



CITY OF TRINIDAD TRINIDAD, COLORADO

The City Council will hold its regular Work Session on
Tuesday, March 29, 2011 at 1:30 p.m.
City Hall Council Chambers, Third Floor, City Hall

AGENDA

1. Request from Edward M. Gonzalez, Viaero Wireless, representing property owner Moltrier Brothers LLC - Request for a final plat of 38.4 acres located west of Oak Street, approximately south of East 10th Street, and approximately north of Alamo Street – Louis Fineberg, Planning Director
2. Discussion regarding proposed ordinance of the City of Trinidad, Colorado, repealing and re-enacting Chapter 5 (“Buildings”), and Article 1 of Chapter 8 (“Fire Prevention”), of the Code of the City of Trinidad, Colorado, for the purpose of adopting by reference uniform codes for the regulation of buildings, to wit, the 2009 Editions of the International Building Code, International Residential Code, International Fire Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Energy Conservation Code, International Existing Building Code, International Property Maintenance Code, and International Private Sewage Disposal Code – Jerod Beatty, City Attorney
3. Discussion of other agenda items

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Audra Garrett, City Clerk, 135 N. Animas Street, Phone (719) 846-9843, or FAX (719) 846-4140. At least a 48 hour advance notice prior to the scheduled meeting would be appreciated so that arrangements can be made to locate the requested auxiliary aid(s).



MEETING DATE: Tuesday, April 5th, 2011

TO: City Council

FROM: City Staff

SUBJECT: Request from Edward M. Gonzalez, Viaero Wireless, representing property owner Moltrer Brothers LLC - Request for a final plat of 38.4 acres located west of Oak Street, approximately south of East 10th Street, and approximately north of Alamo Street.

PLANNING COMMISSION MEETING: March 14th, 2011

GENERAL INFORMATION:

Applicant(s): Edward M. Gonzalez, Viaero Wireless

Property Owner(s): Moltrer Brothers LLC

Purpose of Application: Request for a final plat of 38.4 acres to allow for the development of a portion of the land area as a telecommunications facility.

Location: The subject plat includes much of the northern, eastern, and southern slopes of Reservoir Hill.

Size: 38.4 acres

Existing Land Use: Undeveloped

Surrounding Land Uses: North: Single-Family Homes
East: Single-Family Homes
South: Undeveloped
West: City's Water Tank; Undeveloped

Existing Zoning: G-O, Growth-Open District

Previous Applications: A preliminary plat and CUP application were approved by the Planning, Zoning and Variance Commission on September, 14th, 2011. The preliminary plat application was approved by the City Council on October 5th, 2011.

REQUIRED CORRECTIONS/CONDITIONS

In accordance with the requirements of the subdivision procedures listed in Chapter 14, Section 14-8 of the City of Trinidad Code of Ordinances, the following corrections are to be made to the final plat:

1. A statement or certificate, in separate writing, executed by the person who prepared the plat map, which certifies that all existing easements, rights-of-way, and significant topographical features on the proposed subdivision are fully shown and accurately identified on the face of the map, and further stating whether the map being submitted includes all of the contiguous land which the subdivider owns directly or indirectly, or has a legal or beneficial interest in, or whether the subdivider owns or has a legal interest in any adjacent property.
2. All adjacent properties must be identified by property owner, subdivision name, and zoning district.
3. A note must be placed on the final plat stating that development of the plat is subject to the Code of Ordinances of the City of Trinidad.

The following corrections must also be made prior to final approval:

4. Note number '4' on the final plat must be changed to read: "Upon further development of Lot 1, the access easement labeled 'Oakview Drive' will be realigned so as not to bisect Lot 1 and/or Lot 2. Said access easement shall be dedicated for public use to the City of Trinidad at the request of said City."
5. A note shall be placed on the final plat indicating that maintenance of the access easement labeled "Oakview Drive" shall be the sole responsibility of the property owner until such time that said easement has been dedicated to and accepted by the City of Trinidad.
6. A note shall be placed on the final plat indicating that the City shall have full and complete access to any and all private roads to ensure access to the City's water storage tank which borders the western boundary of the plat.
7. A plan for the proposed telecommunications facility and lands remaining must be submitted as a condition of final approval.
8. A grading plan and drainage plan must be submitted to the City of Trinidad at the time of ultimate development.

1-2

OTHER ISSUES/CONDITIONS PERTAINING TO THE APPLICATION

- A. DEVELOPMENT POTENTIAL.** The proposed use of a wireless communications facility on Lot 1 was approved by the Planning Commission on September 14th, 2010. The remaining land area will require rezoning before it can be developed unless the proposed use is permitted by right in the O, Open District.
- B. ZONING.** The applicant is proposing a use that was approved by the Planning Commission as a conditional use in the O, Open District. As referenced above, the remaining land area will require rezoning before any additional platting can occur unless the proposed use is permitted by right in the O, Open District.
- C. BUILDING REGULATIONS.** The construction of any buildings and structures shall comply with the applicable building and fire codes adopted by the City of Trinidad.
- D. HEIGHT AND AREA REGULATIONS.** Unless otherwise approved by the Commission in a CUP application, the standards contained in Sections 14-33 and 14-34 apply to the subject plat.

It is also noted that the provisions of Section 14-26, General District Regulations, for G, Growth Districts, will apply to new buildings and structures within the plat, unless otherwise approved by the Commission in a CUP application or administratively by the City Manager.

- E. UTILITIES, INCLUDING DRAINAGE, WATER, AND SEWER SERVICE, ELECTRICITY.** All utilities shall comply with the City's Code of Ordinances, and are provided by the City. Any extension or upgrades for utilities will be at the owner's expense. It is understood that only electricity will be required for the proposed telecommunications facility.

The site is located within the Purgatoire River watershed. The river is a FEMA-designated floodplain, and is located at this point within the jurisdiction of the City of Trinidad. Drainage from the site cannot impact adjacent properties. Increased flows from the sites resulting from future construction may require detention in order to maintain the flow off the properties at historic rates. Future construction within the site will prompt the need for the submittal of drainage plans, including flow directions and calculations.

As the proposal is not one of ultimate development, reviewing utility requirements for the remaining land area will be postponed until that time.

- F. ACCESS, EGRESS & INGRESS.** The applicant is proposing the construction of a private road from Oak Street to access the proposed telecommunications site. As stated above, responsibility for the maintenance of this road shall be indicated in a plat note. A note shall also be placed on the final plat indicating that the City shall have full and complete access to any and all private roads to ensure access to the City's water storage tank which borders the western boundary of the plat.

- G. CURB, GUTTER & SIDEWALKS.** As the proposal is not one of ultimate development, review of curb, gutter, and sidewalk requirements for the remaining land area will be postponed until that time.
- H. OFF-STREET PARKING.** The requirements of Section 14-100, Off-Street Parking, of the City's Code of Ordinances shall apply at the time of ultimate development.
- I. PARKLAND REQUIREMENTS.** Section 14-10, Dedication of land for mini-parks, neighborhood parks, community parks, district parks, linear parks in the form of trails, and regional open space will be applicable if the development of the remaining area includes a residential component.
- J. PUBLIC SAFETY.** The subject site is located within the City's existing service area.
- K. ENCROACHMENTS.** Reconciling encroachments must be completed prior to the approval of any final plat application.
- L. MISCELLANEOUS.**
1. The applicant must meet all conditions adopted by the City Council for this application.
 2. The applicant must meet all conditions of the associated preliminary plat and conditional use permit approvals prior to receiving final approval for this application.
 3. The City will incur some costs associated with noticing and publishing regarding this application. The applicant shall reimburse the City for these costs.

LEGAL ISSUES

Because this is a quasi-judicial matter, decision-makers shall not have direct contact with each other, or with parties involved in this matter prior to a decision to avoid the potential for ex parte communication. Any possible or potential ex parte communication or conflict of interest should be disclosed and/or discussed with the City Attorney prior to any public hearing on the matter. If you have any questions, please contact the City Attorney.

CONFORMANCE WITH THE CITY'S COMPREHENSIVE PLAN

The Commission must determine whether the application is in conformance with the following portions of the 2008 Trinidad Comprehensive Plan Update:

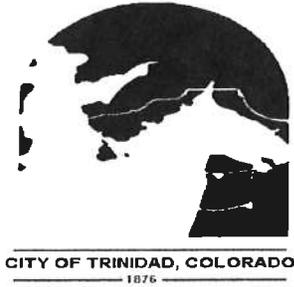
Direction: Protect scenic view sheds within Trinidad.

Direction: Promote the progressive economic development of Trinidad.

PLANNING, ZONING AND VARIANCE COMMISSION RECOMMENDATION

The City Council should adopt the above as its findings and conditions, amended as necessary.

1-4



City of Trinidad

Planning Department
135 N. Animas
Trinidad, Colorado 81082
Telephone (719) 846-9843 X 130
Fax (719) 846-4140
planning@historictrinidad.com

NOTICE OF PUBLIC HEARING

The City Council of the City of Trinidad will consider the following item at the regularly scheduled meeting on Tuesday, April 5th, 2011 at 7:00 p.m.:

- A. Edward M. Gonzalez, Viaero Wireless, representing property owner Moltre Brothers LLC - Request for a final plat of 38.41 acres located west of Oak Street, approximately south of East 10th Street, and approximately north of Alamo Street. The subject plat includes much of the northern, eastern, and southern slopes of Reservoir Hill.

All public hearings/meetings are scheduled to be held in the City Council Chambers, located in City Hall, at 135 North Animas Street, Trinidad, CO 81082.

Additional information pertaining to listed agenda items is available in the City's Planning Department.

You may submit signed comments in writing prior to the meetings via U.S. mail, hand delivery, fax (719-846-4140) or email (planning@historictrinidad.com).

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Planning Department, at 719-846-9843 ext. 130, fax to 719-846-4140, or email to planning@historictrinidad.com, at least 48 hours prior to the meeting to set up the aid(s).

PUBLISH: FRIDAY, MARCH 25TH, 2011
LEGAL AD – NO LOGO

1-5

CITY OF TRINIDAD, COLORADO

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF TRINIDAD, COLORADO, REPEALING AND RE-ENACTING CHAPTER 5 (“BUILDINGS”), AND ARTICLE 1 OF CHAPTER 8 (“FIRE PREVENTION”), OF THE CODE OF THE CITY OF TRINIDAD, COLORADO, FOR THE PURPOSE OF ADOPTING BY REFERENCE UNIFORM CODES FOR THE REGULATION OF BUILDINGS, TO WIT, THE 2009 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, AND INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE

WHEREAS, Chapter II, § 2.4, of the Home Rule Charter for the City of Trinidad, Colorado, provides that “[t]he City shall have all powers of local self government and Home Rule possible for a city to have under the Constitution and laws of [the state of Colorado] as fully and completely as though they were specifically enumerated in this Charter.”; and

WHEREAS, § 31-15-601 et seq., C.R.S., confers upon the City general powers to establish building and fire regulations; and

WHEREAS, the City Council of the City of Trinidad, Colorado, herein desires to adopt by reference uniform codes for the regulation of buildings—to wit, the 2009 editions of the *International Building Code*, *International Residential Code*, *International Fire Code*, *International Plumbing Code*, *International Mechanical Code*, *International Fuel Gas Code*, *International Energy Conservation Code*, *International Existing Building Code*, *International Property Maintenance Code*, and *International Private Sewage Disposal Code*—to establish minimum requirements to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire or other hazards attributed to the built environment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TRINIDAD, COLORADO, THAT:

Section 1. Repeal and Re-enactment of Chapter 5 (“BUILDINGS”) of the Code of the City of Trinidad, Colorado. Chapter 5 (“BUILDINGS”) of the Code of the City of Trinidad, Colorado, is hereby repealed and re-enacted in its entirety as follows:

CHAPTER 5. BUILDINGS.

ARTICLE 1. INTERNATIONAL CODES.

Section 5-1. International Building Code.

- (1) The *International Building Code*, 2009 Edition, including Appendix Chapter J (“Grading”), as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Building Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Building Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

2

(2) The following sections of the *International Building Code*, 2009 Edition (“IBC”), are hereby revised:

- (a) **IBC § 101.1 Title.** Insert “the City of Trinidad, Colorado” where indicated.
- (b) **IBC § 109.2 Schedule of permit fees.** Insert the following Schedule of Permit Fees:

Schedule of Permit Fees	
Total Valuation:	Fee:
\$1.00 to \$500.00	\$24.00
\$501.00 to \$2,000.00	\$24.00 for the first \$500.00; plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$40,000.00	\$69.00 for the first \$200.00; plus \$11.00 for each additional \$1,000.00 or fraction thereof, to and including \$40,000.00
\$40,001.00 to \$100,000.00	\$487.00 for the first \$40,000.00; plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,027.00 for the first \$100,000.00; plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,827.00 for the first \$500,000.00; plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 to \$5,000,000.00	\$6,327.00 for the first \$1,000,000.00; plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 and up	\$18,327 for the first \$5,000,000.00; plus \$1.00 for each additional \$1,000.00 or fraction thereof
Other Inspections and Fees:	
1. Plan review fee.....Fifty percent (50%) of the permit fee	
2. Inspections outside of normal business hours.....\$50.00 per hour* (Minimum charge – two hours)	
3. Reinspection fees assessed under provisions of IBC § 108.4.....\$50.00 per hour*	
4. Inspections for which no fee is specifically indicated.....\$50.00 per hour*	
5. Additional plan review required by changes, additions, or revisions to plans.....\$50.00 per hour*	
6. For use of outside consultants for plan checking and inspections, or both.....Actual Cost**	
7. For issuance of each temporary Certificate of Occupancy.....\$750.00***	
* Or the total hourly cost to the City, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.	
** Actual costs include administrative and overhead costs.	
*** \$500.00 shall be refunded if a Certificate of Occupancy is issued prior to the expiration of the Temporary Certificate of Occupancy.	

2-2

- (c) **IBC § 114.4 Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.
- (d) **IBC § 115.3 Unlawful continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).
- (e) **IBC § 1612.3 Establishment of flood hazard areas.** Insert name of jurisdiction as “the City of Trinidad, Colorado,” and insert “April 3, 1984,” as the date of issuance.
- (f) **IBC § 3412.2 Applicability.** Insert date of “January 1, 1950.”

Section 5-2. International Residential Code.

- (1) The *International Residential Code*, 2009 Edition, including Appendix Chapters E, L, F, and M, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Residential Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Residential Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.
- (2) The following sections of the *International Residential Code*, 2009 Edition (“IRC”), are hereby revised:
 - (a) **IRC § R101.1 Title.** Insert “City of Trinidad, Colorado” where indicated.
 - (b) **IRC § R108.2 Schedule of permit fees.** Insert the following Schedule of Permit Fees:

Schedule of Permit Fees	
Total Valuation:	Fee:
\$1.00 to \$500.00	\$24.00
\$501.00 to \$2,000.00	\$24.00 for the first \$500.00; plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$40,000.00	\$69.00 for the first \$200.00; plus \$11.00 for each additional \$1,000.00 or fraction thereof, to and including \$40,000.00
\$40,001.00 to \$100,000.00	\$487.00 for the first \$40,000.00; plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,027.00 for the first \$100,000.00; plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,827.00 for the first \$500,000.00; plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 to \$5,000,000.00	\$6,327.00 for the first \$1,000,000.00; plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00

2-3

\$5,000,001.00 and up	\$18,327 for the first \$5,000,000.00; plus \$1.00 for each additional \$1,000.00 or fraction thereof
Other Inspections and Fees:	
1. Plan review fee.....Fifty percent (50%) of the permit fee	
2. Inspections outside of normal business hours.....\$50.00 per hour* (Minimum charge – two hours)	
3. Reinspection fees assessed under provisions of IRC § R108.4.....\$50.00 per hour*	
4. Inspections for which no fee is specifically indicated.....\$50.00 per hour*	
5. Additional plan review required by changes, additions, or revisions to plans.....\$50.00 per hour*	
6. For use of outside consultants for plan checking and inspections, or both.....Actual Cost**	
7. For issuance of each temporary Certificate of Occupancy.....\$750.00***	
* Or the total hourly cost to the City, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.	
** Actual costs includes administrative and overhead costs.	
*** \$500.00 shall be refunded if a Certificate of Occupancy is issued prior to the expiration of the Temporary Certificate of Occupancy.	

- (c) **IRC § R113.4 Violation Penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, construct, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.
- (d) **IRC § R114.2 Unlawful continuance.** Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).
- (e) **IRC Table R301.2(1) Climatic and Geographic Design Criteria.** Insert the following:

Roof Snow Load	Wind Speed (mph)	Seismic Design Category	SUBJECT TO DAMAGE FROM				Winter Design Temp	Ice Shield Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
			Weathering	Frost Line Depth	Termite	Decay					
30psf	90 mph Exposure "B"	"B"	Severe	32"	Slight to Moderate	None to Slight	1° F	No	Varies	597	51.7° F

- (f) **IRC § P2603.6.1 Sewer depth.** Insert "thirty-two (32)" in two locations.
- (g) **IRC § P2904 Dwelling Unit Fire Sprinkler Systems.** Section P2904 shall not become effective until January 1, 2014.

2-4

Section 5-3. International Plumbing Code.

