Board on first reading on April 20, 2022 and adopted on second reading on May 18, 2022; and

**WHEREAS**, the Rico Planning & Zoning Commission has considered the amendments to the RLUC contained in this Ordinance, conducted a duly noticed public hearing regarding the amendments at its May 11 meeting, and recommended the Board adopt the amendments; and

**WHEREAS**, in accordance with the Rico Regional Master Plan’s goals of preserving small town character while maintaining livability, the Town desires to minimize the adverse effects of short-term rentals on residential neighborhoods and the supply of housing in the Town; and

**WHEREAS**, the Board desires to amend Section 221 of the RLUC to remove short-term rental dwelling units from the list of Residential Uses by Special Use Permit Review and amend Sections 220, 240, 250, 270, and 280 of the RLUC to add short-term rental dwelling units to the list of Uses Permitted by Right for Residential (R), Historic Commercial (HC), Commercial (CM), Residential Planned Unit Development (RPUD), and Commercial Planned Unit Development (CPUD) zone districts, subject to the Sections of the RLUC requiring a license and compliance with standards for operation; and

**WHEREAS**, the Board desires to add new sections to the RLUC to create a licensing procedure and regulations for the operation of short-term rental dwelling units in the Town; and

**WHEREAS**, the Board finds and declares that the amendments to the RLUC regarding short-term rentals set forth herein are proper in light of the needs and desires of the Town and in the promotion of the public health, safety, and welfare of the Town's residents.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF RICO THAT:**

**Section 1.** The recitals hereinabove are hereby adopted as findings and incorporated herein.

**Section 2.** The Rico Land Use Code shall be and is hereby amended as set forth in **Exhibit A** to this Ordinance, incorporated by reference hereto.

**Section 3.** This Ordinance shall take effect immediately on final adoption.

THIS ORDINANCE WAS, FOLLOWING PUBLIC NOTICE, INTRODUCED, READ, AND APPROVED ON FIRST READING, AND ORDERED PUBLISHED BY TITLE ONLY THIS 18TH DAY OF MAY 2022.

TOWN OF RICO, COLORADO

\_\_\_\_\_  
Nicole Pieterse, Mayor

ATTEST:

\_\_\_\_\_  
Anna Wolf, Town Clerk

THIS ORDINANCE WAS, FOLLOWING PUBLIC NOTICE, INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED PUBLISHED BY TITLE ONLY TO BE EFFECTIVE IMMEDIATELY THIS \_\_\_\_ DAY OF JUNE 2022.

TOWN OF RICO, COLORADO

\_\_\_\_\_  
Nicole Pieterse, Mayor

ATTEST:

\_\_\_\_\_  
Anna Wolf, Town Clerk

Effective Date: \_\_\_\_\_, 2022



## EXHIBIT A

### AMENDMENTS TO THE RICO LAND USE CODE

Additions shown in double underline; deletions shown in ~~striketrough~~.

#### 220. RESIDENTIAL (R) ZONE DISTRICTS - USES PERMITTED BY RIGHT

Single family dwellings, accessory dwelling units, accessory buildings and uses, including home occupation, and short-term rental dwelling units subject to the licensing procedures and regulations in Sections 450-457.

#### 221. RESIDENTIAL USES BY SPECIAL USE PERMIT REVIEW

~~A. Short-term rental dwelling units/accommodations, excluding hotels, condominium hotels, bed and breakfasts, motels, lodges, boarding houses and rooming houses.~~

AB. Daycare facilities, schools and churches.

#### 240. HISTORIC COMMERCIAL (HC) ZONE DISTRICT - USES PERMITTED BY RIGHT

Commercial, religious institution, fire house, school, and residential, including multi-family, apartments, town homes, ~~and condominiums,~~ and short-term rental dwelling units subject to the licensing procedures and regulations in Sections 450-457. All uses permitted by right must be conducted primarily out of a structure that meets the requirements of this RLUC.

#### 250. COMMERCIAL (CM) ZONE DISTRICT - USES PERMITTED BY RIGHT

Commercial and residential, including multi-family, apartments, town homes, ~~and condominiums,~~ and short-term rental dwelling units subject to the licensing procedures and regulations in Sections 450-457. All uses permitted by right must be conducted primarily out of a structure that meets the requirements of this RLUC.

## **270. RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) ZONE DISTRICT – USES PERMITTED BY RIGHT**

Single-Family, duplex, triplex, accessory dwelling use, ~~and~~ home occupation, and short-term rental dwelling units subject to the licensing procedures and regulations in Sections 450-457.

## **280. COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONE DISTRICT – USES PERMITTED BY RIGHT**

Single family dwellings, duplexes and triplexes, accessory structures and uses, including home occupation, commercial, light industrial, and short-term rental dwelling units subject to the licensing procedures and regulations in Sections 450-457. All uses permitted by right must be conducted primarily out of a structure that meets the requirements of this RLUC.

## **450. SHORT-TERM RENTAL LICENSE REQUIRED**

It shall be unlawful to operate a short-term rental dwelling unit, as defined in Section 910, within the Town until the Town has issued a short-term rental license under the provisions of the RLUC contained in Sections 450-457, as amended (the “Short-Term Rental Regulations”).

## **451. PURPOSE**

The Town of Rico recognizes that there are benefits to allowing owners of residential units within the Town to rent their dwelling units for periods of time less than thirty (30) days. Short-term rental of dwelling units brings additional visitors to the Town, can allow owners to recoup housing costs, and provides revenues for the Town through the additional tax collections. The provision of short-term rentals offers additional diversification to the accommodations market. However, due to the potential for adverse impacts, the Town wishes to regulate short-term rentals to protect the health, safety, and welfare of owners, residents, neighbors, and visitors.

## **452. APPLICABILITY**

452.1 The Short-Term Rental Regulations shall apply to any residential dwelling unit within the Town. The Short-Term Rental Regulations are applicable within a Planned Unit Development unless the short-term rental of property is specifically identified as a prohibited use by the Planned Unit Development.

452.2 The Town is not a party to and does not enforce any private covenants. Private covenants may restrict the ability for owners to engage in short-term rentals.

452.3 Unless otherwise stated or modified, the Short-Term Rental Regulations shall apply to existing short-term rental dwelling units authorized by a special use permit as of the date of adoption of the ordinance enacting these regulations.

#### **453. OWNER RESPONSIBILITIES**

453.1 The owner of the short-term rental dwelling unit shall designate a natural person located within a one-hour driving distance of the short-term rental who is available twenty-four (24) hours per day, seven (7) days per week, to serve as the local responsible party for the short-term rental and to immediately respond to any issues arising from the short-term rental. The designated responsible party may be the owner of the property. The owner shall notify the Town in writing of the designation of the responsible party within five (5) days of such designation or modification of any such designation.

453.2 The owner or responsible party shall collect and pay all applicable local, state, and federal taxes including sales and lodging taxes.

453.3 The owner or responsible party is responsible for ensuring the short-term rental meets all applicable local, state, and federal regulations. This includes compliance with the RLUC and, for example C.R.S. § 38-45-101 et seq., as amended, which requires carbon monoxide alarms in residential properties.

453.4 The owner or responsible party is responsible for obtaining all required licenses in accordance with the Town of Rico's business licensing ordinances.

#### **454. LOCATION, USE, AND OCCUPANCY RESTRICTIONS**

454.1 Occupancy limitations of a short-term rental dwelling unit shall be established by the International Property Maintenance Code (IPMC) and shall be indicated on the short-term rental license.

454.2 In a multi-family building under single ownership, or for properties with an accessory dwelling unit, no more than one (1) unit may be licensed as a short-term rental, provided the use restrictions in Section 454.3 are met.

454.3 The total number of short-term rental dwelling units shall be limited to seven percent (7%) of the Town's total housing units as determined by the Colorado State Demography Office and updated from time to time. This percentage limit may be amended by the Board of Trustees by ordinance.

- (a) In addition, the available number short-term rental dwelling units shall be distributed into four quadrants, assuming an approximately equal number of housing units per quadrant. The quadrants shall be as follows:

- (i) Northwest: North of W. Campbell Street and West of S. Glasgow Ave.
- (ii) Northeast: North of E. Mantz Ave and East of S. Glasgow Ave.
- (iii) Southeast: South of E. Mantz Ave and East of S. Glasgow Ave.
- (iv) Southwest: South of W. Campbell Street and West of S. Glasgow Ave.

- (b) In addition, no short-term rental dwelling unit shall be issued a license in a property immediately adjacent to a property that contains a short-term rental dwelling unit. "Immediately adjacent," for the purposes of this section, means that the properties share at least 25 feet of contiguous boundary line.
- (c) The limitations on location and total number of short-term rental units in this Subsection 454.3 shall include existing short-term rental dwelling special use permits existing as of the date of the ordinance adopting these Short-Term Rental Regulations.

454.4 Short-term rental dwelling units in the Commercial (CM) or Historic Commercial (HC) zone districts shall not count towards the total number of short-term rental dwelling units in Section 454.3 above.

## **455. OPERATION**

455.1 All vehicles associated with the short-term rental use shall be parked in designated parking areas, such as driveways and garages, or on-street parking, where permitted. No parking shall occur on lawns or sidewalks.

455.2 The owner shall be responsible for ensuring that the short-term rental complies with Town of Rico garbage, refuse, and trash collection standards. The owner and local responsible party shall arrange for proper garbage, refuse, and trash collection. The owner and local responsible party shall arrange for snow removal on the sidewalks and driveways associated with the short-term rental.

455.3 The following information must be posted in a prominent and visible location in the short-term rental:

- (a) Town of Rico business license and short-term rental license;
- (b) Contact information for owner and/or local responsible party, including phone number for twenty-four-hour response to emergencies;
- (c) Description of location of fire extinguishers and emergency egress; and
- (d) Any other information deemed necessary by the Town Manager or Building Official to ensure the public's health and safety.

455.4 All advertising of a short-term rental, including advertising on website vacation booking sites, shall display the Town of Rico short-term rental license number and business license number.

#### **456. LICENSE PROCEDURES**

456.1 Application Requirements. The owner shall submit the application on the form provided by the Town and shall pay the application fee. The application fee shall be \$2500 for an initial application and \$1500 for a renewal application (including renewals pursuant to the lottery system). Applications for a short-term rental license starting on January 1 shall be submitted to the Town no later than August 1 of the preceding calendar year.

456.2 Application Review, Referral, and Appeal. The Town Manager, in consultation with the Town Planner, shall review applications for short-term rental licenses for compliance with these regulations. The Town shall review applications during the month of August and shall issue license decisions no later than September 15. If the application is in conformity with the Short-Term Rental Regulations, the Town Manager shall issue a short-term rental license. The Town Manager may, in his or her sole discretion, refer an application to the Board of Trustees if the application raises issues on which the Board's input is necessary or desirable. If the application is not approved and the license is not issued, the Town Manager shall state in writing the reason(s) for the denial of the license. The applicant may appeal the Town's denial to the Board of Trustees within thirty (30) calendar days of issuance of the written denial decision.

456.3 Issuance and Term of License. All short-term rental units, except short-term rental dwelling units for which the Town has issued a special use permit as of the date of the ordinance adopting these regulations, shall require a license from the Town. Such license shall only be issued after the short-term rental application has been approved in accordance with the Municipal Code. The short-term rental license shall specify any terms and conditions of the license. All licenses shall be issued to the owner of the property. No natural person or business entity shall be issued more than one short-term rental license, nor shall the owner of an existing short-term rental dwelling unit as of the date of adoption of these regulations be issued a license for an additional short-term rental. A change in ownership of the property shall necessitate a new application and issuance of a new license. Licenses shall be issued for a period of two (2) years starting on January 1 and shall automatically expire on December 31 of the second year.

456.4 Lottery System. If the number of new or renewal license applications submitted for an application cycle would lead to a total number of short-term rental units in excess of the number allowed in Section 454.4 (including the total number allowed for any quadrant of the Town), the Town Manager shall issue licenses by random lottery. Such lottery shall not provide a preference to renewal applications over new applications. The Town shall refund the application fees for applications not issued pursuant to a lottery.

456.5 Neighborhood Notification. Upon issuance of a short-term rental license, the property owner shall be responsible for mailing public notification of the license to owners of all real property within two hundred fifty (250) feet of any boundary or edge of the subject property or parcel. The property owner shall provide certification to the Town Manager that proper notice has been provided, including a signed affidavit.

456.6 Revocation of License. A short-term rental license may be revoked at any time by the Board following a hearing if the Town determines that the property is not being operated in compliance with this Short-Term Rental Regulations or any other Town ordinance. A short-term rental license shall be revoked automatically upon the property owner's third conviction in Rico Municipal Court of a violation of any provision in these Short-Term Rental Regulations with respect to the short-term rental.

456.7 Lodging Tax Collection. A license holder who fails to collect lodging taxes on a short-term rental during the license period shall not be allowed to renew the license for the next two-year license cycle. Owners shall present documentation demonstrating the collection and remittance of lodging tax to the Town as part of the license renewal application.

#### **457. PENALTIES**

457.1 Penalties for Violations. Any violation of the Short-Term Rental Regulations shall be subject to a fine of two hundred fifty dollars (\$250.00) for the first offense, five hundred dollars (\$500.00) for the second offense, seven hundred fifty dollars (\$750.00) for the third offense, and one thousand dollars (\$1,000.00) for the fourth offense and all subsequent offenses. Each day's continuing violation shall be a separate and distinct offense.

NEW Town of Rico - General Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE VARIANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
Revenues - Operating					
Property Tax	\$ 30,076.91	\$ 86,100.00	(56,023.09)	27,035.67	34.93
Sales & Use Tax	55,235.96	126,752.00	(71,516.04)	14,105.06	43.58
SO Tax	1,033.49	4,000.00	(2,966.51)	372.20	25.84
Cigarette Tax	113.35	190.00	(76.65)	41.12	59.66
Mineral Leasing	0.00	5,000.00	(5,000.00)	0.00	0.00
Del Tax & Interest	238.50	200.00	38.50	157.00	119.25
Payroll Transfer Funds	33,833.58	129,000.00	(95,166.42)	11,385.80	26.23
Motor Vehicle Tax	214.50	1,500.00	(1,285.50)	0.00	14.30
Building Permits	1,150.00	5,000.00	(3,850.00)	200.00	23.00
Development Applications	0.00	20,000.00	(20,000.00)	0.00	0.00
Business Licenses	50.00	200.00	(150.00)	0.00	25.00
Dog Licenses	50.00	100.00	(50.00)	10.00	50.00
Interest	124.51	475.00	(350.49)	45.87	26.21
Reimbursements	224.00	0.00	224.00	224.00	0.00
Fines	3,959.00	10,000.00	(6,041.00)	1,654.00	39.59
Miscellaneous	236.83	0.00	236.83	0.00	0.00
Septic Permit	0.00	375.00	(375.00)	0.00	0.00
Lodging Tax	150.00	0.00	150.00	150.00	0.00
Rent	0.00	5,400.00	(5,400.00)	0.00	0.00
Contract Labor Transfer	0.00	8,000.00	(8,000.00)	0.00	0.00
Attorney Pass Thru	125,790.47	75,000.00	50,790.47	15,157.26	167.72
SMPA Dividend Check	571.16	400.00	171.16	0.00	142.79
Total Revenues - Operating	253,052.26	477,692.00	(224,639.74)	70,537.98	52.97
Expenses - Operating					
Town Clean Up Day	0.00	(6,000.00)	6,000.00	0.00	0.00
Building Inspector	0.00	(5,000.00)	5,000.00	0.00	0.00
Town Administrator	(14,583.35)	(70,000.00)	55,416.65	(5,833.34)	20.83
Town Clerk	(8,958.35)	(43,000.00)	34,041.65	(3,583.34)	20.83
Payroll Transfer	(10,740.48)	(35,000.00)	24,259.52	(2,569.45)	30.69
Maintenance Man	(9,142.38)	(37,000.00)	27,857.62	(3,047.46)	24.71
Employee Benefits - Health	(6,170.60)	(38,000.00)	31,829.40	(3,165.40)	16.24
Professional - Town Attorney	(1,357.00)	(20,000.00)	18,643.00	(589.50)	6.79
Town Planner	(627.00)	(20,000.00)	19,373.00	(266.00)	3.14
POST Maintenance/Ice	0.00	(8,900.00)	8,900.00	0.00	0.00
Professional - Auditor	0.00	(12,000.00)	12,000.00	0.00	0.00
Attorney Pass Thru	(73,478.59)	(75,000.00)	1,521.41	(45,596.35)	97.97
Municipal Court Judge	(1,125.00)	(4,500.00)	3,375.00	(375.00)	25.00
Town Marshall	(3,360.00)	(30,000.00)	26,640.00	(1,120.00)	11.20

For Management Purposes Only

NEW Town of Rico - General Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE VARIANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
POST - Groomer	(2,670.00)	(7,000.00)	4,330.00	0.00	38.14
Website Maintenance	0.00	(2,000.00)	2,000.00	0.00	0.00
Fuel	(350.00)	(3,500.00)	3,150.00	(100.00)	10.00
Advertisement/Agenda & Notice	0.00	(2,000.00)	2,000.00	0.00	0.00
Insurance	(6,256.65)	(5,200.00)	(1,056.65)	0.00	120.32
Supplies	(2,544.66)	(12,000.00)	9,455.34	(1,115.73)	21.21
Town Marshal Vehicle	0.00	(25,000.00)	25,000.00	0.00	0.00
Park Administrator	0.00	(5,000.00)	5,000.00	0.00	0.00
Electric	(422.00)	(2,200.00)	1,778.00	(142.00)	19.18
Propane	(1,140.00)	(5,000.00)	3,860.00	(380.00)	22.80
Employee Benefits - Life	0.00	(137.00)	137.00	0.00	0.00
Telephone	(1,428.99)	(6,000.00)	4,571.01	(438.43)	23.82
Utilities - Other	(221.97)	(1,000.00)	778.03	(74.78)	22.20
Employee Benefits - PERA	(6,366.93)	(32,000.00)	25,633.07	(1,773.06)	19.90
Treasurer Fees	(602.27)	(2,500.00)	1,897.73	(542.28)	24.09
Dues & Fees	0.00	(3,000.00)	3,000.00	0.00	0.00
Employees Consideration	0.00	(3,000.00)	3,000.00	0.00	0.00
Pass Thru/Rico Center	(8,300.00)	(3,400.00)	(4,900.00)	0.00	244.12
Travel/Conference Expenses	(3,720.00)	(7,500.00)	3,780.00	0.00	49.60
Miscellaneous	(922.00)	(2,000.00)	1,078.00	0.00	46.10
Sales & Use Tax	(11,047.18)	(25,350.00)	14,302.82	(2,821.00)	43.58
4th of July	0.00	(2,500.00)	2,500.00	0.00	0.00
Water Technician	(600.00)	(4,000.00)	3,400.00	(200.00)	15.00
Elections	0.00	(3,000.00)	3,000.00	0.00	0.00
Part Time Maintenance	(6,770.00)	(10,000.00)	3,230.00	(3,080.00)	67.70
Traffic Fine - Surcharge	0.00	(2,500.00)	2,500.00	0.00	0.00
Total Expenses - Operating	(182,905.40)	(581,187.00)	398,281.60	(76,813.12)	31.47
Net Income - Operating	\$ 70,146.86	\$ (103,495.00)	173,641.86	(6,275.14)	(67.78)
Revenues - Capital Improvement					
Rico Center Grant - pass thru	\$ 8,300.00	\$ 3,400.00	4,900.00	0.00	244.12
Excise Tax	0.00	2,000.00	(2,000.00)	0.00	0.00
Total Revenues - Capital Improve	8,300.00	5,400.00	2,900.00	0.00	153.70

For Management Purposes Only



NEW Town of Rico - General Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE VARIANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
Expenses - Capital Improvement					
Facilities Improvement	(547.98)	(35,000.00)	34,452.02	0.00	1.57
Supplies	(205.47)	0.00	(205.47)	0.00	0.00
River Corridor Project	0.00	(5,000.00)	5,000.00	0.00	0.00
Total Expenses - Capital Improve	(753.45)	(40,000.00)	39,246.55	0.00	1.88
Net Income - Capital Improvement	\$ 7,546.55	\$ (34,600.00)	42,146.55	0.00	(21.81)
Revenues - Special Projects					
Rico Center/River Corridor	\$ 0.00	\$ 3,000.00	(3,000.00)	0.00	0.00
RC/LUC Amendments/M.P.	0.00	15,000.00	(15,000.00)	0.00	0.00
Total Revenues - Special Projects	0.00	18,000.00	(18,000.00)	0.00	0.00
Expenses - Special Projects					
	(360.18)	0.00	(360.18)	0.00	0.00
Community Meetings	0.00	(3,000.00)	3,000.00	0.00	0.00
RC/LUC Amendment/M.P.	(10,757.75)	(10,760.00)	2.25	0.00	99.98
	(2,916.67)	0.00	(2,916.67)	0.00	0.00
Total Expenses - Special Projects	(14,034.60)	(13,760.00)	(274.60)	0.00	102.00
Net Income - Special Projects	\$ (14,034.60)	\$ 4,240.00	(18,274.60)	0.00	(331.00)
Revenues - Other					
Total Revenues - Other	0.00	0.00	0.00	0.00	0.00
Expenses - Other					
Total Expenses - Other	0.00	0.00	0.00	0.00	0.00
Net Income - Other	\$ 0.00	\$ 0.00	0.00	0.00	0.00
TOTAL NET INCOME	\$ 63,658.81	\$ (133,855.00)	197,513.81	(6,275.14)	(47.56)

For Management Purposes Only

NEW Town of Rico - General Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE VARIANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
Beginning Fund Balance	930,019.01	0.00			
Ending Fund Balance	993,677.82	(133,855.00)			

NEW Town of Rico - Sanitation Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE BALANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
Revenues - Operating					
Property Tax	\$ 9,099.31	\$ 26,050.00	(16,950.69)	8,179.23	34.93
Specific Ownership Tax	312.67	800.00	(487.33)	112.60	39.08
Del Tax and Interest	0.00	105.00	(105.00)	0.00	0.00
Interest	26.88	0.00	26.88	9.39	0.00
Total Revenues - Operating	9,438.86	26,955.00	(17,516.14)	8,301.22	35.02
Expenses - Operating					
Septic-Inspector/Training	0.00	(1,200.00)	1,200.00	0.00	0.00
Treasurers Fees	(181.98)	(700.00)	518.02	(163.58)	26.00
Miscellaneous/ Engineering	0.00	(10,000.00)	10,000.00	0.00	0.00
Payroll Transfer	(1,166.66)	(3,250.00)	2,083.34	(583.33)	35.90
Total Expenses - Operating	(1,348.64)	(15,150.00)	13,801.36	(746.91)	8.90
Net Income - Operating	\$ 8,090.22	\$ 11,805.00	(3,714.78)	7,554.31	68.53
Revenues - Capital Improve General					
Total Revenues - Capital Improve Gener	0.00	0.00	0.00	0.00	0.00
Expenses - Capital Improve General					
Total Expenses - Capital Improve Gener	0.00	0.00	0.00	0.00	0.00
Net Income - Capital Improve General	\$ 0.00	\$ 0.00	0.00	0.00	0.00
Revenues - Cap Improve - Dept Local Affairs					
Total Revenues - Cap Imp Dept Local A	0.00	0.00	0.00	0.00	0.00

For Management Purposes Only

NEW Town of Rico - Sanitation Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	<u>YEAR TO DATE ACTUAL</u>	<u>ANNUAL BUDGET</u>	<u>YEAR to DATE BALANCE</u>	<u>CURRENT MONTH ACTUAL</u>	<u>PERCENTAGE FAV (UNFAV)</u>
Expenses - Cap Improve - Dept Local Affairs					
Total Expenses - Cap Imp Dept Local Af	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00
Net Income - Cap Imp Dept Local Aff	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00
Revenues - Cap Improve - USDA Devel Loan					
Total Revenues - Capital Improvement	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00
Expenses - Cap Improve USDA Devel Loan					
Total Expenses - Cap Impr USDA Devel	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00
Net Income - Cap Impr USDA Devel Lo	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00
Revenues - Cap Improve USDA Devel Grant					
Total Revenues - Cap Imp USDA Devel	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00
Expenses - Cap Improve USDA Devel Grant					
Total Expenses - Cap Imp USDA Devel	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00
Net Income - Capital Improvement	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00
Revenues - Cap Improve - EPA Grant					
Total Revenues - Cap Improve EPA Gra	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00

For Management Purposes Only

NEW Town of Rico - Sanitation Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE BALANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
Expenses - Cap Improve - EPA Grant					
Total Expenses - Cap Improve EPA Gra	0.00	0.00	0.00	0.00	0.00
Net Income - Cap Improve EPA Grant	\$ 0.00	\$ 0.00	0.00	0.00	0.00
TOTAL NET INCOME	\$ 8,090.22	\$ 11,805.00	(3,714.78)	7,554.31	68.53
Beginning Fund Balance	216,125.38	0.00			
Ending Fund Balance	224,215.60	11,805.00			

NEW Town of Rico - Open Park Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE BALANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
Revenues - Operating					
Sales & Use Tax	\$ 5,523.59	\$ 15,450.00	(9,926.41)	1,410.50	35.75
Lodging Tax	366.64	900.00	(533.36)	0.00	40.74
Interest	12.25	30.00	(17.75)	4.23	40.83
Excise Tax	0.00	500.00	(500.00)	0.00	0.00
Total Revenues - Operating	5,902.48	16,880.00	(10,977.52)	1,414.73	34.97
Expenses - Operating					
Flowers	0.00	(1,500.00)	1,500.00	0.00	0.00
Winter Festival	0.00	(1,500.00)	1,500.00	0.00	0.00
Winter Trail Grooming Payroll	(750.00)	(7,000.00)	6,250.00	(90.00)	10.71
Repairs & Maint. Equipment	0.00	(1,500.00)	1,500.00	0.00	0.00
Insurance	(5,000.00)	(5,000.00)	0.00	0.00	100.00
Supplies	(636.54)	(7,500.00)	6,863.46	(97.40)	8.49
Administrator Payroll	0.00	(5,000.00)	5,000.00	0.00	0.00
Ice Rink & Park Maint. Payroll	0.00	(8,900.00)	8,900.00	0.00	0.00
Miscellaneous	0.00	(500.00)	500.00	0.00	0.00
Total Expenses - Operating	(6,386.54)	(38,400.00)	32,013.46	(187.40)	16.63
Net Income - Operating	\$ (484.06)	\$ (21,520.00)	21,035.94	1,227.33	2.25
Revenues - Capital Improvement					
Total Revenues - Capital Improvement	0.00	0.00	0.00	0.00	0.00
Expenses - Capital Improvement					
Total Expenses - Capital Improvement	0.00	0.00	0.00	0.00	0.00
Net Income - Capital Improvement	\$ 0.00	\$ 0.00	0.00	0.00	0.00

For Management Purposes Only

NEW Town of Rico - Open Park Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE BALANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
Revenues - Special Projects					
Total Revenues - Special Projects	0.00	0.00	0.00	0.00	0.00
Expenses - Special Projects					
Total Expenses - Special Projects	0.00	0.00	0.00	0.00	0.00
Net Income - Special Projects	\$ 0.00	\$ 0.00	0.00	0.00	0.00
Revenues - Other					
Rio Grande Southern Extension	\$ 0.00	\$ 125,000.00	(125,000.00)	0.00	0.00
Total Revenues - Other	0.00	125,000.00	(125,000.00)	0.00	0.00
Expenses - Other					
Rio Grande Southern Extension	0.00	(100,000.00)	100,000.00	0.00	0.00
Total Expenses - Other	0.00	(100,000.00)	100,000.00	0.00	0.00
Net Income - Other	\$ 0.00	\$ 25,000.00	(25,000.00)	0.00	0.00
TOTAL NET INCOME	\$ (484.06)	\$ 3,480.00	(3,964.06)	1,227.33	(13.91)
Beginning Fund Balance	101,765.96	0.00			
Ending Fund Balance	101,281.90	3,480.00			

