

MINUTES OF WORKSHOP MEETING

RIDGWAY TOWN COUNCIL

MARCH 7, 2018

The Town Council convened for a workshop meeting at 6:05 p.m. in the Ridgway Community Center, 201 N. Railroad Street, Ridgway, Colorado. The Council was present in its entirety with Councilors Austin, Hawse, Hunter, Williams, Mayor Pro Tem Johnson and Mayor Clark in attendance.

Town Clerk's Notice of Workshop Meeting to review and discuss the Site Specific Development Plan for Lena Street Commons dated 2-22-18.

Town Manager Jen Coates explained the Planning Commission has approved the sketch plan for the Lena Street Commons project, and is now in the preliminary plat review process. During discussions the developers expressed interest in pursuing the vested rights process, including a site specific development agreement. Staff is seeking Council input on development of the agreement.

Architect Sundra Hines presented an overview of the project which is located in GC zoning along N. Lena Street, between Charles and Otto Streets, with an outlot zoned HB. She reviewed the 'Phasing Plan' noting the project consists of five buildings, one commercial containing four units, and four with residential town homes. Three of the buildings will have five units, and one with four. The buildings will have the ability to be live work, with a commercial element on the ground floor. Some of the units will have two car garages and others one covered parking space. Landscaped area will be incorporated into the development with 'walkable connections'. The project will be constructed to sell the completed units, three of the 19 will be deed restricted. She noted the design is 'sensitive to the existing residences' on the street, and 'meet residential building codes regarding height'.

Tom Kennedy, attorney representing the developers, explained the Municipal Code allows two years for the infrastructure process, and the developers are requesting three years to complete through a development agreement with vested rights. The agreement would also include time frames for 'build out' of each building, noting the proposal after final plat approval is the first building will be completed within two years, the second within two to three years, and the remaining two buildings within three to four years. The agreement will contain provisions the developers will 'come back and check in' with the Council during the construction phases regarding time frames. He explained the affordable housing units will be set with a 10% profit margin for the developers. Staff has provided language regarding the deed restrictions which will be referenced on the plat map and within the development agreement. He reported all of the utilities needed for infrastructure can not be accommodated in the current right-of-way, and the developer is seeking an easement across Town property, and purchase of a 'small portion' of Town property for storm drainage easement and to be used for parking. Staff has provided cost estimates for the purchase price for the fee titled property and easement. There have been discussions regarding paving of Lena Street.

Town Manager Jen Coates noted the proposed project contains a 'significant amount of development' and the 'developed parcels are over twice the normal density that would be allowed in that zoning'. The developer desires to purchase Town property at the north east corner of the development and place an easement along Otto Street.

Developer Tate Rogers stated he feels the sale of property and easement will be 'mutually beneficial to both' parties, explained storm drainage needs to be discharged on to Railroad Street and the easement would accommodate this. He said he feels 'the valuation' of the property 'is

higher than what it would be if professionally appraised' but agreed the cost of an appraisal would be half the purchase price, and would not be worth pursuing. He explained 'staff is using \$10.70 a square foot' for the purchase of 1600 square feet and easement of 1700 square feet.

Town Attorney Bo Nerlin asked if the Council was comfortable selling the property and providing the easement.

There was discussion by the Council. It was agreed that the sell and easement demonstrate a public benefit.

Manager Coates reported off-site improvements for the PUD process would include participating in the asphalt paving of Lena Street. She noted the two other abutting streets are paved, and there have been discussions pertaining to the developer and Town sharing equitably in the paving. The development is required to install curb, gutter and sidewalk which needs to 'abut' the road base. Staff is currently determining if the substructure can accommodate the paving. Town Engineer Joanne Fagan reported the grade and flow of the current street is acceptable, and will have a determination of approximate paving costs within a few weeks.

There was discussion between the Council and staff regarding Town participation in the paving project and there was consensus to participate.

Attorney Kennedy noted the HB parcel will need rezoning on a portion of the lot, as the property line "need to move slightly to the north end' of the property.

Manager Coates noted some of the units will be allowed to be rented short term, and this will be included in the development agreement.

The Town Manager presented an overview of the discussion and consensus of Council of the items which will be contained in the site specific development agreement. These included infrastructure timing and phasing of three years to reach the final plat phase; six years to develop after final plat approval, four years for residential buildings and two years for the commercial buildings; an equitable share to hard surface Lena Street; the sale of Town property and approval of easement; the profit for affordable units to be capped at 10% profit for the developer and resale of units to be capped at 3%; the HB zoned lot may be severed from the project and sold between now and final plat and some rezoning will be necessary to accommodate this. The Council agreed.

There were questions from the Council to staff.

Manager Coates noted the Planning Commission will be reviewing the Preliminary Plat at the March 27th meeting, and may be making a recommendation to the Town Council at the April meeting.

ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk