

RIDGWAY PLANNING COMMISSION AGENDA

Tuesday, March 27th, 2018
Planning Commission Regular Meeting: 5:30 pm
Ridgway Community Center
201 North Railroad Street, Ridgway, Colorado

ROLL CALL Chairperson: Doug Canright, Commissioners: John Clark, Thomas Emilson, Larry Falk, Ellen Hunter, Bill Liske, and Jennifer Nelson

REGULAR MEETING: 5:30 pm

PUBLIC HEARINGS:

1. **Application:** Sketch Plan; **Location:** property at southeast corner of Sherman/Hwy 62 and S Railroad, legal address: S: 16 T: 45 R: 8 N1/2SW1/4; **Address:** TBD Railroad/Hwy 23; **Zone:** Historic Business (HB) **Applicant:** Ridgway Cohousing, LLC. **Owners:** Ridgway Cohousing LLC
2. **Application:** Variance to parking regulations; **Location:** Willow Creek Trading Subdivision including Drashan Condominiums; **Addresses:** 167, 171, and 189 N Cora St.; 602, 604, and 610 Clinton St.; **Zone:** Historic Business (HB) **Applicant:** Willow Creek Trading Subdivision Parking Maintenance Association, Inc. **Owners:** Arapaho Partners LLC, 171 N Cora LLC, Christopher Senior, Eka Pada LLC, and Ridgway Chautauqua Society Inc.

OTHER BUSINESS:

3. Informal discussion – Multi-Site PUD, Julie Wesseling
4. Master Plan process update
5. Downtown Parking Assessment update

APPROVAL OF MINUTES:

6. Minutes from the meeting of February 27th, 2018

ADJOURN REGULAR MEETING

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ridgway Planning Commission will hold a **PUBLIC HEARING** at the Town Hall Community Center, 201 N. Railroad Street, Ridgway, Colorado, on Tuesday, March 27th, 2018 at 5:30 p.m., to receive and consider all evidence and reports relative to the application described below:

Application for: Subdivision Sketch Plan Review

Location: Property at southeast corner of Sherman/Hwy 62 and S Railroad

Address: TBD

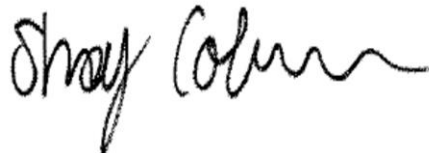
Zoned: Historic Business (HB)

Applicant: Ridgway CoHousing, LLC.

Property Owner: Ridgway CoHousing, LLC.

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions or submit written testimony for or against the proposal to the Town Clerk.

FURTHER INFORMATION on the above application may be obtained or viewed at Ridgway Town Hall, or by phoning 626-5308, Ext. 222.



DATED: March 15, 2018

Shay Coburn, Town Planner

PLANNING & ZONING PERMIT

Incomplete Applications will be Rejected

Receipt # _____ *

Date Received 3/8/18 *

By JESS *

* For Office Use Only

ACTION REQUESTED

PAID \$440 CASH # 11376

TEMPORARY USE PERMIT	<input type="checkbox"/> 7-3-13c	VARIANCE	<input type="checkbox"/> 7-3-16
CONDITIONAL USE PERMIT	<input type="checkbox"/> 7-3-14	REZONING	<input type="checkbox"/> 7-3-17
CHANGE IN NON-CONFORMING USE	<input type="checkbox"/> 7-3-15	SUBDIVISION	<input checked="" type="checkbox"/> 7-4-1 thru 7-4-12
OTHER: _____	<input type="checkbox"/> _____		

APPLICANT/APPLICANTS:

NAME: CANTERRA WORKSHOP
MAILING ADDRESS: Box 401
CITY: RIDGWAY CO.
TELEPHONE NO.: 970.626.4471
FAX: _____

OWNER/OWNERS OF RECORD:

NAME: RIDGWAY COLLETS LLC.
MAILING ADDRESS: 2490 CR17
CITY: RIDGWAY CO.
TELEPHONE NO.: 970.325.045

ADDRESS OF PROPERTY: TBD SOUTH RAILROAD STREET
ACREAGE/SQUARE FOOTAGE: 4.46 AC. ZONING DISTRICT: HB
BRIEF DESCRIPTION OF REQUESTED ACTION: 24 UNIT RESIDENTIAL DEVELOPMENT
IN THE TOWN OF RIDGWAY

ATTACHMENTS REQUIRED FOR ALL ACTIONS:

1. Evidence of ownership or written notarized consent of legal owner(s).
2. Copy of all site plans drawn to scale showing location of building(s), elevations, abutting streets, and all dimensions, must be submitted on paper size of 8.5 x 11 or 11 x 17.
3. A filing fee payable to the Town of Ridgway.

FILING FEE SCHEDULE:

Temporary Use	\$ 100.00	Subdivisions	
Conditional Use	100.00	a. Sketch Plan	\$ 200.00
Change in Nonconforming Use	100.00	(plus \$10.00 per lot or unit)	+ 240.00 <u>440.00</u>
Variances & Appeals	150.00	b. Preliminary Plat	400.00
Rezoning	200.00	(plus \$20.00 per lot or unit)	
Reviews Pursuant to 7-3-18	100.00	c. Final Plat	300.00
Variance from Flood Plain Reg's	100.00	d. Minor Subdivision	200.00
Deviations from Single Family		e. Lot Split	100.00
Design Standards	100.00	f. Replat/amended plats	100.00
		g. Planned Unit Development	(a. b. & c.)

ADDITIONAL COSTS:

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-20(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.

SPECIFIC ATTACHMENTS REQUIRED FOR EACH ACTION:**CONDITIONAL USE PERMITS:**

1. The site plan shall show off-street parking requirements, landscaping and architectural features.
2. Information showing compliance with applicable criteria.
3. Notice of hearing shall be posted at Town Hall 10 days before the hearing.
4. Property shall be posted at least 10 days prior to the hearing.

TEMPORARY USE PERMITS:

1. The site plan shall show off-street parking requirements, landscaping and architectural features.
2. Information showing compliance with applicable criteria.
3. Property shall be posted at least 10 days prior to the hearing.

CHANGES IN NON-CONFORMING USE:

1. Description of existing non-conformity.
2. Information showing compliance with applicable criteria.
3. Notice of hearing shall be posted at Town Hall 10 days before the hearing.
4. Property shall be posted at least 10 days prior to the hearing.

VARIANCE:

1. Site plan showing details of the variance request and existing uses within 100 ft. of property.
2. Information showing compliance and/or non-compliance with applicable criteria.
3. Notice of hearing shall be posted at Town Hall 10 days before the hearing.

REZONING:

1. Legal description, present zoning and requested zoning of property.
2. Notice of hearing shall be posted 10 days before the date of the hearing.
3. Property shall be posted at least 10 days prior to the hearing.

SUBDIVISION:

1. All requirements established by Municipal Code Sections 7-4-1 through 7-4-12.
2. Affidavit of notice sent to all surface and mineral owners and lessees of mineral rights.
(Proof of proper notice must be submitted prior to the hearing.)
3. The Preliminary Plat shall be submitted 21 days prior to the hearing.
4. The Final Plat shall be submitted 20 days prior to the next scheduled Planning & Zoning meeting.
5. Sketch plan required in subdivisions consisting of more than 5 proposed lots or units.

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-20(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.

Signature of Applicant/Applicants

03.07.18

Date

Signature of Owner/Owners

03/08/18
Date

EXHIBIT A

ARTICLES OF ORGANIZATION

E-Filed

Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

Colorado Secretary of State
Date and Time: 02/09/2017 11:06 AM
ID Number: 20171111960
Document number: 20171111960
Amount Paid: \$50.00

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

Ridgway Cohousing LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address

2490 County Road 17

(Street number and name)

Ridgway

(City)

CO 81432

(State)

(ZIP Postal Code)

United States

(Country)

(Province - if applicable)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

(State)

(ZIP Postal Code)

(Province - if applicable)

(Country)

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

(if an individual)

Graff

(Last)

Milton

(First)

B

(Middle)

(Suffix)

or

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address

2490 County Road 17

(Street number and name)

Ridgway

(City)

CO 81432

(State)

(ZIP Code)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) CO (State) _____ (ZIP Code)

(The following statement is adopted by marking the box.)

- ☒ The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name
(if an individual) Graff Milton B
(Last) (First) (Middle) (Suffix)
or
(if an entity)
(Caution: Do not provide both an individual and an entity name.)

Mailing address 2490 County Road 17
(Street number and name or Post Office Box information)
Ridgway CO 81432
(City) (State) (ZIP/Postal Code)
United States
(Province - if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- ☐ The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

- ☐ one or more managers.

or

- ☒ the members.

6. (The following statement is adopted by marking the box.)

- ☒ There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

- ☐ This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____
(mm dd yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

<u>Hemond</u>	<u>Jennifer</u>	<u>LeBlanc</u>	
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
<u>152 Colorado Avenue</u>			
<small>(Street number and name or Post Office Box information)</small>			
<hr/>			
<u>Montrose</u>	<u>CO</u>	<u>81401</u>	
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
<u>United States</u>			
<small>(Province - if applicable)</small>	<small>(Country)</small>		

(If the following statement applies, check the statement by marking the box and include an attachment.)

- ☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).



State Documentary Fee
Date: October 26, 2017
\$120.00

Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on October 26, 2017 by RAILROAD STREET STATION, INC., A FLORIDA CORPORATION Grantor(s), of the County of Volusia and State of Florida for the consideration of (\$1,200,000.00) ***One Million Two Hundred Thousand and 00/100*** dollars in hand paid, hereby sells and conveys to RIDGWAY COHOUSING, LLC Grantee(s), whose street address is 1225 ASPEN DRIVE, RIDGWAY, CO 81432, County of Ouray, and State of Colorado, the following real property in the County of Ouray, and State of Colorado, to wit:

See attached "Exhibit A"

also known by street and number as: TBD SHERMAN OR RAILROAD ST, RIDGWAY, CO 81432

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2017 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; Inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other NONE*

RAILROAD STREET STATION, INC., A FLORIDA CORPORATION

By: Thomas H. Warlick

Print Name: THOMAS H. WARLICK

Title: Pres

State of Florida)
County of Volusia)ss

The foregoing instrument was acknowledged before me on this day of October 26, 2017
by RAILROAD STREET STATION, INC., A FLORIDA CORPORATION

Witness my hand and official seal.

My Commission expires 10-7-19

Tina Mueglach-Blanton
Notary Public



When Recorded Return to: RIDGWAY COHOUSING, LLC
1225 ASPEN DRIVE, RIDGWAY, CO 81432



Exhibit A

A tract of land located in Section 16, Township 45 North, Range 8 West, New Mexico Principal Meridian, Town of Ridgway, County of Ouray, State of Colorado, described in a Warranty Deed dated 12-3-1999 and recorded at Reception No. 171272 in the office of the Ouray County Clerk & Recorder, being more particularly described as follows: Beginning at the Northeast corner of said Block 38 of said Town of Ridgway; thence South 88°32'09" East 66.00 feet along the South right-of-way line of Sherman Street (also being Colorado State Highway No. 82) to the true point of beginning, defined by a rebar and 2-inch metal survey cap, LS 28662, whence the Southwest Corner of the Liddell-Stanton Business Park Subdivision Plat, Ouray County Public Records Reception No. 135151, defined by a rebar and 1-1/2-inch metal survey cap, LS 10738, bears South 09°32'15" East 1159.35 feet, all bearings described herein being relative thereto; thence South 88°32'09" East 102.54 feet to a Witness Corner to the Northwest corner of a tract described by Quiet Title Decree recorded in Book 212, Page 398, Ouray County public records, and as shown on Boundary Agreement Plat recorded at Reception No. 142777, Ouray County public records, defined by a rebar and 2-inch metal survey cap, LS 28662; thence South 88°32'09" East 6.00 feet; thence South 04°00'12" East 142.93 feet to the Southwest corner of the tract described in said Quiet Title Decree and Boundary Agreement Plat, defined by a 5/8-inch rebar and 2-inch metal survey cap, LS 31160; thence South 87°45'35" East 13.99 feet to the Northwest corner of the alley shown on the said Liddell-Stanton Business Park Subdivision Plat, defined by a rebar and 1-1/2-inch metal survey cap, LS 12180; thence South 03°25'04" East 1000.29 feet to the Southwest corner of said subdivision, being the South boundary of the N1/2 SW1/4 of said Section 16 defined by a rebar and 1-1/2-inch metal survey cap, LS 10738; thence North 89°01'22" West 124.54 feet along said South boundary to the East right-of-way line of Ouray County Road No. 23, defined by a 5/8-inch rebar and 2-inch metal survey cap, LS 31160; thence North 04°27'35" West 177.80 feet along said right-of-way to a rebar and 1-1/2-inch metal survey cap, LS 12180; thence North 07°40'13" West 159.13 feet along said right-of-way to a rebar and 1-1/2-inch metal survey cap, LS 12180; thence 172.62 feet along the arc of a non-tangent curve to the left, said curve having a central angle of 68°06'54", a radius of 145.20 feet and chord of North 57°34'09" West 162.63 feet to a rebar and 1-1/2-inch metal survey cap, LS 12180; thence along the North right-of-way of said County Road No. 23 North 89°10'12" West 44.29 feet to a 5/8-inch rebar and 2-inch metal survey cap, LS 31160; thence North 02°58'28" West 57.52 feet to the South boundary of Block 37 of said Town of Ridgway, defined by a rebar and 1-1/2-inch metal survey cap, LS 10738; thence South 88°35'41" East 69.16 feet to the Southeast corner of said Block 37, defined by a rebar and 1-1/2-inch metal survey cap, LS 10738; thence North 01°26'54" East 300.12 feet to the Northeast corner of said Block 37, defined by a rebar and 1-1/2-inch metal survey cap, LS 10738; thence South 88°36'09" East 66.26 feet to a rebar and 1-1/2-inch metal survey cap, LS 12180; thence North 01°26'54" East 365.06 feet to the true point of beginning. NOTE; LEGAL DESCRIPTION PREPARED BY ROBERT A. LARSON, PLS 31160 FOR AND ON BEHALF OF: MONADNOCK MINERAL SERVICES 342 7TH AVE. OURAY, CO 81427