NEW Conservation Trust Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE VARIANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
Revenues - Operating					
Total Revenues - Operating	0.00	0.00	0.00	0.00	0.00
Expenses - Operating					
Total Expenses - Operating	0.00	0.00	0.00	0.00	0.00
Net Income - Operating	\$ 0.00	\$ 0.00	0.00	0.00	0.00
Revenues - Other					
Lottery Proceeds	\$ 1,007.10	\$ 2,000.00	(992.90)	1,007.10	50.36
Total Revenues - Other	1,007.10	2,000.00	(992.90)	1,007.10	50.36
Expenses - Other					
Rio Grande Southern Extension	0.00	(30,000.00)	30,000.00	0.00	0.00
Total Expenses - Other	0.00	(30,000.00)	30,000.00	0.00	0.00
Net Income - Other	\$ 1,007.10	\$ (28,000.00)	29,007.10	1,007.10	(3.60)
TOTAL NET INCOME	\$ 1,007.10	\$ (28,000.00)	29,007.10	1,007.10	(3.60)
Beginning Fund Balance	40,873.93	0.00			
Ending Fund Balance	41,881.03	(28,000.00)			



2018 NEW Town of Rico - Street Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE BALANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
Revenues - Operating					
Property Tax	\$ 4,123.44	\$ 11,805.00	(7,681.56)	3,706.50	34.93
Sales and Use Tax	5,523.59	20,000.00	(14,476.41)	1,410.50	27.62
Specific Ownership Tax	141.68	500.00	(358.32)	51.03	28.34
Del Tax and Intrest	0.00	15.00	(15.00)	0.00	0.00
Franchise Tax	1,459.94	7,300.00	(5,840.06)	0.00	20.00
Highway Users Tax	3,650.52	12,800.00	(9,149.48)	921.62	28.52
County R&B Reapportionment	13,049.77	11,800.00	1,249.77	0.00	110.59
Interest	10.15	30.00	(19.85)	3.14	33.83
Miscellaneous	0.00	500.00	(500.00)	0.00	0.00
DOLA Grant	120,064.04	0.00	120,064.04	0.00	0.00
Total Revenues - Operating	148,023.13	64,750.00	83,273.13	6,092.79	228.61
Expenses - Operating					
Payroll Transfer	(10,858.08)	(30,555.00)	19,696.92	(3,982.32)	35.54
Snow Removal	0.00	(5,000.00)	5,000.00	0.00	0.00
Fuel	(5,537.28)	(7,500.00)	1,962.72	(2,954.09)	73.83
Equipt Repairs & Maintenance	(5,756.37)	(5,000.00)	(756.37)	(475.07)	115.13
Insurance	(6,428.13)	(6,500.00)	71.87	0.00	98.89
Supplies	521.17	(2,500.00)	3,021.17	883.90	(20.85)
Electric	(320.00)	(2,000.00)	1,680.00	0.00	16.00
Street Lights	(490.00)	(1,500.00)	1,010.00	(302.00)	32.67
Utilities - Other	(393.86)	(2,500.00)	2,106.14	(145.24)	15.75
Treasurer Fees	(82.47)	(350.00)	267.53	(74.13)	23.56
DOLA Grant - transfer	(120,064.04)	0.00	(120,064.04)	0.00	0.00
Miscellaneous	(25.00)	0.00	(25.00)	0.00	0.00
Total Expenses - Operating	(149,434.06)	(63,405.00)	(86,029.06)	(7,048.95)	235.68
Net Income - Operating	\$ (1,410.93)	\$ 1,345.00	(2,755.93)	(956.16)	(104.90)
Revenues - Capital Improvement					
Excise Tax	\$ 0.00	\$ 1,800.00	(1,800.00)	0.00	0.00

For Management Purposes Only

2018 NEW Town of Rico - Street Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE BALANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
Total Revenues - Capital Improvement	<u>0.00</u>	<u>1,800.00</u>	<u>(1,800.00)</u>	<u>0.00</u>	0.00
Expenses - Capital Improvement					
Equipment Lease Loader	0.00	(25,500.00)	25,500.00	0.00	0.00
Gravel Project - Streets	0.00	(5,000.00)	5,000.00	0.00	0.00
Preliminary Maint Facility	<u>0.00</u>	<u>(5,000.00)</u>	<u>5,000.00</u>	<u>0.00</u>	0.00
Total Expenses - Capital Improvement	<u>0.00</u>	<u>(35,500.00)</u>	<u>35,500.00</u>	<u>0.00</u>	0.00
Net Income - Capital Improvement	<u>\$ 0.00</u>	<u>\$ (33,700.00)</u>	<u>33,700.00</u>	<u>0.00</u>	0.00
Revenues - Other					
Total Revenues - Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00
Expenses - Other					
Total Expenses - Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00
Net Income - Other	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>0.00</u>	<u>0.00</u>	0.00
TOTAL NET INCOME	<u>\$ (1,410.93)</u>	<u>\$ (32,355.00)</u>	<u>30,944.07</u>	<u>(956.16)</u>	4.36
Beginning Fund Balance	<u>72,610.86</u>	<u>0.00</u>			
Ending Fund Balance	<u>71,199.93</u>	<u>(32,355.00)</u>			

NEW Town of Rico - Water Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE BALANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
Revenues - Operating					
\$ 376.00 \$ 0.00 376.00 376.00 0.00					
Water Revenue 40,924.32 127,500.00 (86,575.68) 14,308.26 32.10					
Insurance Reimbursement 6,500.00 0.00 6,500.00 0.00 0.00					
Interest 12.20 50.00 (37.80) 6.87 24.40					
Electric Reimbursement 132.00 1,492.00 (1,360.00) 0.00 8.85					
Miscellaneous 0.00 500.00 (500.00) 0.00 0.00					
Total Revenues - Operating 47,944.52 129,542.00 (81,597.48) 14,691.13 37.01					
Expenses - Operating					
Payroll Transfer (21,058.84) (74,000.00) 52,941.16 (6,730.15) 28.46					
Professional - Town Attorney (62.50) (2,000.00) 1,937.50 (62.50) 3.13					
Professional - Auditor 0.00 (6,000.00) 6,000.00 0.00 0.00					
Insurance (6,500.00) (7,000.00) 500.00 0.00 92.86					
Supplies (1,659.06) (5,000.00) 3,340.94 (1,064.33) 33.18					
Water Samples (35.00) (2,500.00) 2,465.00 0.00 1.40					
Electric (1,331.00) (5,500.00) 4,169.00 (508.00) 24.20					
Propane (750.00) (5,000.00) 4,250.00 (250.00) 15.00					
Utilities - Other (230.00) (2,000.00) 1,770.00 (115.00) 11.50					
Repairs & Maint (tank repair) (127.51) (7,500.00) 7,372.49 (127.51) 1.70					
Employee Benefit - Life 0.00 (50.00) 50.00 0.00 0.00					
Dolores Water Conservation Dis 0.00 (2,700.00) 2,700.00 0.00 0.00					
Miscellaneous (300.00) (500.00) 200.00 0.00 60.00					
Total Expenses - Operating (32,053.91) (119,750.00) 87,696.09 (8,857.49) 26.77					
Net Income - Operating \$ 15,890.61 \$ 9,792.00 6,098.61 5,833.64 162.28					
Revenues - Capital Improvement					
DOLA - West Rico Survey \$ 120,064.04 \$ 0.00 120,064.04 0.00 0.00					
Tap Installation 5,000.00 10,000.00 (5,000.00) 0.00 50.00					
Water Tank Replacement 0.00 234,500.00 (234,500.00) 0.00 0.00					
Total Revenues - Capital Improve 125,064.04 244,500.00 (119,435.96) 0.00 51.15					

For Management Purposes Only

NEW Town of Rico - Water Fund  
Comparative Income Statement to Budget  
For the Three Months Ending March 31, 2022

	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR to DATE BALANCE	CURRENT MONTH ACTUAL	PERCENTAGE FAV (UNFAV)
Expenses - Capital Improvement					
Tap Installation	0.00	(7,500.00)	7,500.00	0.00	0.00
Preliminary Maint Facility	0.00	(5,000.00)	5,000.00	0.00	0.00
Water Tank Replacement	0.00	(350,000.00)	350,000.00	0.00	0.00
Water Engineering Service	0.00	(2,500.00)	2,500.00	0.00	0.00
Total Expenses - Capital Improve	0.00	(365,000.00)	365,000.00	0.00	0.00
Net Income - Capital Improvement	\$ 125,064.04	\$ (120,500.00)	245,564.04	0.00	(103.79)
Revenues - Other					
Total Revenues - Other	0.00	0.00	0.00	0.00	0.00
Expenses - Other					
Total Expenses - Other	0.00	0.00	0.00	0.00	0.00
Net Income - Other	\$ 0.00	\$ 0.00	0.00	0.00	0.00
TOTAL NET INCOME	\$ 140,954.65	\$ (110,708.00)	251,662.65	5,833.64	(127.32)
Beginning Fund Balance	25,022.03	0.00			
Ending Fund Balance	165,976.68	(110,708.00)			



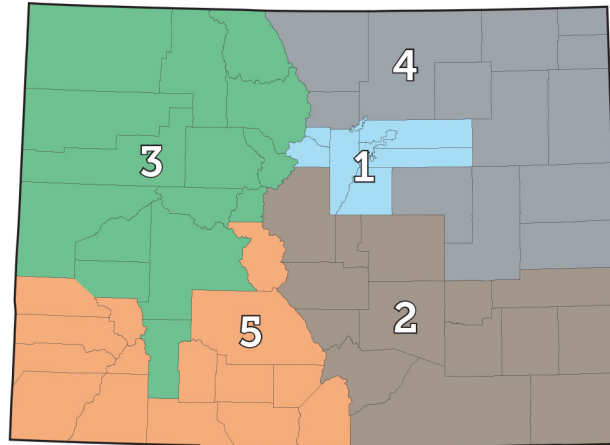
A uniform speed of vehicles helps traffic move more safely and efficiently.

The Colorado Department of Transportation's (CDOT) goal is to establish speed limits that maximize safety and that are respected by motorists. By using sound engineering principles, CDOT can provide a balanced transportation system that gets motorists to their destination as safely and efficiently as possible.



## WHAT YOU CAN DO

If you believe that there is a safety or speed limit concern posted on a roadway, (City Street, County Road or Highway), you may report this to an official in charge of that road. If the segment is a portion of the State Highway System, including U.S. and Interstate routes, contact should be made with the corresponding CDOT Region Traffic and Safety Engineer.



### Region 1

Phone: 303-512-4040

### Region 2

Phone: 719-546-5734

### Region 3

Phone: 970-683-6271

### Region 4

Phone: 970-350-2368

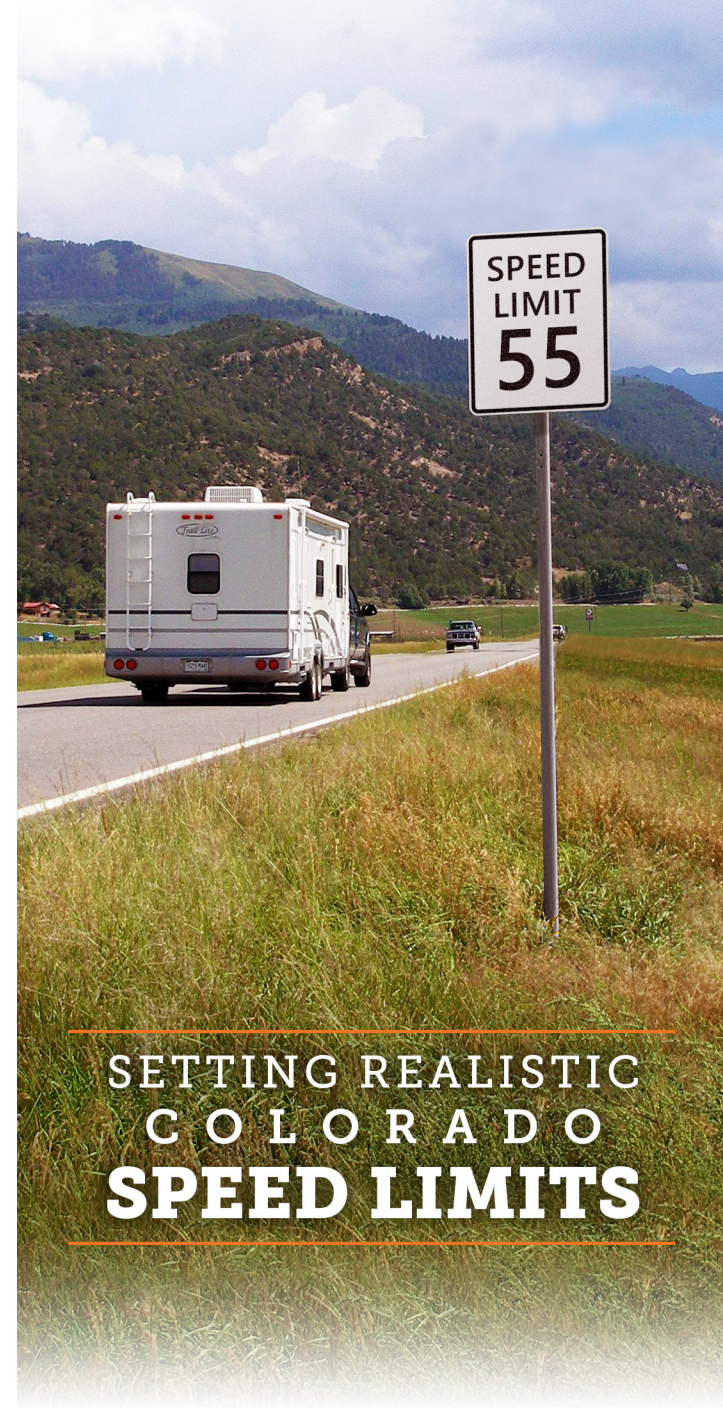
### Region 5

Phone: 970-385-1423

### Headquarters

Phone: 303-512-5530

COLORADO  
Department of Transportation



SETTING REALISTIC  
COLORADO  
SPEED LIMITS



COLORADO  
Department of Transportation



## SPEED LIMIT PRINCIPLES

Setting speed limits to realistic levels helps to protect the public by reducing the potential for vehicle conflicts while moving traffic efficiently. Speed limits also provide a basis for enforcement and sanctions for those who travel at speeds excessive for conditions which could endanger others.



## THE LAW

Speed limits are posted primarily to regulate motorists to the speed considered reasonable and safe by the majority of drivers on a particular roadway. *Prima facie* speed limits are those which “at first appearance” are reasonable and prudent under normal conditions.

In Colorado, *prima facie* speed limits are:

- 20 mph on narrow, winding mountain roads
- 25 mph in any business district

- 30 mph in any residential district
- 40 mph on open mountain highways
- 55 mph on non-interstate open highways
- 65 mph on interstate highways, freeways, or expressways

The absolute speed limits, listed below, are the maximum lawful speed limits and may not be legally exceeded under any circumstances.

- 75 mph
- Posted work and school zones

Colorado traffic laws apply to all state highways, county roads, and city streets and requires that speed limits shall not be higher or lower than the *prima facie* speed limits unless a thorough traffic investigation or survey, also known as a speed study, has justified the change. For state highways, the speed study is typically conducted and approved by the Safety and Traffic Engineering Branch of CDOT.

Each speed study follows requirements within the Manual on Uniform Traffic Control Devices and traffic engineering standards. Factors which may be considered include:

- 85<sup>th</sup> percentile speed data (speed of 85% of drivers)
- Existing development

- Observed crash history
- Road characteristics
- Environmental factors
- Parking practices and pedestrian /bicycle activity

Some believe that lower speed limits are the solution to all accidents and traffic control problems. Studies have shown that most people will drive as they perceive the conditions of the roadway, ignoring a speed limit that is unrealistically low or high. A speed limit that is “too low” may actually decrease the overall safety of the roadway.

## SAFETY

CDOT uses a variety of traffic control devices to help reduce crashes on Colorado’s roadways. These devices include signs, traffic signals, flashing beacons, and pavement markings. When it is raining, snowing, foggy or icy, Colorado law requires us to adjust our speed so we are able to travel safely even if the speed we travel is below the posted speed limit. We are also required to drive with tires which meet or exceed Colorado’s Traction Law. We all play a role in keeping our roads safe and should always drive carefully, especially in work and school zones.

## TYPES OF SPEED LIMIT SIGNS

Once a speed limit is determined, signs are posted along the roadway segment. The following speed limit and speed limit advisory signs reflect a few types you may see along a road when traveling.

### Regulatory Speed Limit and Variable Speed Limit



Black and white sign shows the maximum speed limit under ideal conditions.



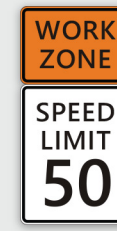
Variable speed limits that change based on road, traffic, and weather conditions.

### Advisory Speed



Black and yellow sign to advise motorists of a safe speed. Typically, they are used with a warning sign.

### Regulatory Work Zone Speed Limit



Used to identify maximum speeds within a work zone. These speed limits may not be exceeded under any circumstances.

### Regulatory School Zone Speed Limit



This regulatory speed limit is in effect during a specific time and may not be exceeded under any circumstances.