- (1) The *International Plumbing Code*, 2009 Edition, including Appendix Chapters C, D, and E, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Plumbing Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, deletions, and changes prescribed in this Section. At least one (1) copy of said *International Plumbing Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.
- (2) The following sections of the *International Plumbing Code*, 2009 Edition (“IPC”), are hereby revised:

- (a) **IPC § 101.1 Title.** Insert “City of Trinidad, Colorado” where indicated.
- (b) **IPC § 106.1 Permits – when required.** Any owner, authorized agent or contractor who desires to construct, enlarge, alter, repair, move, demolish or change the *occupancy* of a building or structure, or to erect, install, enlarge, alter, repair, remove convert or replace any plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the code official and obtain the required permit for the work; provided, however, that such a permit shall only be required from the City of Trinidad, Colorado, if the City, rather than the State of Colorado, is performing plumbing inspections.
- (c) **IPC § 106.6.2 Fee schedule.** The fees for all plumbing work requiring a permit from the City of Trinidad shall be as indicated in the following schedule:

Fee Schedule	
Valuation of Work:	Permit Fee:
Not more than \$2,000.00	\$30.00
More than \$2,000.00	\$10.00 per each \$1,000.00 valuation or fraction thereof.

- (d) **IPC § 106.6.3 Fee refunds.** Insert “fifty percent (50%)” as the specified percentage in both locations.
- (e) **IPC § 108.4 Violation penalties.** Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the *approved* construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.
- (f) **IPC § 108.5 Stop work orders.** Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner’s agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

2-5

- (g) **IPC § 109.1 Application for appeal.** Any person shall have the right to appeal an order, decision, or determination of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed no later than fifteen (15) days following the issuance of the order, decision, or determination.
- (g) **IPC §§ 109.2 through 109.6,** regarding membership and procedures of the board of appeals, are hereby deleted.
- (g) **IPC § 305.6.1 Sewer depth.** Insert “thirty-two (32)” in two locations.
- (h) **IPC § 904.1 Roof extension.** Insert “six (6)” where indicated.

Section 5-4. International Mechanical Code.

- (1) The *International Mechanical Code, 2009 Edition*, including Appendix Chapter A (“Combustion Air Openings and Chimney Connector Pass-Throughs”), as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Mechanical Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Mechanical Code, 2009 Edition*, shall remain on file in the Office of the City Clerk and open to public inspection.
- (2) The following sections of the *International Mechanical Code, 2009 Edition* (“IMC”), are hereby revised:
 - (a) **IMC § 101.1 Title.** Insert “City of Trinidad, Colorado” where indicated.
 - (b) **IMC § 106.5.2 Fee schedule.** Insert the following fee schedule:

Fee Schedule	
Valuation of Work:	Permit Fee:
Not more than \$2,000.00	\$30.00
More than \$2,000.00	\$10.00 per each \$1,000.00 valuation or fraction thereof.

- (c) **IMC § 106.5.3 Fee refunds.** Insert “fifty percent (50%)” as the specified percentage in both locations.
- (d) **IMC § 108.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.
- (e) **IMC § 108.5 Stop work orders.** Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner’s agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after

2-6

having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

- (f) **IMC § 109.1 Application for appeal.** Any person shall have the right to appeal an order, decision, or determination of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed no later than fifteen (15) days following the issuance of the order, decision, or determination.
- (g) **IMC §§ 109.2 through 109.6,** regarding membership and procedures of the board of appeals, are hereby deleted.

Section 5-5. International Fuel Gas Code.

- (1) The *International Fuel Gas Code*, 2009 Edition, including Appendix Chapters A, B, C, and D, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Fuel Gas Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Fuel Gas Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.
- (2) The following sections of the *International Fuel Gas Code*, 2009 Edition (“IFGC”), are hereby revised:
 - (a) **IFGC § 101.1 Title.** Insert “City of Trinidad, Colorado” where indicated.
 - (b) **IFGC § 106.1 Where Required.** An owner, authorized agent, or contractor who desires to erect, install, enlarge, alter, repair, remove, convert or replace an installation regulated by this code, or to cause such work to be done, shall first make application to the code official and obtain the required permit for the work; provided, however, that such a permit shall only be required from the City of Trinidad, Colorado, if the City, rather than the State of Colorado, is performing fuel gas inspections.

Exception: Where *appliance* and *equipment* replacements and repairs are required to be performed in an emergency situation, the permit application shall be submitted within the City’s next working business day.

- (c) **IFGC § 106.6.2 Fee schedule.** Insert the following fee schedule:

Fee Schedule	
Valuation of Work:	Permit Fee:
Not more than \$2,000.00	\$30.00
More than \$2,000.00	\$10.00 per each \$1,000.00 valuation or fraction thereof.

- (d) **IFGC § 106.6.3 Fee refunds.** Insert “fifty percent (50%)” as the specified percentage in both locations.
- (e) **IFGC § 108.4 Violation penalties.** Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the *approved construction documents* or directive of the code official, or of a

27

permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

- (f) **IFGC § 108.5 Stop work orders.** Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).
- (g) **IFGC § 109.1 Application for appeal.** Any person shall have the right to appeal an order, decision, or determination of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed no later than fifteen (15) days following the issuance of the order, decision, or determination.
- (h) **IFGC §§ 109.2 through 109.6,** regarding membership and procedures of the board of appeals, are hereby deleted.

Section 5-6. International Energy Conservation Code.

- (1) The *International Energy Conservation Code*, 2009 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Energy Conservation Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Energy Conservation Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.
- (2) The following sections of the *International Energy Conservation Code*, 2009 Edition ("IECC"), are hereby revised:
 - (a) **IECC § 101.1 Title.** Insert "City of Trinidad, Colorado" where indicated.
 - (b) **IECC § 108.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

Section 5-7. International Existing Building Code.

- (1) The *International Existing Building Code*, 2009 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Existing Building Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Existing Building Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.
- (2) The following sections of the *International Existing Building Code*, 2009 Edition ("IEBC"), are hereby revised:

2-8

- (a) **IEBC § 101.1 Title.** Insert “City of Trinidad, Colorado” where indicated.
- (b) **IEBC § 1301.2 Applicability.** Insert “January 1, 2010” as the specified date.
- (c) **IEBC § 113.4 Violation penalties.** Any person who violates a provision of this code or who fails to comply with any of the requirements thereof or who *repairs* or alters or changes the occupancy of building or structure in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.
- (d) **IEBC § 114.3 Unlawful continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

Section 5-8. International Property Maintenance Code.

- (1) The *International Property Maintenance Code*, 2009 Edition, including Appendix Chapter A (“Boarding Standard”), as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Property Maintenance Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, deletions, and changes prescribed in this Section. At least one (1) copy of said *International Property Maintenance Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.
- (2) The following sections of the *International Property Maintenance Code*, 2009 Edition (“IPMC”), are hereby revised:
 - (a) **IPMC § 101.1 Title.** Insert “City of Trinidad, Colorado” where indicated.
 - (b) **IPMC § 103.5 Fees.** Insert the following fee schedule:

Fee Schedule	
Total Valuation:	Fee:
\$1.00 to \$500.00	\$24.00
\$501.00 to \$2,000.00	\$24.00 for the first \$500.00; plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$40,000.00	\$69.00 for the first \$200.00; plus \$11.00 for each additional \$1,000.00 or fraction thereof, to and including \$40,000.00
\$40,001.00 to \$100,000.00	\$487.00 for the first \$40,000.00; plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,027.00 for the first \$100,000.00; plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,827.00 for the first \$500,000.00; plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 to \$5,000,000.00	\$6,327.00 for the first \$1,000,000.00; plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 and up	\$18,327 for the first \$5,000,000.00; plus \$1.00 for

2-9

	each additional \$1,000.00 or fraction thereof
Other Inspections and Fees:	
1. Plan review fee.....	Fifty percent (50%) of the permit fee
2. Inspections outside of normal business hours.....	\$50.00 per hour* (Minimum charge – two hours)
3. Inspections for which no fee is specifically indicated.....	\$50.00 per hour*
4. Additional plan review required by changes, additions, or revisions to plans.....	\$50.00 per hour*
5. For use of outside consultants for plan checking and inspections, or both.....	Actual Cost**
* Or the total hourly cost to the City, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.	
** Actual costs include administrative and overhead costs.	

- (c) **IPMC § 106.4 Violation penalties.** Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.
- (d) **IPMC § 111.1 Application for appeal.** Any person directly affected by an order, decision, or determination of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed no later than fifteen (15) days following the issuance of the order, decision, or determination. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.
- (e) **IPMC §§ 111.2 through 111.6,** regarding membership and procedures of the board of appeals, are hereby deleted.
- (f) **IPMC § 112.4 Failure to Comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).
- (g) **IPMC § 302.4 Weeds.** Insert “six inches (6”).”
- (h) **IPMC § 304.14 Insect screens.** Insert “January 1 to December 31.”
- (i) **IPMC § 602.3 Heat supply.** Insert “January 1 to December 31.”
- (j) **IPMC § 602.4 Occupiable work spaces.** Insert “January 1 to December 31.”

Section 5-9. International Private Sewage Disposal Code.

- (1) The *International Private Sewage Disposal Code*, 2009 Edition, including Appendix Chapter A (“System Layout Illustrations”), as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Private Sewage Disposal Code of the City of Trinidad, Colorado, as if fully set forth in this

2-10

ordinance, together with the additions, insertions, deletions, and changes prescribed in this Section. At least one (1) copy of said *International Private Sewage Disposal Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Private Sewage Disposal Code*, 2009 Edition (“IPSDC”), are hereby revised:

(a) **IPSDC § 101.1 Title.** Insert “City of Trinidad, Colorado” where indicated.

(b) **IPSDC § 106.4.2 Fee schedule.** Insert the following fee schedule:

Fee Schedule	
Valuation of Work:	Permit Fee:
Not more than \$2,000.00	\$30.00
More than \$2,000.00	\$10.00 per each \$1,000.00 valuation or fraction thereof.

(c) **IPSDC § 106.4.3 Fee refunds.** Insert “fifty percent (50%)” as the specified percentage in both locations.

(d) **IPSDC § 108.4 Violation penalties.** Any person who shall violate a provision of this code or fail to comply with any of the requirements thereof or who shall erect, install, alter or repair private sewage disposal work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(e) **IPSDC § 108.5 Stop work orders.** Upon notice from the code official, work on any *private sewage disposal system* that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, to the owner’s agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(f) **IPSDC § 109.1 Application for appeal.** Any person shall have the right to appeal an order, decision, or determination of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder has been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed no later than fifteen (15) days following the issuance of the order, decision, or determination.

(f) **IPSDC § 405 SOIL VERIFICATION.** This section is hereby deleted.

ARTICLE 2. BOARD OF APPEALS.

Section 5-10. Board of Appeals.

(1) Creation, existence, and continuation. In accordance with § 8.5 of the Home Rule Charter for the City of Trinidad, Colorado; Ordinance No. 1711 of the City of Trinidad, Colorado; § 113 of the

International Building Code; § R112 of the *International Residential Code*; § 108 of the *International Fire Code*; § 109 of the *International Plumbing Code*; § 109 of the *International Mechanical Code*; § 109 of the *International Fuel Gas Code*; § 109 of the *International Energy Conservation Code*; § 112 of the *International Existing Building Code*; § 111 of the *International Property Maintenance Code*; and § 109 of the *International Private Sewage Disposal Code*, the creation, existence, and continuation of a Board of Appeals is hereby recognized. The Board of Appeals shall hear and decide appeals of orders, decisions, or determinations made by the building official and/or code official relative to the application and interpretation of the International Codes adopted by reference in Article 1 of this Chapter.

- (2) Membership. The Board of Appeals shall consist of three (3) members who shall be appointed by the City Council. Two (2) members were initially appointed to two (2) year terms, and the remaining member was initially appointed to a one (1) year term. Thereafter, all terms shall be two (2) years.
- (3) Removal; vacancies. The Board of Appeals members shall be subject to removal for just cause by a majority vote of the City Council. Just cause shall include, without limitation, inefficiency, neglect of duty, acts detrimental to the City's interests, malfeasance in office, or excessive absences. Absences by members of the Board of Appeals of three (3) consecutive meetings shall be cause for evaluation by the City Council for consideration of the member's removal. The City Clerk shall advertise vacancies in a newspaper of general circulation requesting that interested individuals submit a letter so indicating their interest and qualifications for the position advertised.
- (4) Residency requirement. If any member ceases to reside in the City, his or her membership on the Board shall immediately terminate.
- (5) Chairperson. The Board of Appeals shall elect a chairperson from among the appointed members who shall preside over all hearings held by the Board. The term of the chairperson shall be one (1) year, with eligibility for re-election.

Section 5-11. Appeals process.

Any person aggrieved by an order, decision, or determination made by the building/code official relative to the application and interpretation of the International Codes adopted by reference in Article 1 of this Chapter may appeal such order, decision, or determination to the Board of Appeals. Such appeal shall be in writing and filed with the building/code official no later than fifteen (15) days following the issuance of the order, decision, or determination. The appeal shall contain, at a minimum, a brief statement setting forth the basis of the appeal. A hearing shall be scheduled before the Board of Appeals no less than ten (10) days nor more than forty-five (45) days from the date the appeal was filed. Written notice of the time and place of the hearing shall be given at least seven (7) days prior to the date of the hearing to the Appellant by the building/code official, by causing a copy of such notice to be delivered to the Appellant personally or by mailing a copy thereof, addressed to the Appellant at his/her address as shown on the appeal.

Section 5-12. Conduct of hearing.

The following rules shall be observed in the conduct of hearings before the Board of Appeals:

- (1) Each party shall have these rights among others:
 - (a) To call and examine witnesses on any matters relevant to the issues of the hearing;
 - (b) To introduce documentary and physical evidence;
 - (c) To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;
 - (d) To impeach any witness regardless of which party first called him/her to testify;

- (e) To rebut the evidence against him/her; and
 - (f) To represent himself/herself or to be represented by anyone of his/her choice who is lawfully permitted to do so.
- (2) No Board member who was not present at the hearing shall take part in the decision.
- (3) At the conclusion of any hearing, or within not more than thirty (30) days thereafter, the Board of Appeals shall render its decision either orally or in writing. Such decision shall set forth findings of fact and conclusions based thereon. The Appellant shall be issued a copy of the written decision of the Board of Appeals or a written notice of the oral decision of the Board of Appeals as soon as practicable after the decision has been rendered.

ARTICLE 3. GENERAL PROVISIONS.

Section 5-13. Furnishing grade of street by City Engineer.

It shall be unlawful for any person to commence the construction of any building upon the line of any street or public highway within the City where the grade has not been established, unless he/she shall apply to the City Engineer for the grade of such street, and it is the duty of the City Engineer to furnish to such person the grade of such street or public highway.

Section 5-14. Minimum elevation of awnings and shades.

All awnings and shades erected before any house, shop or store in any street or alley shall be elevated at least seven feet (7') at the lowest point thereof above the sidewalk, and all awnings shall be of canvas supported from the adjacent building with iron fastenings.

Section 2. Repeal and Re-enactment of Chapter 8 ("FIRE PREVENTION"), Article 1, of the Code of the City of Trinidad, Colorado. Article 1 of Chapter 8 ("FIRE PREVENTION") of the Code of the City of Trinidad, Colorado, is hereby repealed and re-enacted in its entirety as follows:

CHAPTER 8. FIRE PREVENTION.

ARTICLE 1. INTERNATIONAL FIRE CODE.

Section 8-1. International Fire Code.

- (1) The *International Fire Code*, 2009 Edition, including Appendix Chapters C and D, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Fire Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, deletions, and changes prescribed in this Section. At least one (1) copy of said *International Fire Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.
- (2) The following sections of the *International Fire Code*, 2009 Edition ("IFC"), are hereby revised:
 - (a) **IFC § 101.1 Title.** Insert: "City of Trinidad, Colorado" where indicated.
 - (b) **IFC § 109.3 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate used under provisions of the this code, shall

be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

- (c) **IFC § 111.4 Failure to comply.** Any *person* who shall continue any work after having been served with a stop work order, except such work as that *person* is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).
- (d) **IFC § 3404.2.9.6.1 Locations where above-ground tanks are prohibited.** Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within all zoning classifications, except areas encompassed by the Industrial Zone district and only by special use permit.
- (e) **IFC § 3406.2.4.4 Locations where above-grounds tanks are prohibited.** The storage of Class I and II liquids in above-ground tanks is prohibited within all zoning classifications, except areas encompassed by the Industrial Zone district and only by special use permit.
- (f) **IFC § 3506.2 Limitations.** Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within all zoning classifications, except areas encompassed by the Industrial Zone district and only by special use permit.
- (g) **IFC § 3804.2 Maximum capacity within established limits.** Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L). Such storage is prohibited within all zoning classifications, except areas encompassed by the Industrial Zone district and only by special use permit.

Section 3. Safety Clause. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Trinidad; that it is promulgated for the health, safety and welfare of the public; and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 4. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or of any of the primary or secondary codes adopted by reference herein, be judicially determined unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance or codes adopted by reference. The City Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any part or parts be declared unconstitutional or invalid.

Section 5. Repeal. Any and all ordinances, codes, or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance, code, or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded, and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 6. Effective Date. This Ordinance shall be published and become effective ten (10) days after final passage, as provided in § 5.5 of the Home Rule Charter for the City of Trinidad, Colorado.

INTRODUCED BY COUNCILMEMBER _____; READ AND ORDERED PUBLISHED
this _____ day of _____, 20____; PASSED AND APPROVED this _____ day of
_____, 20____.

THE EFFECTIVE DATE OF THIS ORDINANCE SHALL BE the _____ day of
_____, 20____.

CITY OF TRINIDAD, COLORADO

JENNIE GARDUNO, Mayor

ATTEST:

By: _____
AUDRA GARRETT, City Clerk

2-15