Approval of Deed, Bill of Sale and Tenancy

The undersigned RIDGWAY COHOUSING, LLC Buyer(s) hereby acknowledge that they intend to take title to the following described property:

A TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 45 NORTH, RANGE 8 WEST, N.M.P.M., TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 38 OF SAID TOWN OF RIDGWAY;

THENCE SOUTH 88°26'12" EAST 66.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SHERMAN STREET (COLORADO STATE HIGHWAY NO. 62) TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°26' 12" EAST 108.84 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED BY QUIET TITLE DECREE RECORDED IN BOOK 212, PAGE 398, OURAY COUNTY PUBLIC RECORDS, AND AS SHOWN ON BOUNDARY AGREEMENT PLAT RECORDED AT RECEPTION NO. 142777, OURAY COUNTY PUBLIC RECORDS;

THENCE SOUTH 03°48' 17" EAST 142.08 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN SAID QUIET TITLE DECREE AND BOUNDARY AGREEMENT PLAT;

THENCE SOUTH 88°26' 12" EAST 13.99 FEET TO THE NORTHWEST CORNER OF THE ALLEY SHOWN ON THE LIDDELL-STANTON BUSINESS PARK SUBDIVISION PLAT RECORDED AT RECEPTION NO. 135151, OURAY COUNTY PUBLIC RECORDS;

THENCE SOUTH 03°28'12" EAST 1000. 71 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION, BEING THE SOUTH BOUNDARY OF THE N1/2 SW1/4 OF SAID SECTION 16;

THENCE NORTH 88°53'49" WEST 124.54 FEET ALONG SAID SOUTH BOUNDARY TO THE EAST RIGHT-OF-WAY LINE OF OURAY COUNTY ROAD NO. 23;

THENCE NORTH 04°39'11" WEST 177.80 FEET ALONG SAID RIGHT-OF-WAY;

THENCE NORTH 07°38'18" WEST 159.40 FEET ALONG SAID RIGHT-OF-WAY;

THENCE 172.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 67°56'23", A RADIUS OF 145.20 FEET AND CHORD OF NORTH 57°59' 34" WEST 162.26 FEET;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF SAID ROAD NO. 23 NORTH 88°47'56" WEST 44.29 FEET;

THENCE NORTH 03°48' 17" WEST 57.52 FEET TO THE SOUTH BOUNDARY OF BLOCK 37 OF SAID TOWN OF RIDGWAY;

THENCE SOUTH 88°26'12" EAST 68.92 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 37;

THENCE NORTH 01°33' 48" EAST 300.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 37;

THENCE SOUTH 88°26' 12" EAST 66.00 FEET;

THENCE NORTH 01°33' 48" EAST 366.00 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT COUNTY ROAD 23 FKA STATE HIGHWAY 23,

COUNTY OF OURAY, STATE OF COLORADO.

As ☐ Joint Tenants ☐ Tenants in Common ☒ Other LLC _____

Whose mailing address is: 1225 ASPEN DRIVE, RIDGWAY, CO 81432

They have reviewed the GEN and Bill of Sale dated October 26, 2017 from RAILROAD STREET STATION, INC., A FLORIDA CORPORATION to RIDGWAY COHOUSING, LLC and by their signature hereto approve the deed and confirm that it correctly



reflects the choice of tenancy, if applicable.

Date: October 26, 2017

RIDGWAY COHOUSING, LLC

By: 

MILTON B. GRAFF, MEMBER

RIDGWAY COHOUSING, LLC

By: 

JAMES D. WING, MEMBER

RIDGWAY COHOUSING, LLC

By: 

DONALD F. SWARTZ, MEMBER



March 06, 2018

Shay Coburn
Ridgway Town Planner
201 N. Railroad Street
Ridgway, Colorado 81432

Re: Alpenglow CoHousing, request for Sketch Plan Review

Dear Shay:

On behalf of Ridgway Cohousing LLC (RCL), we hereby request a sketch plan review for a subdivision and condominium map for a 4.46 acre parcel of land located across from new parking lot on Highway 62 as described in Exhibit A - Title Commitment. RCL has purchased this property from Railroad Street Station, Inc. with permission from the owners to process a sketch plan as provided in Exhibit B. The property is presently undeveloped and zoned Historic Business.

This Sketch Plan proposal is to subdivide the property into two separate parcels, one a commercial lot and the other a twenty four (24) unit residential cohousing complex. Attached herewith are various plans and support documents required for this submittal including,

- Existing Site Conditions
- Sketch Plan and Sketch Plan Narrative
- Water Usage Calculations
- Construction Cost Estimate
- Preliminary Utility Plan

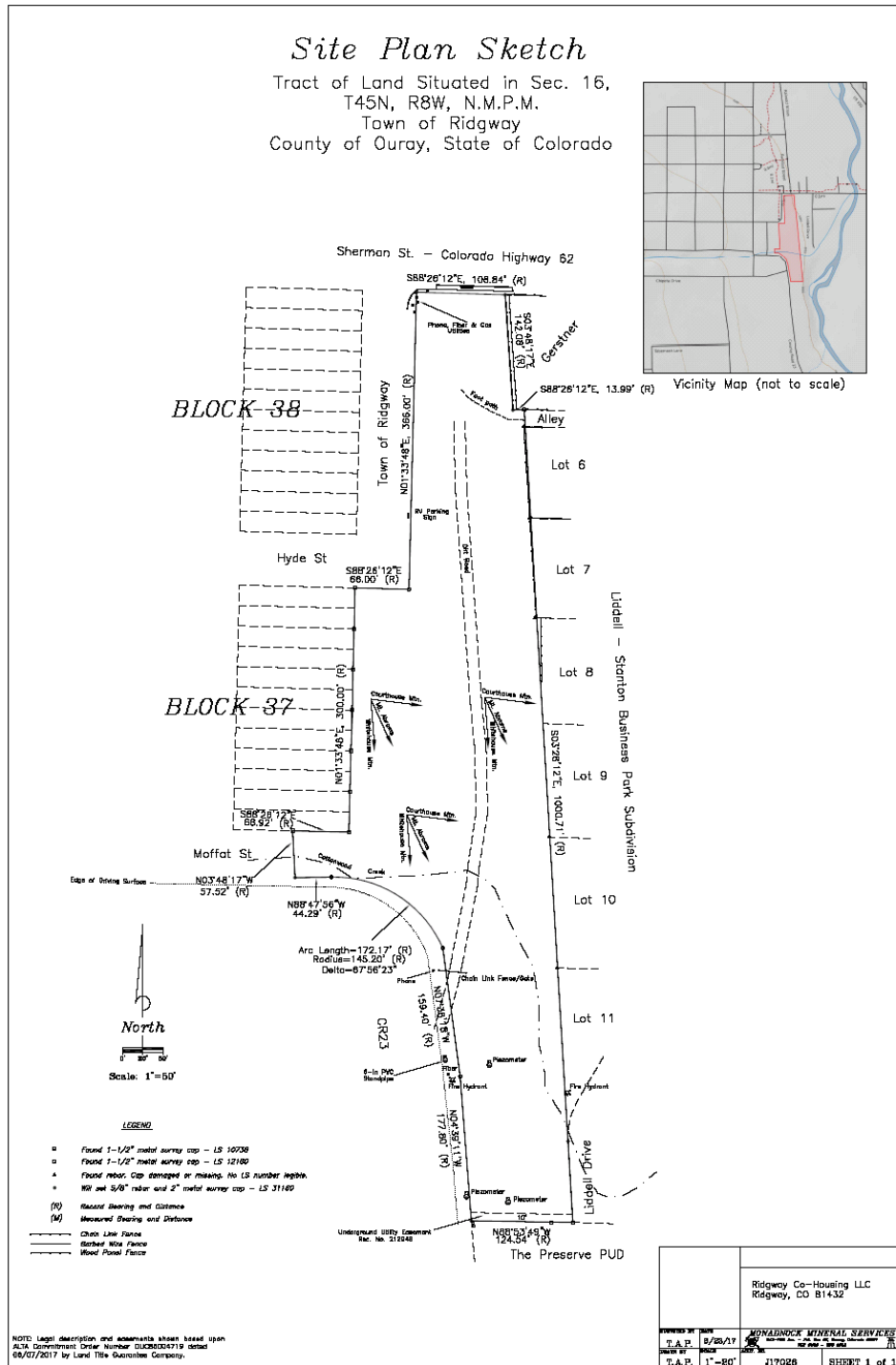
We thank you in advance for your consideration.

Sincerely,

John Baskfield

A handwritten signature in black ink, appearing to read "John Baskfield", written in a cursive style.

EXHIBIT A:





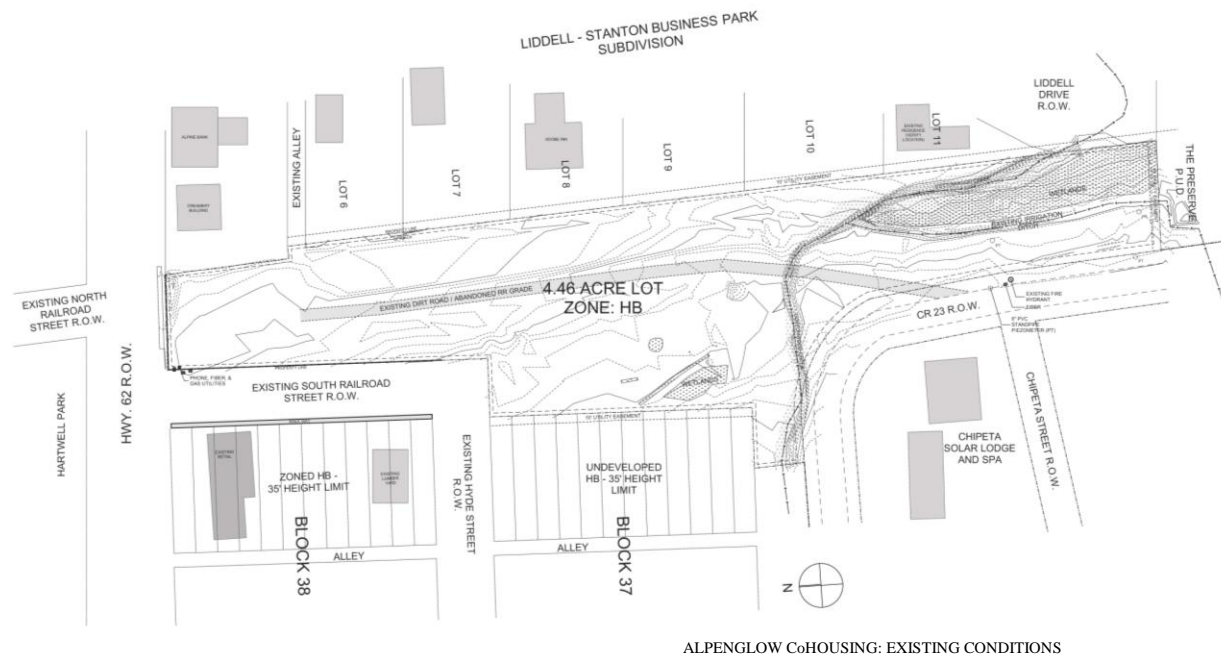
ALPENGLOW CoHOUSING: RIDGWAY, CO. SKETCH PLAN NARRATIVE

“Cohousing is an intentional community of private homes clustered around shared space. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. Shared outdoor space may include parking, walkways, open space, and gardens. Neighbors also share resources like tools and lawnmowers.”¹

After considerable effort, Ridgway Cohousing, LLC has identified and purchased a 4.46-acre lot, centrally located between the town park and the soccer fields, south of Highway 62. The site, chosen for its proximity to these public amenities and the town core set the stage for unique opportunity for a cohousing development. The proposal is to subdivide the property into two separate parcels, one a commercial lot and the other a twenty-four (24) unit residential cohousing complex.

Existing Conditions

The property is presently undeveloped and zoned Historic Business. It is an irregularly shaped rectangular parcel of land generally running south to north with the general terrain predominately running west to east. Cottonwood Creek bisects with two-thirds of the parcel located in the northern section. An intermittent drainage ditch enters the site from the south and terminates into the creek.



Manmade wetlands, attributed to both the drainage ditch and the old railroad grade (which obstructs the natural drainage flows from the west), are marginal in nature and are being assessed

¹ What is Cohousing? Cohousing association of the US, <http://www.cohousing.org>

by the USCOE. Site vegetation is sparse with scattered cottonwoods and grasses. The site is greatly disturbed from vehicular activity and the old railroad grade that runs through the site. Access to the property is from Highway 62, Railroad Street and Hyde Street to the north and County Road 23 to the south. Surrounding land uses include historic businesses along the northern portion of the site, vacant land to the west, Chipeta Sun Lodge in the south west corner, future residential to the south, residential along the east and the town park to the north. Existing utilities, including town water and sewer are located near or adjacent to the site.



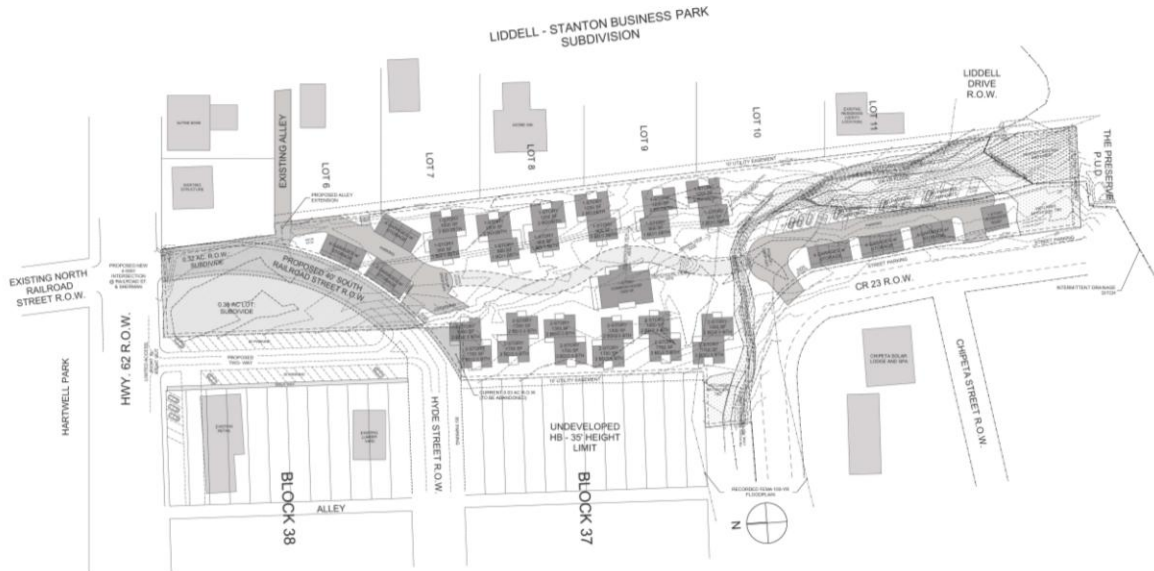
RIDGWAY FUTURE LAND USE FRAMEWORK MAP

Proposed Use and Improvements

The proposal is to subdivide the property into two parcels. Parcel 1 will consist of 0.35 acre of land designated for commercial use. The zoning will remain historic business with all uses proposed considered a use by right. It is the intent of the LLC to sell this lot for future development by others. In addition, the owner group proposes to sell a 0.32 acre of land as right-of-way, forty-foot (40') in width to the Town of Ridgway for the extension of North Railroad Street and connect it to Hyde Street. Currently, negotiations are underway between the Town of Ridgway and the LLC. This possible land sale will provide the Town the ability to rework South Railroad Street as deemed beneficial to public interest. The LLC will not be responsible for any R.O.W. improvements.

The Co-housing project will consist of 24-clustered residential units of varying sizes focused around a community common house. The north access will be taken off the proposed South Railroad Street extension, which will tie into Hyde Street. The south access will be taken off County Road 23. A private emergency access lane will run centrally through the development and serve emergency services, restricted deliveries and pedestrian access. Ample parking will be

provided to serve both the residents and their guests. The project is designed to accommodate trash pick-up and snow storage. Mail delivery and bus stop requirements are also being addressed. Project amenities include a 3,000 square foot common house, a 900 square foot workshop, common openspace **elements and extensive landscaping**



ALPENGLOW CoHOUSING: SITE PLAN

Housing Matrix					
Qty	Type	Size	Bdr	Bath	Height
6	Duplex	900 sf	1	1.5	1-story
6	Duplex	1,200 sf	2	2	1-story
6	Duplex	1,300 sf	2	2.5	2-story
6	Duplex w/ garage	1,700 sf	3	2.5	2-story
24	Total		48		

Parking Matrix	
Qty	Type
24	Garage Stalls
12	Tenant Carports
6	Tenant Parking
6	Guest Parking (open)
48	Total Parking Stalls

Compliance with Town Standards

(a) Conformance with the master plan and zoning regulations;

The project is located within the Historic Business zoning district with all proposed uses falling within a use by right. The cohousing proposal will provide a mix of attainable housing units as

ALPENGLOW CoHOUSING

Water & sewer Demand Calculations

Units	Type	Bdrs	Persons	Gal/Day	TOTAL
24	Residential	48	2	75	7200
1	Common House	1	2	75	150
	Kitchen & Community Use		10	10	100
1	Workshop		5	10	50
Estimated daily demand					7,500

Dry utilities will include electric, phone, fiber (if available) and natural gas, all of which are are stubbed to the site

(d) Compatibility with the natural environment, wildlife, vegetation and unique natural features;

The property encompasses the old railroad grade and is highly disturbed. The proposed development will maintain significant landscape areas and openspace. The manmade wetlands to the south will be maintained where possible. The owner group is working with the U.S. Army Corps to determine jurisdiction and possible wildlife habitats. A cultural resource assessment will also be performed.

(e) Public costs, inefficiencies and tax hardships.

The proposed realignment of Railroad Street will greatly improve a troublesome circulation problem that has plagued the Ridgway for years. The town is also challenged by housing availability and housing costs. This project provides a diversity of attainable housing units that will meet the needs for a variety of user groups. Its central location will encourage pedestrian and bicycle usage and minimize its impact on infrastructure. These benefits out way the hardships such a development generally places on the town.

Conclusion:

The proposal presented herein is a culmination of individuals committed to creating a unique opportunity for a multi generational neighbor that will provide for a true sense of community. Its proximity to Town commerce, service and recreation will serve the needs of the Town of Ridgway for generations.

Alpenglow CoHousing Project

Estimate of Probable Cost

EARTHWORK

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
Grading	1000-20,000	14,842.67	C.Y.	12.00	\$ 178,112.00
Erosion Control	Silt Fence	600.00	L.F.	1.60	\$ 960.00
TOTAL EARTHWORK					\$ 179,072.00

SURFACE IMPROVEMENT

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
Paving (Gravel)	4" Surface	27,605.00	S.F.	1.20	\$ 33,126.00
Base, Class Two	8" Surface	27,605.00	S.F.	1.15	\$ 31,745.75
Paving Preparation of Sub Grade		27,605.00	S.F.	0.40	\$ 11,042.00
Paving (Fire Lane Base, Class V1)	Grasscrete Pavers 8" Surface	4,650.00 4,650.00	S.F. S.F.	4.00 1.20	\$ 18,600.00 \$ 5,580.00
Paving Preparation of Sub Grade		4,650.00	S.F.	0.40	\$ 1,860.00
Sidewalk (4")	1-5000	5,000.00	S.F.	6.50	\$ 32,500.00
Base, CTB	4" Surface	5,000.00	S.F.	1.10	\$ 5,500.00
TOTAL SURFACE TREATMENT					\$ 139,953.75

UTILITIES

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
A-SEWER					
SewerMain	6"	1,361.68	L.F.	70.00	\$ 95,317.39
Sewer Tap		25.00	EA.	6,000.00	\$ 150,000.00
B-WATER					
Water Main	6"	1,130.88	L.F.	55.00	\$ 62,198.13
Water Service w/ Meter		25.00	EA.	6,000.00	\$ 150,000.00
C-ELEC/TELE					
Line extension		903.85	L.F.	12.00	\$ 10,846.17
D-GAS					
Service Lines		1210.56	L.F.	12.00	\$ 14,526.77
TOTAL UTILITIES					\$ 387,571.06

MISCELLANEOUS

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
Mailbox Pedestal		1.00	EA.	4,500.00	\$ 4,500.00
TOTAL MISCELLANEOUS					\$ 4,500.00
TOTAL CONSUCION ESTIMATE					\$ 711,096.81

STAFF REPORT

Request: Sketch Plan
Legal: S: 16 T: 45 R: 8 614 AC IN N1/2SW1/4
Address: TBD
Parcel #: 430516300005
Zone: Historic Business
Applicant: Ridgway Cohousing, LLC
Owners: Ridgway Cohousing, LLC
Initiated By: Shay Coburn, Planner
Date: March 27, 2018

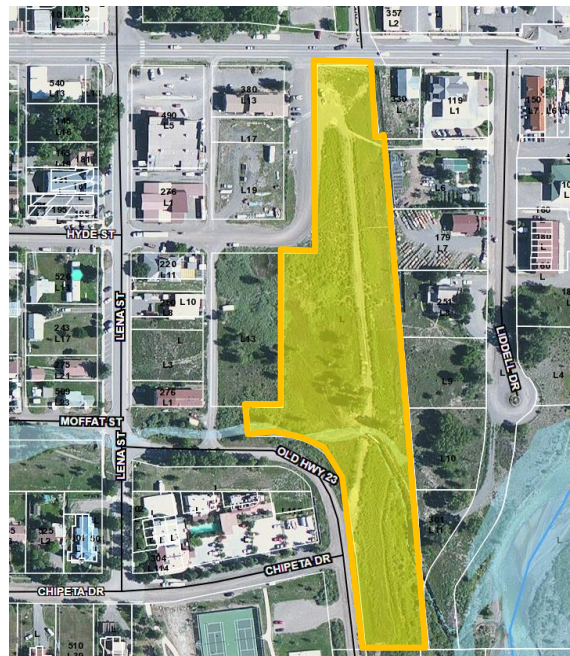
NOTE: text from 9/2017 meeting is in black, some was deleted if not relevant or completed, some text in ~~strikeout~~ for comparison, *updated information for the 3/2018 Sketch Plan PC hearing is in blue italics.*

BACKGROUND

Applicant is submitting a sketch plan for a proposed residential subdivision. An informal discussion was held with the Planning Commission on August 29th, 2017 and it was well received. *In addition, this proposed development received approval for Sketch Plan at the September 26, 2017 Planning Commission meeting; however, that approval expires after 6 months if a preliminary plat has not been submitted. The development team is working on their preliminary plat submittal but needs a few more months to be ready to submit.*

This development is planned for the Warlick or Railroad property located at the southeast corner of Sherman/Hwy 62 and South Railroad St. The proposed development includes 24 residential units in a cohousing community and one lot on the northern most portion of the property that would remain undeveloped. The cohousing community would include detached parking garages and carports, a common house, a workshop, and common open space. The development team has presented the town with the opportunity to realign the intersection of South Railroad, lining it up with North Railroad using the northern most portion of the subject property.

The development plan includes 24 residential units/lots in 12 duplex buildings, plus a common house, workshop, and parking facilities. This development would encompass approximately 3.79 acres. Inclusive of all shared spaces (garages, carports, storage areas, open spaces, shared building, etc.) this averages to about 6,880 sq. ft. of property per dwelling unit, or 6.33 dwelling units per acre. The remaining 0.67 acres on the north side of the subject property would not be developed as part of this proposal. *The*



applicant is currently working with the Town on a new South Railroad right-of-way, which would consume about 0.32 acres of the 0.67. The remaining 0.35, or Parcel 1, will be sold for future development.

Submitted with this public hearing application are the following:

- *Updated* letter requesting Sketch Plan Review *(and new proof of ownership with articles of incorporation)*
- *Updated* Sketch Plan Narrative
- Existing Conditions
- Site Plan
- Utility Plan
- *Updated* Cost Estimate
- “Will Serve” letters from SMPA and Black Hills Energy
- Wetland Letter
- Authorized Agent forms *(one is no longer relevant as ownership has changed)*
- Acknowledgement of Fees and Costs forms *(one is no longer relevant as ownership has changed)*

The property has been noticed and posted in accordance with the Ridgway Municipal Code (RMC).

ANALYSIS

The following are considered with a Sketch Plan Review RMC §7-4-5(A). The purpose of sketch plan is to understand how a proposed development may impact the community, including: utility, streets, traffic, land use, master plan conformity, zoning regulation conformity, etc. The following criteria are considered with this request:

1. Conformance with the Master Plan and Zoning Regulations.

Applicable 2011 Land Use Plan Goals:

Goal 1, Policy 2: Direct growth to occur in a concentric fashion from the core outward, in order to promote efficient and sustainable Town services, strengthen the Historic Town Core ...

The proposed location is in the town core near utilities and resources.

Goal 1, Policy 9: Promote infill and mixed use development, where appropriate, to encourage more opportunities to live and work in Ridgway, and to add vibrancy and diversity to existing centers.

This proposed development would fill in a key property in the downtown core with many residential units. Having residences downtown should enliven the town core. It will also provide more residences which are in high demand in Ridgway.

Goal 1, Policy 10: Encourage development of vacant or under-utilized parcels consistent with the goals and objectives of the underlying zoning and town policies.

This property is the historic railroad right-of-way and has sat vacant in the core of town for a very long time. While the Historic Business district really encourages a mix of uses, this development

is proposing a small horizontal mix of uses given the property along Sherman/Hwy 62 will be left open for development that could be commercial.

Goal 3, Policy 1: Encourage new developments to include a variety of housing sizes, types and prices.

This development proposes a small variety of housing sizes from 900 sq. ft. to *1,700* sq. ft. *The previous Sketch Plan submittal contained six housing types/sizes, this submittal proposes four housing types/sizes.* This development might be able to provide a wider variety of housing sizes and may be able to diversify the price points based on a wider variety of sizes as well as options for the purchase of garage, car port, or open parking. There are currently no cohousing communities in Ridgway so this development would provide yet another residential development type and housing option.

Goal 6, Policy 4: Enhance the entrance to the Historic Town Core in order to encourage travelers to stop and explore.

This development could result in a realigned Railroad and Sherman/Hwy 62 intersection that would help the traffic flow downtown. The residential development will also bring some investment to the area that might attract future investment.

Historic Business Zoning Regulations

The Historic Business district allows for residential uses by right. However, this district permits a mix of uses and is the highest intensity zone district in town in terms of height and lot coverage. The applicant should plan their layout accordingly, planning for buffers and setbacks to potential future commercial development surrounding these residences.

Min. lot width is 25 ft. Lot lines are proposed to be around each unit's footprint (jointly owning the common area) which appear to meet the 25 ft. min lot width.

There is no requirement for lot size or lot coverage.

Setbacks vary from 0 ft. to 8' depending on how drainage is accommodated. Setbacks appear to be larger than 8 ft. for the larger parcel according to the site plan but we will need exact measurements on the preliminary plat.

Max height = 35 ft. Height is identified to be 2 stories which should be in compliance with this height limit. Height may not exceed 35 ft. without additional approval.

Minimal, if any, deviations from the dimensional standards will be required.

2. Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics.

This site is relatively flat, has a few identified wetlands (*that are being assessed by the USCOE*) as discussed in the Wetland letter submitted, and no other evident natural hazards. Storm water

drainage is proposed on the east end of the property and will need to be worked out in detail before preliminary plat. Soils testing will also need to be completed before the preliminary plat.

This property contains the abandoned railroad grade which appears to be complete erased with this development plan. *There is an opportunity with this development to honor the history of the railroad by including some sort of design feature, sign, art, etc. along the historic railroad grade. This is not required, just an idea to help preserve the Town's history.*

3. Availability of water, means of sewage collection and treatment, access and other utilities and services.

Water and sewer are available nearby but water and sewer mains will need to be extended from beyond the property. This property has access to other utilities as stated in the "Will Serve" letters submitted. Detailed calculations on runoff and drainage will be presented with any preliminary plat submittal and the storm drain system will be finalized.

4. Compatibility with the natural environment, wildlife, vegetation and unique natural features.

The property contains a portion of Cottonwood Creek on the south end and all buildings are outside of the floodplain. There may be a better opportunity to connect and relate this development to the Cottonwood Creek using it as a site amenity.

Applicant removed a note that indicated the landscaping would be designed to promote native flora and fauna. Would be good to clarify with the applicant if that is no longer the plan.

5. Public costs, inefficiencies and tax hardships.

As with any new development, there are likely to be impacts that are important to consider. For example, increased traffic on the roads that surround this development is likely. However, given the location near the core of town, vehicle trips into town may not increase with residents being able to walk and bike from their home. Increased law enforcement may be necessary for a 24-unit development. Staff understands the proposed development is designed to create a close-knit neighborhood with appropriate covenants, plat notes and other governing documents that may help mitigate some of the development impacts.

This development proposal presents the opportunity for the Town of Ridgway to realign North and South Railroad Streets, which would have positive impact on the traffic flow in that area. While the applicant has proposed exchanging the 0.32 acres for the new South Railroad right-of-way for development fee waivers, staff would like to suggest a land swap of the small 0.03 acres of Hyde St/existing South Railroad right-of-way for the 0.32 acres. This would be a simple land dedication on the plat. The town will then engineer and build the road that will provide access to the northern parking area of the residential development. This dedication would be commensurate with the size of the development given it would be the only public improvement made with this development application except the requested 10 ft. public access easement at the south end of the property. *The Town has coordinated with the applicant to submit an application for an access permit to CDOT. If approval on the proposed access is received from CDOT, Staff will continue to work with the applicant on this topic.*

If Railroad Street realignment is no longer an option, the town may want to request that the existing South Railroad Street be paved and that some sidewalks are added around the property due to an increase in vehicle and pedestrian traffic.

Applicant removed a note from the narrative that the community would be designed to promote efficient, sustainability, and environmental health in-line with national LEED standards. Staff would like clarification if this is no longer part of the plan.

6. Disclosure of ownership.

The applicant has submitted new proof of ownership. The property owners have also signed the fee acknowledgment form.

7. Total number of proposed dwelling units, and maximum occupancy.

24 units are proposed, in 12 duplex buildings – ~~7~~*6* units at 900 sq. ft., ~~10~~*6* units at 1,200 sq. ft., *6* units at 1,300 sq. ft. and ~~7~~*6* units at 1,500 sq. ft. The development also includes single-car garages, car ports, a ~~4,000~~ *3,000* sq. ft. common house, and a ~~600-900~~ sq. ft. workshop. Maximum occupancy in the development is estimated to be 108.

8. Estimated total number of gallons per day of water system requirements, source of waters to supply subdivision requirements, and proposed dedication of water rights in accordance with existing town ordinances.

Development is located within the town core, so water systems and utilities are accessible, but will require extensions of the main lines. Estimated water usage is described in the Narrative document and totals about ~~8,250~~ *7,500* gallons a day for all 24 units, the common house, and the workshop. *The reduction is due to one less bedroom in the common house and four less bedrooms among the revised unit mixture. This number may be a bit low but will be calculated more precisely as part of the preliminary plat submittal.*

9. Estimated total number of gallons per day of sewage to be treated and means for sewage disposal.

Sewage usage should be about the same as the water usage.

10. Availability of electricity, natural gas and other utilities necessary or proposed to serve the subdivision.

The proposed development is near the town core and has access to utilities. “Will Serve” letters for gas and power are provided.

11. Estimated construction cost and proposed method for financing of the streets and related facilities, water distribution system, sewage collection system, drainage facilitates and such other utilities and improvements as may be necessary.

Estimated costs were submitted. Overall, this document looks pretty accurate. The few items that may need revising include: the paving cost per sq. ft. is likely too low, *class 6 should not be classified as pavement*, add the cost of the culvert, add the costs for manholes, and refine the sewer and water tap costs. *This document was revised since the last sketch plan submittal. The overall cost was reduced by about \$200,000. Some quantities increased and some decreased but the major change was that the storm drainage section was completely removed.*

12. Evidence of legal access to the property.

New proof of ownership and articles of incorporation were submitted.

13. Sketch Plan Submittal

Submittal was submitted on time with required information, including hearing fees.

Lot and street layout

Each property boundary or lot will be the same as the footprint of the residential unit leaving all other land to be owned jointly.

The property will be accessed via the proposed realigned South Railroad and County Road 23. The approximate area of streets including parking areas, drives and the emergency access lane is 33,118 sq. ft. The application does not specify the surface for these elements. Town would want additional information on the entry and exit points to be sure the lines of sight are sufficient to provide for safe intersections. Based on preliminary discussions with CDOT, the applicant will be required to apply for a new highway access permit. *The Town has submitted this application and should hear back from CDOT soon.* For the garages on the southern portion of the lot, is the drive wide enough for cars to back out? The minimum width for alleys is 20 ft. pursuant to 7-4-7(C)(13). The emergency access lane might be better at 20 ft. wide. This area will need to accommodate public utilities. See "Type and layout of all proposed infrastructure" below.

Off-street parking, school bus stop and mailboxes

Parking – Under RMC 7-3-10(A), 2 parking spaces are required for residences greater than a studio size of 600 sf. All 24 units are above 600 sq. ft. thus requiring a minimum of 48 spaces, which are provided in a combination of garages and carports. *However, the parking matrix was updated since the previous sketch plan submittal and it designates 6 spaces as "Guest Parking." This means that 6 units do not have the required 2 parking spaces.* In addition, the applicant is proposing to improve the public right-of-way along CR 23 which will add some guest parking. We will need clarification as to what these improvements will look like, how many additional spaces will be added, *and if this is still part of the overall plan.*

Bus Stop - Applicant shall coordinate with the School District on a bus stop.

Mail boxes – Proposed to be sited at the loading area in the northern most parking area. Applicant shall coordinate with the USPS on this topic. The applicant should consider placing mail boxes in or very near the common house as it is much more central within the community and should serve as the gathering area for the community.

Site problems, drainage, floodplain, wetlands or natural and geologic hazards

Applicants submitted a letter that identified less than 0.1 acres as wetlands but noted that a 404 permit would be required. *The updated narrative document mentions that the development team is working with the US Army Corps of Engineers to determine jurisdiction, possible wildlife habitats, and a cultural resources assessment.*

Type and layout of all proposed infrastructure

Water and sewer mains will need to be dedicated to the town. A utility easement that follows these mains onto private property will be required. This easement will need to be a minimum of 20 ft., potentially 25 ft., wide to accommodate the 10 ft. separation between water and sewer plus room to maintain the infrastructure on either side. The applicant will also need to work with the town on access to each water meter for monthly readings.

Water system – what does the leader on the south end of the plan point to? May want to avoid having the water cross the sewer main twice as this is expensive and complicated to do. Maybe the water could be on the uphill (west) side of the development and sewer on the downhill (east) side of the development. This could also help provide buffers to surrounding properties. It is unclear if the workshop will be connected to water and sewer.

Sewer system – it is unlikely that the proposed new gravity sewer main on Chipeta could be gravity fed. Is this line needed anyway? Will need to confirm that there is enough fall to accommodate the sewer for the lots east of the sewer line and the proposed sewer line as a whole.

Applicant will need to identify a fire prevention system. Will the buildings include fire suppression systems? Will they need to install fire hydrants or will existing hydrants serve the development?

Drainage system – unclear what happens to the proposed storm drain when it leaves the NE corner of the parcel. We will need calculations on historic runoff to be sure this development does not increase the historic runoff.

Public use areas

Parks, open space, community facilities, and public use areas are not included with this proposed development, although shared private space is provided for the residents within the development. Town would like to request at 10 ft. wide easement across the southern most portion of the property to use for public access. Town would build the trail when it could connect to the larger town-wide trail network.

Adequate Water Supply

Adequate Water Supply under Town Code 7-6 does not appear apply as the development is less than 50 single-family equivalents.

14. Additional Considerations

While this development may contain a mix of horizontal uses eventually, the majority of this Historic Business property will be used strictly as residential. If the town doesn't want to be a "bedroom community" we will need to carefully balance the mix of uses. For now, residential is a permitted use in the Historic Business district so this application cannot be denied for that reason but it is a consideration to take into future land use discussions.

Stop signs will likely be required at exit points for safety. Street lights will likely be required at key entry and exit points for vehicles and pedestrians for safety.

Short-term rentals – will the development team allow short-term rentals?

Affordable Housing Restrictions – with many of the past development proposals the town has required a certain percent of units be deed restricted. Since the applicant is not asking for an increase in density or something similar, the Town is not permitted to impose this requirement. In addition, cohousing is very intentional about creating and sustaining the resident community and this restriction may not work well with this development type. Does the development team have any intension of providing a few units that are more affordable or trying to maintain any units as affordable? This may help provide more diversity among the community.

Noxious weeds – the property currently houses many noxious weeds. This will need to be mitigated prior to the submittal of a final plat pursuant to 7-4-6(C).

Mineral estate owners – applicant will need to provide proof that all mineral estate owners have been notified. If there are no mineral estate owners, proof of this will need to be submitted.

Commercial Design Guidelines – applicant should consider incorporating some of the Commercial Design Guidelines for the HB district including, but not limited to: compliment the size, height, and arrangement of surrounding buildings; promote a pedestrian-friendly and aesthetically-pleasing environment; and site plan for a pedestrian scale experience along the public rights-of-way.

While this cohousing development is not a commercial use and does not fit the traditional and historic fabric of the town, it can be designed to blend in and carry on the aesthetic of the district.

Posted Notice – per RMC 7-4-13. *Completed*

STAFF RECOMMENDATION

Pursuant to the Town Code for Sketch Plan Review, the Planning Commission shall approve, conditionally approve or disapprove the sketch plan after the plan has been submitted in full compliance with all submittal requirements to the Commission. If the sketch plan is disapproved, the reason for disapproval shall be included in the minutes of the Planning Commission's proceedings and provided to the subdivider in writing upon request. The sketch plan shall be disapproved if it or the proposed improvements and required submittals are inadequate or do not comply with the requirements of these Regulations. Approval of a sketch plan shall lapse automatically in six months from the date of submittal, unless a preliminary plat is submitted.

Based on the 2011 Land Use Plan this development seems to be well suited for the community, especially given the new housing type and infill development. With that being said, it is also important to discuss the potential impacts of the development and address a number of questions in order to reconcile the development request with the Town's Land Use Plan and Municipal Code.

Staff recommends approval of this Sketch Plan submittal. The following considerations, clarifications, and questions (summarized from this report) should be addressed before the preliminary plat submittal:

1. Consider providing more of a variety of housing sizes, types and price points;
2. Ensure applicant understands they are in the HB district and may want to layout the site accordingly with appropriate setbacks or other design elements that could buffer from future surrounding uses;
3. Consider using Cottonwood Creek as more of a site asset;
4. Provide details for creating on-street parking on CR 23 and if this will suffice for guest parking;
5. Provide details on surfacing for drives, parking, and emergency access lane;
6. Add a bus stop to the plan;
7. Coordinate with staff on utility plans, costs, and utility easements before preliminary plat, including water, sewer, storm drainage, and fire suppression;
8. Consider a land swap of the 0.03 acres with the 0.32 acres to realign South Railroad St.;
9. Provide a 10' pubic access easement on the south end of the property;
- ~~10. Confirm 10 ft. utility easement on lots 13-24 of block 37; done~~
11. Consider short-term rental restrictions;
12. Consider means of maintaining some affordability within the development;
13. Management of noxious weeds;
14. Notify mineral estate owners;
15. Consider incorporating some of the Commercial Design Guidelines; and
- ~~16. Meeting requirements for posted notice. Done~~



From Hwy 62/Sherman looking south



From CR 23 looking north east



From South Railroad Street looking east

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ridgway Planning Commission will hold a **PUBLIC HEARING** at the Town Hall Community Center, 201 N. Railroad Street, Ridgway, Colorado, on Tuesday, March 27th, 2018 at 5:30 p.m., to receive and consider all evidence and reports relative to the application described below:

Application for: Variance

Location: Willow Creek Trading Subdivision including Drashan Condominiums

Addresses: 167, 171, and 189 N Cora St.; 602, 604, and 610 Clinton St.

Zoned: Historic Business (HB)

Applicant: Willow Creek Trading Subdivision Parking Maintenance Association, Inc.

Property Owners: Arapaho Partners LLC, 171 N Cora LLC, Christopher Senior, Eka Pada LLC, and Ridgway Chautauqua Society Inc.

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions or submit written testimony for or against the proposal, to the Town Clerk.

FURTHER INFORMATION on the above application may be obtained or viewed at Ridgway Town Hall, or by phoning 626-5308, Ext. 222.



DATED: March 16, 2018

Shay Coburn, Town Planner

PLANNING & ZONING PERMIT

Incomplete Applications will be Rejected

Receipt # _____ *
Date Received _____ *
By _____ *
* For Office Use Only

ACTION REQUESTED

TEMPORARY USE PERMIT	<input type="checkbox"/> 7-3-13c	VARIANCE	<input checked="" type="checkbox"/> 7-3-16
CONDITIONAL USE PERMIT	<input type="checkbox"/> 7-3-14	REZONING	<input type="checkbox"/> 7-3-17
CHANGE IN NON-CONFORMING USE	<input type="checkbox"/> 7-3-15	SUBDIVISION	<input type="checkbox"/> 7-4-1 thru 7-4-12
OTHER: _____	<input type="checkbox"/> _____		

APPLICANT/APPLICANTS:

NAME: Willow Creek Parking Assoc
MAILING ADDRESS: Box 2042
CITY: Telluride, 81435
TELEPHONE NO.: 970 275-2093
FAX: _____

OWNER/OWNERS OF RECORD:

NAME: _____
MAILING ADDRESS: _____
CITY: _____
TELEPHONE NO: _____

ADDRESS OF PROPERTY: Willow Creek Subdivision

ACREAGE/SQUARE FOOTAGE: _____ ZONING DISTRICT: HB

BRIEF DESCRIPTION OF REQUESTED ACTION: Variance to parking ~~regulatory~~ requirements
due to hardship

ATTACHMENTS REQUIRED FOR ALL ACTIONS:

1. Evidence of ownership or written notarized consent of legal owner(s).
2. Copy of all site plans drawn to scale showing location of building(s), elevations, abutting streets, and all dimensions, must be submitted on paper size of 8.5 x 11 or 11 x 17.
3. A filing fee payable to the Town of Ridgway.

FILING FEE SCHEDULE:

Temporary Use	\$ 100.00	Subdivisions	
Conditional Use	100.00	a. Sketch Plan	\$ 200.00
Change in Nonconforming Use	100.00	(plus \$10.00 per lot or unit)	
Variances & Appeals	150.00	b. Preliminary Plat	400.00
Rezoning	200.00	(plus \$20.00 per lot or unit)	
Reviews Pursuant to 7-3-18	100.00	c. Final Plat	300.00
Variance from Flood Plain Reg's	100.00	d. Minor Subdivision	200.00
Deviations from Single Family		e. Lot Split	100.00
Design Standards	100.00	f. Replat/amended plats	100.00
		g. Planned Unit Development	(a. b. & c.)

ADDITIONAL COSTS:

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-20(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.

SPECIFIC ATTACHMENTS REQUIRED FOR EACH ACTION:

CONDITIONAL USE PERMITS:

1. The site plan shall show off-street parking requirements, landscaping and architectural features.
2. Information showing compliance with applicable criteria.
3. Notice of hearing shall be posted at Town Hall 10 days before the hearing.
4. Property shall be posted at least 10 days prior to the hearing.

TEMPORARY USE PERMITS:

1. The site plan shall show off-street parking requirements, landscaping and architectural features.
2. Information showing compliance with applicable criteria.
3. Property shall be posted at least 10 days prior to the hearing.

CHANGES IN NON-CONFORMING USE:

1. Description of existing non-conformity.
2. Information showing compliance with applicable criteria.
3. Notice of hearing shall be posted at Town Hall 10 days before the hearing.
4. Property shall be posted at least 10 days prior to the hearing.

VARIANCE:

1. Site plan showing details of the variance request and existing uses within 100 ft. of property.
2. Information showing compliance and/or non-compliance with applicable criteria.
3. Notice of hearing shall be posted at Town Hall 10 days before the hearing.


REZONING:

1. Legal description, present zoning and requested zoning of property.
2. Notice of hearing shall be posted 10 days before the date of the hearing.
3. Property shall be posted at least 10 days prior to the hearing.

SUBDIVISION:

1. All requirements established by Municipal Code Sections 7-4-1 through 7-4-12.
2. Affidavit of notice sent to all surface and mineral owners and lessees of mineral rights.
(Proof of proper notice must be submitted prior to the hearing.)
3. The Preliminary Plat shall be submitted 21 days prior to the hearing.
4. The Final Plat shall be submitted 20 days prior to the next scheduled Planning & Zoning meeting.
5. Sketch plan required in subdivisions consisting of more than 5 proposed lots or units.

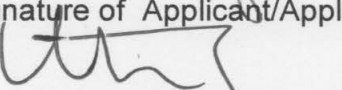
Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-20(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.



Signature of Applicant/Applicants

3/12/18

Date



Signature of Owner/Owners

3/12/17

Date



Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

Colorado Secretary of State
Date and Time: 02/23/2018 12:20 PM
ID Number: 20181151358
Document number: 20181151358
Amount Paid: \$50.00

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Incorporation for a Nonprofit Corporation

filed pursuant to § 7-122-101 and § 7-122-102 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name for the nonprofit corporation is Willow Creek Trading Subdivision Parking Maintenance Association, Inc.

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the nonprofit corporation's initial principal office is

Street address

307 EAST COLORADO AVENUE

(Street number and name)

SUITE 203

TELLURIDE

(City)

CO

(State)

81435-3081

(ZIP/Postal Code)

United States

(Country)

(Province – if applicable)

Mailing address

(leave blank if same as street address)

P.O. BOX 3081

(Street number and name or Post Office Box information)

TELLURIDE

(City)

CO

(State)

81435-3081

(ZIP/Postal Code)

United States

(Country)

(Province – if applicable)

3. The registered agent name and registered agent address of the nonprofit corporation's initial registered agent are

Name

(if an individual)

OR

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

LAW OFFICES OF THOMAS G. KENNEDY, P.C.

Street address

307 EAST COLORADO AVENUE

(Street number and name)

SUITE 203

TELLURIDE

(City)

CO

(State)

81435-3081

(ZIP Code)

Mailing address
(leave blank if same as street address)

P.O. BOX 3081

(Street number and name or Post Office Box information)

TELLURIDE

(City)

CO

(State)

81435-3081

(ZIP Code)

(The following statement is adopted by marking the box.)

☒ The person appointed as registered agent above has consented to being so appointed.

4. The true name and mailing address of the incorporator are

Name
(if an individual)

(Last)

(First)

(Middle)

(Suffix)

OR

(if an entity)

LAW OFFICE OF THOMAS G. KENNEDY, P.C.

(**Caution:** Do not provide both an individual and an entity name.)

Mailing address

P.O. BOX 3081

(Street number and name or Post Office Box information)

TELLURIDE

(City)

CO

(State)

81435-3081

(ZIP/Postal Code)

United States

(Province – if applicable)

(Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ The corporation has one or more additional incorporators and the name and mailing address of each additional incorporator are stated in an attachment.

5. (If the following statement applies, adopt the statement by marking the box.)

☒ The nonprofit corporation will have voting members.

6. Provisions regarding the distribution of assets on dissolution:

IN THE EVENT OF THE DISSOLUTION OF THE CORPORATION EITHER VOLUNTARILY BY THE MEMBERS HEREOF OR BY OPERATION OF LAW OR OTHERWISE THEN THE ASSETS OF THE CORPORATION SHALL BE DEEMED TO BE OWNED BY THE MEMBERS IN PROPORTION TO EACH MEMBER'S INTEREST IN WILLOW CREEK TRADING SUBDIVISION.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ This document contains additional information as provided by law.

8. (**Caution:** Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____.
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes. This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

<u>RISNER-TINDALL</u>	<u>KIMBERLY</u>	<u>A.</u>	
(Last)	(First)	(Middle)	(Suffix)
<u>P.O. BOX 3081</u>			
(Street number and name or Post Office Box information)			
<hr/>			
<u>TELLURIDE</u>	<u>CO</u>	<u>81435-3081</u>	
(City)	(State)	(ZIP/Postal Code)	
<u>United States</u>			
(Province – if applicable)	(Country)		

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Wayne W. Williams, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Willow Creek Trading Subdivision Parking Maintenance Association, Inc.

is a

Nonprofit Corporation

formed or registered on 02/23/2018 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20181151358 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/22/2018 that have been posted, and by documents delivered to this office electronically through 02/23/2018 @ 12:29:43 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 02/23/2018 @ 12:29:43 in accordance with applicable law. This certificate is assigned Confirmation Number 10739407 .



Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

March 27, 2018

To the Ridgway Planning Commission:

Following is a narrative that summarizes the background of the existing parking situation at the Willow Creek Trading Subdivision. This narrative describes the hardship faced by all six of the properties in the subdivision insofar as there is limited off-street parking in the subdivision's Shared Parking Area. The amount of current and potential off-street parking in the Shared Parking Area is less than the Ridgway Land Use Code requires for the six properties for current and proposed uses.

In addition to a description of the hardship, the following narrative outlines proposed improvements to the shared parking area, new uses that would be permitted in the subdivision if the variance is approved, and the terms of a proposed new Shared Parking Agreement that would replace and supersede existing agreements and govern the use and management of the Shared Parking Area.

The applicant, the Willow Creek Trading Subdivision Parking Maintenance Association LLC, has a number of objectives in seeking a variance from the Ridgway LUC's parking requirements. These objectives include:

- To provide as much off-street parking as possible for the members of the Association in the Shared Parking Area.
- To ensure maximum use of the Shared Parking Area by making improvements to the parking area and implementing a permit system rather than assigned parking spaces.
- To clarify and in some cases change permitted uses in the properties that are members of the Willow Creek Trading Subdivision.

The applicant seeks conditional approval of a variance to the Ridgway LUC's parking requirements to incorporate all of the provisions outlined herein, subject to (a) completion of the improvements to the Shared Parking Area as described below; and (b) execution of the Shared Parking Agreement described below.

SUMMARY OF WILLOW CREEK PARKING SITUATION

1. When the Willow Creek Subdivision was created in 2002, off-street parking for the four lots in the subdivision was created in a "Shared Parking Area," which contained five parking spaces and an access easement assigned to Lot 4 for additional parking for Lot 4 within its own property lines. The five spaces in the shared parking area were assigned to Lots 1, 2, and 3. At this time, the parking apparently satisfied the Town of Ridgway's requirements for off-street parking for all four lots.
2. In 2007, Lot 1 was converted into three parcels by the creation of the Drashan Condominiums. In order to satisfy the town's zoning requirements at the time, a sixth parking space was created in the shared parking area. While the town accepted this situation, as a practical matter the resulting four side-by-side spaces on the eastern boundary of the shared parking area are not all usable. There is, in fact, only space for three cars there because the fourth space is obstructed by a CenturyLink utility installation. The only indication as to how these spaces were allocated among the parties is by way of handwritten notations on the amended plat. Two spaces are allocated to Lots 2 and 3 and three to Lot 1, but how those Lot 1 spaces are allocated among the Drashan Condos is not noted and the sixth space is not assigned.

3. In addition to lack of clarity as to who has the right to park in the shared parking area, and where they have a right to park, the parking lot has not been improved and is therefore underutilized. In addition, the property tax on the shared parking area is paid only by Drashan.
4. All six properties that are parties to the shared parking agreement are to various degrees either non-compliant with current Ridgway zoning and/or are prohibited from either redevelopment or changes in use without providing more parking than they currently have. Thus, the limited and underdeveloped parking in the shared parking area presents varying degrees of “hardship” to all six properties.
5. A combination of improvements to the shared parking area that provides additional parking spaces and a new shared parking agreement that governs how it is shared would
 - (a) bring the six properties closer into compliance with current Ridgway zoning;
 - (b) support the hereby incorporated and potentially future applications by any of the owners of the properties who may wish to redevelop their property or change uses of their property for a zoning variance from the Ridgway Planning Commission on the basis that any remaining shortage of on-site parking presents a “hardship” that is required to support such an application;
 - (c) demonstrate good faith by the property owners in meeting the town’s objectives by providing as much off-street parking as possible; and
 - (d) clarify the legal status of each parcel’s actual off-street parking, which could be valuable in case the property owner wishes to sell the property.
6. Lots 2 and 3 each have one parking space currently. Under current zoning, the two property owners need two spaces each in order to convert the second story of their respective buildings to residential use, whether for owner occupancy or for rent on the long-term or short-term market. The “blue house” in the Drashan Condos is required to have two spaces but at best has use of one. The Colorado Boy building is required to have one space and may have one. The original Sherbino building, owned by the Ridgway Chautauqua Society (RSC), is required to have two spaces but may have just one. That is a total of 9 spaces required under current zoning for a shared parking area that currently has 5 usable spaces
7. Lot 4, which has been acquired by the RSC, presents a special case. The Ridgway LUC requires Lot 4 to provide two spaces inside its property line if it maintains both a residential and a commercial use on the property (as has historically been the case) and one space if it eliminates the residential use (as is currently the case). These one or two spaces are afforded access via a driveway easement across the shared parking area, but they have never been developed. In fact, there is not enough physical space on Lot 4 (without substantial earthwork and a substantial new retaining wall) to accommodate even one parking space on Lot 4. In addition, creating the required parking on Lot 4 would substantially reduce other potential uses envisioned by the RSC on the lot. The RCS would like secure approval for uses that could potentially require two off-site spaces under the Ridgway LUC.
8. Adding the two spaces the RSC seeks for Lot 4 to the nine spaces described in paragraph 6, the six properties in the subdivision would require a total of 11 on-site, off-street parking spaces under the Ridgway LUC for current and envisioned uses.
9. To achieve its objectives, the RSC has agreed to provide an easement allowing encroachment of the shared parking area on Lot 4, which would create additional spaces in the shared parking area, in exchange for a right to satisfy its parking requirements by utilizing the shared parking area.
10. By expanding the shared parking area by encroaching on Lot 4, the shared parking area can accommodate six parking spaces, plus a seventh space that is too small to meet Ridgway LUC parking requirements but can, in fact, accommodate a compact vehicle. In addition to parking, the Sherbino needs a loading/unloading area adjacent to the rear of the theater. Thus, one of the seven spaces in the improved Shared Parking Area will be assigned to the Sherbino for its management as a combined parking space and a loading/unloading area. This will be the only assigned parking space in the Shared Parking Area.
11. To summarize the numbers, to be fully compliant with current Ridgway zoning there is a requirement for 11 on-site/off-street parking spaces and there is room for only seven physical spaces in the

proposed enlarged shared parking area. One of those seven spaces can accommodate compact vehicles only and another would double as a loading/unloading area.

12. In addition to creating two additional spaces in the shared parking area, improvements to the parking area (striping, signage, cleanup) is expected to generate more use of the parking lot.
13. To improve and manage the shared parking area, the parties have formed the Willow Creek Trading Subdivision Parking Maintenance Association, LLC. Initial improvements to the parking lot will be funded by an initial special assessment and ongoing future maintenance will be funded by annual assessments. A benefit to the Drashan Condos is that the property tax due on the shared parking lot will be fairly allocated among all of the members of the Association.
14. The final challenge is to allocate 11 "needs" for parking among just 7 spaces. The proposed solution is to issue 11 parking permits to the property owners, one permit per required on-site parking space per current zoning for current and anticipated uses and redevelopment of the properties. The permit holders will be required to utilize the shared parking area on a first-come, first-served basis. On the rare occasions that all of the parking spaces are occupied, the next permit holders needing a place to park will have to use street parking. The assessments due to the Association will be per permit held by each property owner.
15. The permit system is designed to further meet the town's objective of removing as many cars as possible from street parking. The Association will retain a property management company both to maintain the Shared Parking Area and to enforce the parking restrictions by periodically checking to ensure all vehicles parked in the Shared Parking Area are displaying permits. Unpermitted vehicles may be towed at the owner's expense.
16. In consideration of the plans by the Ridgway Chautauqua Society to improve its two properties at some time in the future, the parties to the new Shared Parking Agreement will incorporate a clause in the Shared Parking Agreement preapproving any proposed redevelopment of the Shared Parking Area that the RCS may pursue, provided that the proposed redevelopment does not reduce the parking available to any of the other parties under the terms of the new Shared Parking Agreement.

Of the six properties in the Willow Creek Subdivision, three are historic. They were constructed long before the need for parking requirements had occurred to anyone and so land was not set aside for parking when the buildings were constructed. The three newer buildings were also permitted before today's parking requirements were in place. The result is the insufficient parking for all six properties, collectively. These six properties constitute an important block of structures in the Historic Business District. The vitality of these six buildings is important to the health of downtown Ridgway.

Limitations on the uses of these buildings because they can't meet today's parking standards present a hardship not only to the owners of the properties, but also to the economy and character of Ridgway. We believe it is in the public interest that all six of these properties be productively occupied by viable businesses and residential occupants.

The six property owners have worked hard to devise a plan that provides as much parking as possible in the Shared Parking Area, and also tries to anticipate and allow for the best and highest use of the six properties. We believe we have achieved the best possible solution in terms of identifying the best use of the land available for off-street parking. Without this variance, the ability of at least some of these properties to flourish, now and in the future, will be impaired.

For the last two decades, improvements to the unsatisfactory parking situation in the Willow Creek Subdivision have been impossible to achieve, because there was no consensus from all six owners to make a change. After hours of discussions and meetings and compromises, there is consensus now. It is impossible to predict whether or when such a consensus will be possible again in the future. This application, then, represents a rare opportunity to fix something that has been broken for a long time in the HB District.

Approval of this variance will do more than provide more parking and either improved or secured vitality for the buildings in the subdivision in the near term. It will also create a mechanism for decision making and potential

joint action by the six property owners in the future if a need for further improvements or changes not now envisioned should become apparent. It is, in fact, likely there will be further improvements to the Shared Parking Area because the owner of two of the buildings, the Ridgway Chautauqua Society, is currently raising funds for a major redevelopment of its properties. Approval of this variance helps that project advance both because the Shared Parking Agreement will include preapproval for the RCS to rework the Shared Parking Area as part of its redevelopment, and because the new Parking Association provides a mechanism for the six property owners to cooperate.


Thank you for your consideration.

Seth Cagin and Ralph Stellmacher
For the Willow Creek Subdivision Parking Maintenance Assoc, LLC.

N. 548843.4070
E. 1350668.8700

CORASTREET

Know all men by these presents that the undersigned being the owner of Lots 19 & 20, Block 27, Town of Ridgway, & Lot C, Fike Subdivision, Garay County, State of Colorado, as shown hereon, have by these presents caused same to be subdivided under the name and style of Willow Creek Trading Subdivision. An easement is granted and conveyed to the owners of Lots 2, 3 and 4, their heirs successors and assigns for ingress, egress and parking on the common parking area shown on Lot 1.


Richard E. Flue

STATE OF COLORADO

The foregoing signature was acknowledged before me this 18th day of December A.D. 2001, by Richard E. Fike.

My commission expires 3/1/06 Witness my hand and seal [Signature]
Notary Public

Address 400 Main Montrose CO 81401

Mortgagees: Northwest Bank Colorado, N.A., AKA Wells Fargo West, N.A.

Bruce Porter, Senior Vice President

STATE OF COLORADO

The foregoing signature was acknowledged before me this 15th day of December A.D. 2001, by Bruce Painter, President, Wells Fargo.

My commission expires 3/1/05 Witness my hand and seal Jacue Ann
Notary Public

Address 400 Main Montrose CO 81401

I hereby certify that I am a Registered Land Surveyor of the State of Colorado and that this plot accurately represents a survey made by me or under my supervision and conforms to all applicable Town of Ridgway State regulations and I further certify that the monuments shown actually exists and their positions are as shown.

Ron K. Barrett 11-29-01
Ron K. Barrett Date
R.S. 24208

[illegible]

Dated this 21st day of December AD, 2001.
Robert B. Ruess Ryström & 12010
 Attorney at Law

Approved by Town of Ridgway Planning Commission this 21st day of JANUARY, 2009.

 Chairman

Approved by the Town Council this 29th day of January, A.D. 2001.

Pat Mills, Mayor

Approved for recording this 15 day of JAN 2001, by John R. Kappa Town Attorney.

John R. King Attorney

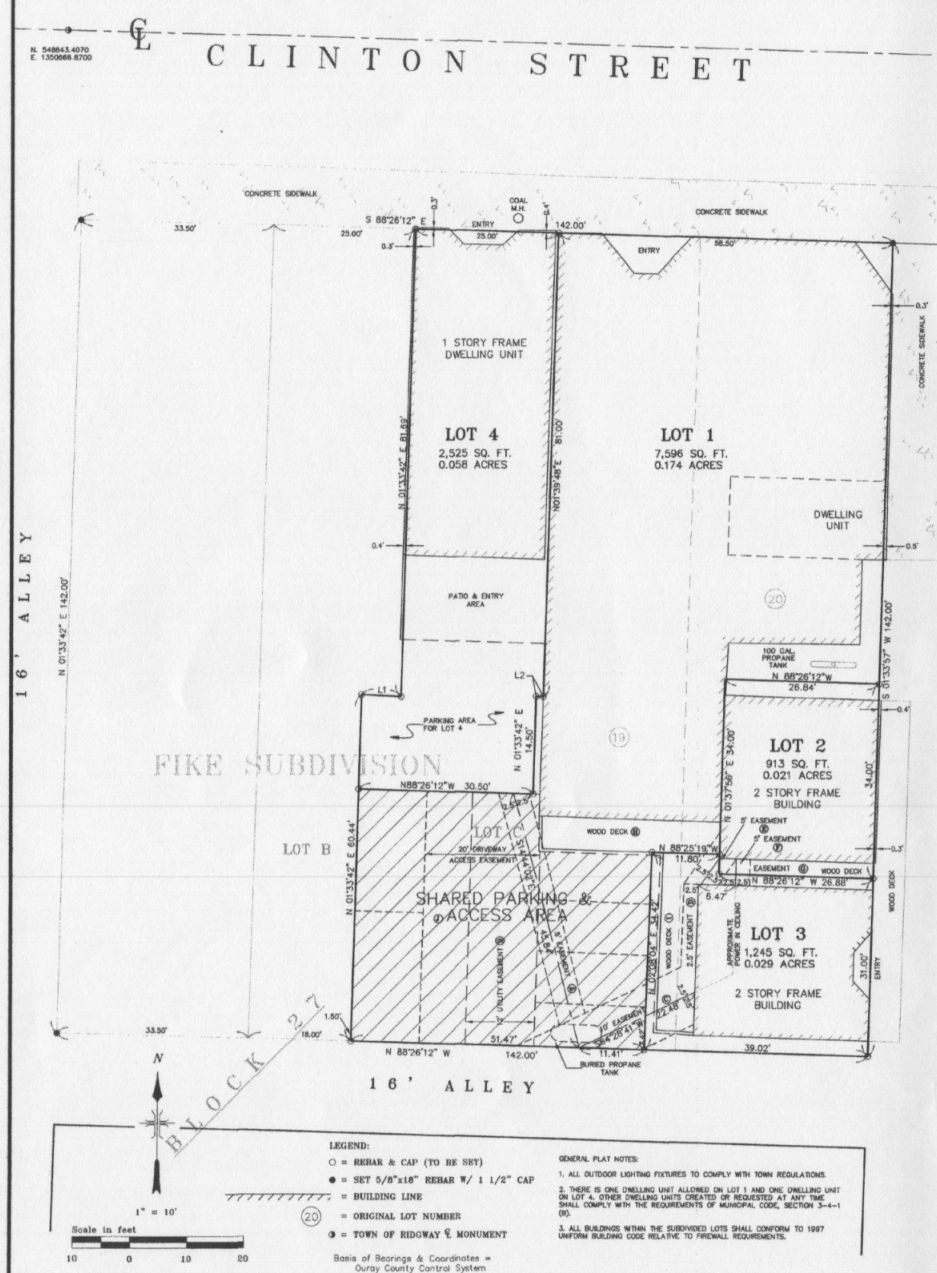
This plot was filed for record in the office of the Clerk and Recorder of Curry County at 10:50
a.m. on the 21st day of February, 2007.

by Michelle Olin

County Clerk & Recorder
Jelicia B. Koller
 Deputy

5

DEL-MONT CONSULTANTS, INC	
ENGINEERS - SURVEYORS	
MONTROSE, COLORADO - PH. 249-2251	
DRAWN BY: NEB	DATE: 11/29/01
FILE: WCTS-0066	JOB NO.: 0066



Drashan Condominiums A Condominium Subdivision, Located on Lot 1, Willow Creek Trading Subdivision Situated in Section 16, T.45N, R. 8W., N.M.P.M. Town of Ridgway, Ouray County, State of Colorado

Clinton Street

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all persons by these presents that Shannon Morse and Andrea Morse being the owners of the following described real property, to wit: Lot 1 Willow Creek Trading Subdivision filed in the office of the Clerk and Recorder of Reception Number 177032, Ouray County, State of Colorado (hereinafter the "Property"), hereby dedicate the Property, together with all easements, rights, and appurtenances thereto, and the buildings and improvements erected or to be erected thereon to the provisions of the Colorado Common Interest Ownership Act, Colorado Revised Statutes, Title 38, Article 33.3, as it may be amended from time to time (the "Act"), and in the terms and conditions of the Condominium Declaration of the Drashan Condominiums (the "Declaration"). Owner, as declared hereby executes this map under the name and style of Drashan Condominiums (the "Unit") and has executed the Declaration to define the character, duration, rights, duties, obligations and limitations of the Common Interest Community created hereby. For purposes of the Act, the Common Interest Community shall be a Condominium.

IN WITNESS WHEREOF, the Owner, as Declaration, has executed this Plat effective as of this 12th day of January, 2007.

Shannon Morse
Andrea Morse

NOTARIAL:

STATE OF COLORADO

COUNTY OF OURAY

The foregoing instrument was acknowledged before me this 12th day of January, 2007, by Shannon Morse.

My commission expires: 1/12/09

Witness my hand and official seal.

Terry Kuyt
Notary Public

STATE OF COLORADO

COUNTY OF OURAY

The foregoing instrument was acknowledged before me this 12th day of January, 2007, by Andrea Morse.

My commission expires: 1/12/09

Witness my hand and official seal.

Terry Kuyt
Notary Public

LIEN HOLDERS CERTIFICATE

The undersigned, Richard E. Fife, as a Beneficiary of a deed of trust which constitutes a lien upon the described property, recorded at Reception No. 179552, Ouray County Clerk and Recorder, hereby consents to this Map and to the Declaration of Unit as depicted on this Plat.

Richard E. Fife (Lien Holder)

NOTARIAL:

State of Colorado

County of Ouray

The foregoing lien holder consent was acknowledged before me this 12th day of January, 2007, by Richard E. Fife.

My commission expires: 1/12/09

Witness my hand and official seal.

Charles Kuchner
Notary Public

ATTORNEY'S CERTIFICATE

I, Robert B. Burns, an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title of all land herein depicted as shown by this Declaration (No. 048500447) of Land Title Guarantee Company, dated December 1, 2006, without reservation of the public records, and that this is such land is in the name of the above and forth declarator and owners, and that the property and easements depicted are free of all liens and encumbrances, except the above set forth Beneficiary Richard E. Fife and as set forth in said title commitment.

Dated this 12th day of January, A.D. 2007.

Robert B. Burns
Attorney at Law

LAND SURVEYOR'S CERTIFICATE

I, Warren L. Ruby, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this map and survey of the DRASHAN CONDOMINIUMS was made under my direct supervision, responsibility and observing (a) is true and accurate to the best of my knowledge and belief (b) is clear and legible (c) contains all the information required by C.R.S. 38-33.3-206. I further certify that all monuments and markers were set as required by Articles 50 and 51 of Title 38, C.R.S.

Dated this 12th day of January, 2007

Warren L. Ruby
PLS 26665

NOTES

1. Easement research from Land Title Guarantee Company, Commitment No. 048500447, dated December 1, 2006 at 8:00 A.M.
2. The following abbreviations are defined for this Condominium Map:
G.C.E. General Common Element
L.C.E. Limited Common Element
S.F.F.T. Square Feet
C.H. Calling Height (horizontal unit boundary)
3. Elevation datum is referenced Town of Ridgway Benchmark 8-19 at 3.5" brass cap set in concrete stamped "X-19 8887.73" 1958" elevation 8887.73.
4. Basis of Bearings: The south line of Willow Creek Trading Subdivision bearing S89°28'12"E between the monuments shown herein.
5. Dimensions and area shown herein were calculated to face of finished walls.
6. Condominium Declaration of Unit Condominiums recorded 1/12/2007, 2007 of Reception No. 177032 of Ouray County Records.
7. All outdoor lighting fixtures to comply with town regulations.
8. No more than one dwelling unit is allowed on unit 3. No dwelling units are allowed on Units 1 and 2.
9. The property plotted herein is subject to the plat conditions and notes, and easements shown on the plat of Willow Creek Trading Subdivision recorded at Reception No. 177032 of the Ouray County Records.
10. The exterior of the building and units shall be maintained with a common treatment consistent with the historical character of the building. Maintenance may be performed by an owners' association. In the event that said facilities are not properly maintained, the Town may cause the maintenance and any necessary modifications to be done and assess the costs to the owners of said units including attorney fees, may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes, or the Town may record a lien on said units which may be foreclosed in any lawful manner in order to collect such charges.
11. The units and GCE are all subject to a utility assessment for utility service fees as required to serve the units.

NOTICES

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

APPROVAL OF PLANNING COMMISSION

Approved by Town of Ridgway Planning Commission this 1st day of January, 2007

Chairperson

APPROVAL OF TOWN COUNCIL

Approved by Town Council this 10th day of January, 2007

Mayor

APPROVAL OF TOWN ATTORNEY

Approved for recording this 23rd day of January, 2007 by

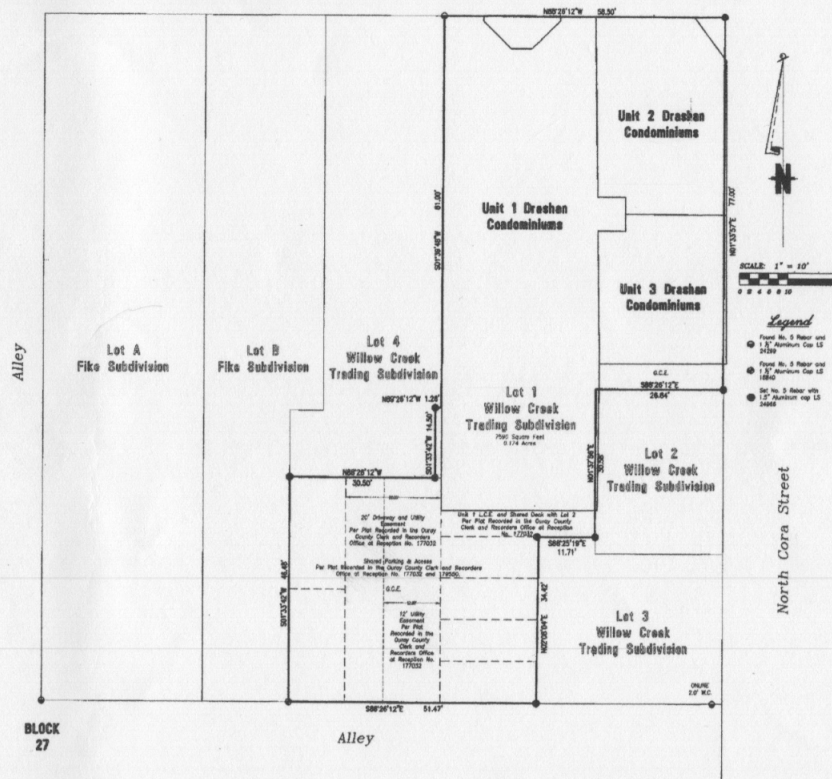
Town Attorney

RECORDERS CERTIFICATE

This Map was filed for record in the office of the Ouray County Clerk and Recorder on this 23rd day of January, 2007, at

Reception No. 194017

Robert B. Burns
Deputy County Clerk



TOTAL AREA PER UNIT

Unit Number	Area
1	3,024 Square Feet
2	1,270 Square Feet
3	1,424 Square Feet

Project No. 08	Sheet 1 of 1
Indication: 304	
Indication:	
Checked by: 08	
Start date: 08-13-2006	
FOLEY ASSOCIATES, INC. 970-620-5644 970-620-5643 FAX P.O. BOX 146 153 HIGHWAY 550, SUITE 201 RIDGWAY, COLORADO 81459 Drawing path: A:\2006\00001\000\000001.dwg 8-28-06 Sheet: 01 of 1 Project #: 08001	

PAGE 1 of 2

179550

Page 1 of 2

Michelle Olin, County Clerk & Recorder
Ouray, Colorado

12/12/2002 03:15 PM Recordings Fee \$11.00

Recorded at _____ o'clock _____ m. on _____ Book _____ Page _____
Reception No. _____ Recorder _____

SHARED PARKING AREA AGREEMENT


At the time of the execution of this document, the undersigned, Richard E. Fike, is the sole owner of record of Lots 1, 2 and 3 of the Willow Creek Trading Subdivision as shown on the Plat recorded on February 21st 2002, at Reception No. 177032, Ouray County Records.

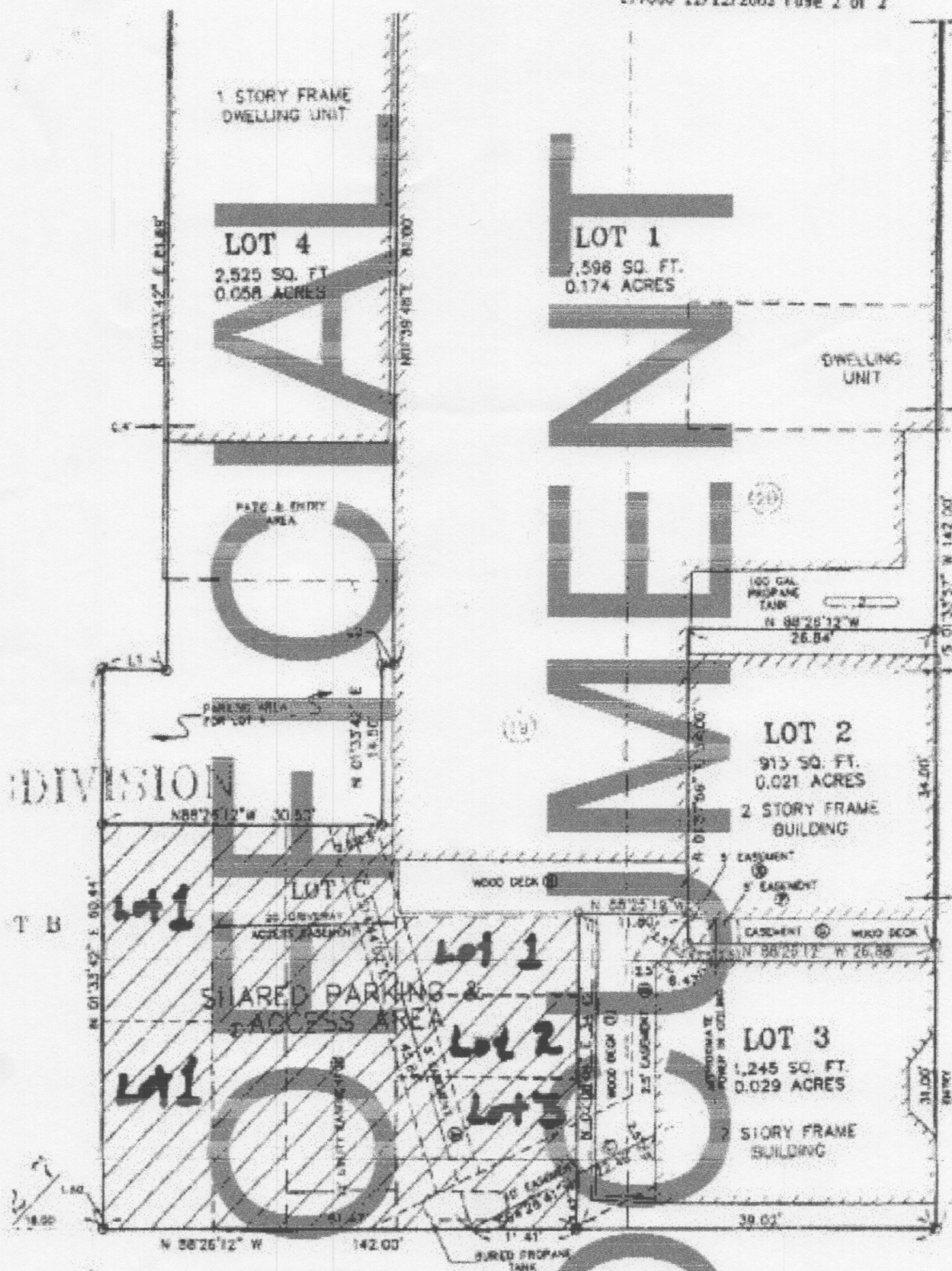
The purpose of this agreement is to designate to the respective Lots the parking spaces identified in the SHARED PARKING & ACCESS AREA depicted on the above identified Plat. Attached is a copy of a portion of said Plat, whereby the parking spaces for Lots 1, 2 and 3 are hereby designated by writing the Lot number upon the designated parking space. Lot #1 has 3 parking spaces, Lot #2 has 1 parking space, and Lot #3 has 1 parking space.

The owners of Lots 1, 2 and 3 shall furthermore share equally (1/3 each for each respective lot owner) in all maintenance costs for the surface of said SHARED PARKING & ACCESS AREA, which includes, but is not limited to: graveling, snow plowing/removal, and/or similar activities. This agreement to so share costs is only for maintenance, and does not extend to improvements to said area. Maintenance decisions shall require a majority vote, with each Lot owner to have 1 vote. It is acknowledged that Lot #1 has more than 1/3 of the parking spaces, and only has to pay 1/3 of the maintenance costs, but the fact that the owner of Lot #1 solely pays the taxes on the subject Area justifies this formula. All improvements, or any decision which may impact any owners ability to fully and readily utilize their designated parking space, shall require unanimous consent to be enacted. Any owner causing damage to any part of said Area shall be solely responsible for the repair and restoration of same and any damages related thereto. If Court action is required to enforce this agreement by any party, the Court shall award costs and attorney fees to the prevailing party.

This agreement shall run with the land and be enforceable upon any future owners of said Lots 1, 2 or 3.

Executed this 12th day of December, 2002 by


Richard E. Fike,
as owner of said Lots 1, 2, and 3



16' ALLEY

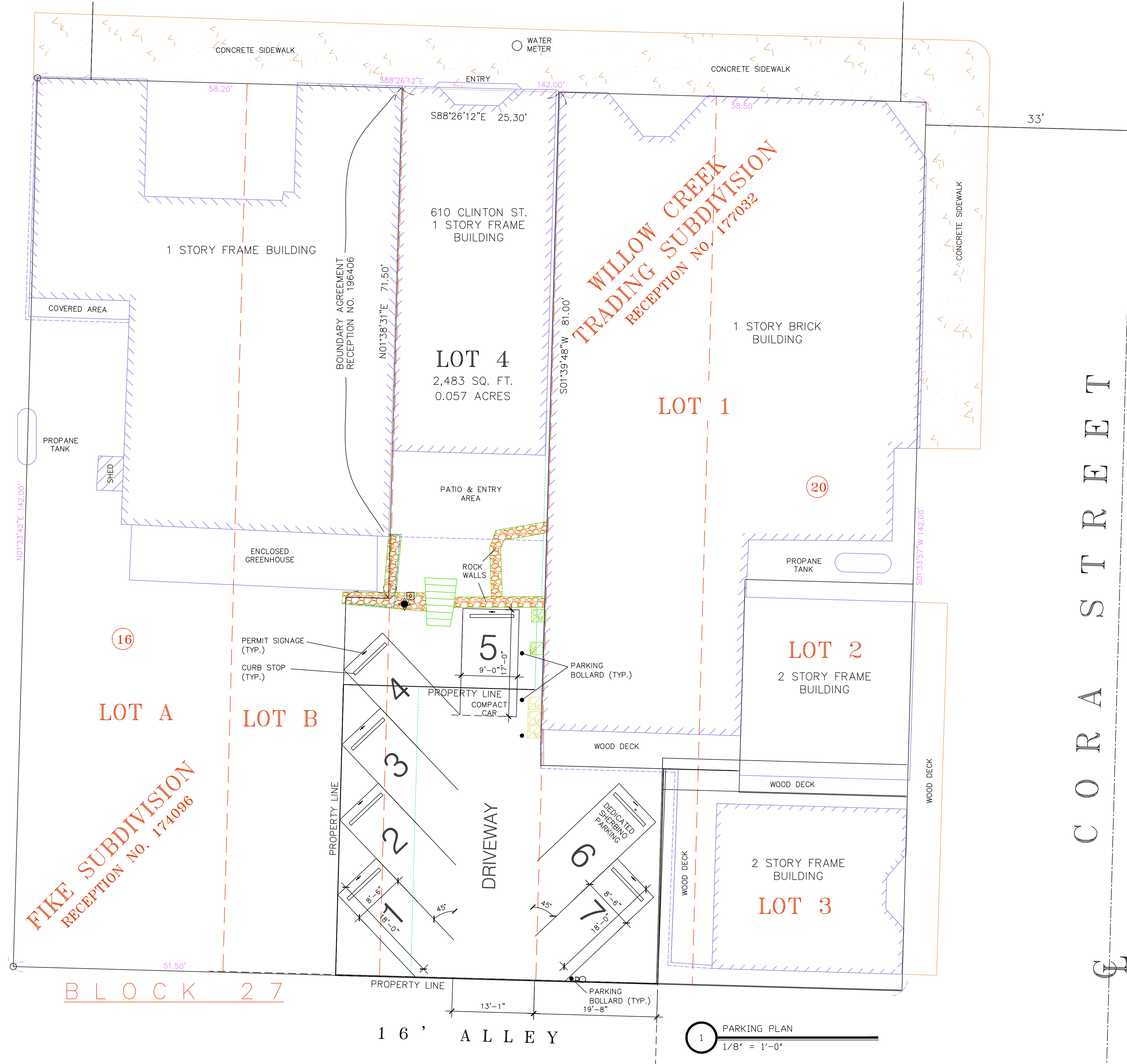
FIKE SUBDIVISION
RECEPTION No. 174096

LOT A

LOT B

BLOCK 27

16' ALLEY



WILLOW CREEK
TRADING SUBDIVISION
RECEPTION No. 177032

LOT 1

LOT 2

LOT 3

LOT 4
2,483 SQ. FT.
0.057 ACRES

1 STORY FRAME BUILDING

610 CLINTON ST.
1 STORY FRAME
BUILDING

1 STORY BRICK
BUILDING

2 STORY FRAME
BUILDING

2 STORY FRAME
BUILDING

PATIO & ENTRY
AREA

DRIVEWAY

WOOD DECK

WOOD DECK

WOOD DECK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

C O R A S T R E E T

1 PARKING PLAN
1/8" = 1'-0"

HINES DESIGNS, LLC

CAGIN-TARBELL APARTMENT
RIDGWAY, CO

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from use by others on any other
work without written permission.
Written dimensions take precedence
over scaled dimensions. Any
discrepancies regarding dimensions
are to be brought to the designer
before commencing work.

PRESENTATION

DATE: 3.10.18

P 1.1

PHONE : (970) 626.2300
188 MARIE STREET RIDGWAY, CO 81432

STAFF REPORT

Request: Variance to Historic Business District Parking Requirements
Legal: Willow Creek Trading Subdivision, including Drashan Condominiums
Addresses: 167, 171, and 189 N Cora St.; 602, 604, and 610 Clinton St.
Parcel #: 430516224003, 430516224002, 430516240003, 430516240002, 430516240001, 430516224004
Zone: Historic Business (HB)
Applicant: Willow Creek Trading Subdivision Parking Maintenance Association, Inc.
Owner: Arapaho Partners LLC, 171 N Cora LLC, Christopher Senior, Eka Pada LLC, and Ridgway Chautauqua Society Inc.
Initiated By: Shay Coburn, Town Planner
Date: March 27, 2018

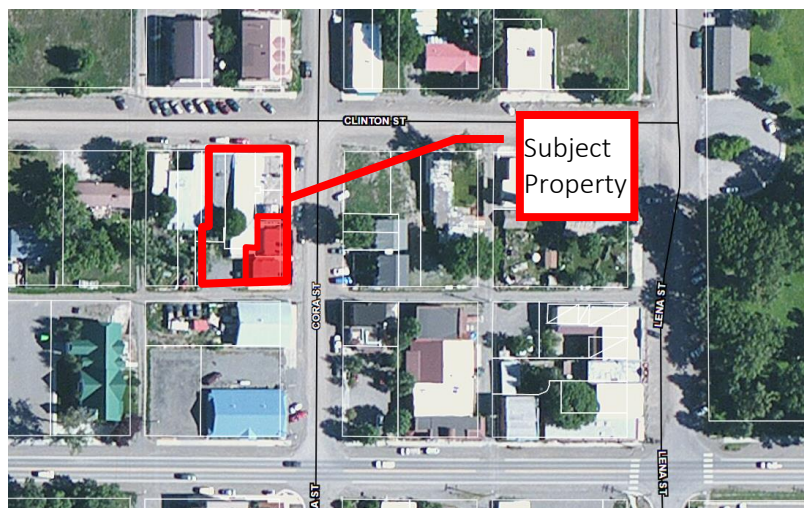
REQUEST

The subject property includes Lot 2 and Lot 3 of the Willow Creek Trading Subdivision. The Applicant, a newly formed Parking Maintenance Association, is requesting a variance to the parking requirements in the Historic Business District for two parking spaces to serve future residential uses. This request originally arose due to a building permit submittal to convert the top floor of the building on Lot 2 into a separate residence. The owner of 171 N Cora applied for a variance and had a hearing at the Planning Commission meeting on October 31, 2017. The Planning Commission denied the variance request based on the inability of the applicant to prove the criteria for a variance were met, specifically that no effort was made to utilize the existing shared parking area. Consequently, the Planning Commission encouraged the applicant to work with neighboring building owners to make the best use of the existing shared parking area. This effort is reflected in this variance request.

The Applicant, the Willow Creek Trading Subdivision Parking Maintenance Association, submitted an application, letter dated March 27, 2018, articles of incorporation, plat maps, and a map of the revised parking arrangement. The property and hearing have been noticed and posted pursuant to the Town's regulations.

BACKGROUND

The subject property is located on N Cora St, just a bit south of the intersection with Clinton. The larger subject property, the Willow Creek Trading Subdivision, including the Drashan Condominiums (a condominium subdivision of Lot 1 of the Willow Creek Trading Subdivision) will also be discussed as part of this application. This property is located in the heart of the Historic Business district. There are a number of existing buildings and uses in the subject area. See the table below for a breakdown.



Address	Legal Address	Current Use (sq. ft.)	Parking Required*	Desired Use (sq. ft.)	Parking Required
167 N Cora	Willow Creek Trading Subdibision Lot 3	Office/commercial (1761 sf)	0	2 nd floor residence (≤867.5 sf)	3
171 N Cora	Willow Creek Trading Subdibision Lot 2	Office/commercial (1560 sf)	0	2 nd floor residence (≤787.6 sf)	3
189 N Cora	Drashan Condominiums Unit 3	Residence (1483 sf)	2	Same	2
602 Clinton	Drashan Condominiums Unit 2	Colorado Boy Brewery (974 sf)	0	Same	0
604 Clinton	Drashan Condominiums Unit 1	Sherbino Theater (3024 sf)	0	Same	0
610 Clinton	Willow Creek Trading Subdibision Lot 4	Sherbino Theater (1409 sf)	1	Future expansion, unknown size	1?
TOTAL			3	TOTAL	9

*Parking required as of today includes lawful non-conformities. Parking requirements in the HB districts were amended in 2007.

The subject property is part of the Willow Creek Trading Subdivision with a final plat recorded in February 2002. In December of 2002, a Shared Parking Area Agreement was recorded for all three lots within the Willow Creek Trading Subdivision, leaving Lot 4 with an easement to access and provide parking on Lot 4. This agreement clarified the number of spaces designated to each lot, identified that the shared parking area is on Lot 1, and provided a provision for shared maintenance. In January 2007, Lot 1 of Willow Creek Trading Subdivision was condominiumized and the Shared Parking Area Agreement was referenced, not changed.

CODE REQUIREMENTS

HB Parking Requirements RMC §7-3-8(E)(4)

(a) *Residential uses must provide off-street parking as required by Subsection 7-3-10(C)(1)(a) and Subsection 7-3-10(C)(1)(r).*

(b) *All non-residential uses must provide a minimum of one off-street parking space per 1650 square feet of gross floor area. Partial spaces will be rounded up to the next whole number of required parking spaces. If the structure contains both residential and non-residential uses, calculation of the gross floor area shall not include the residential area(s) for purposes of determining off-street parking pursuant to this paragraph. Also excluded from this calculation are enclosed parking and outdoor common areas. Parking spaces will be accessed only from an alley. The first three spaces must be provided on-site.*

(c) *In cases where mixed residential and non-residential uses occur within the same property, the residential parking requirements of Subsection (a) shall be in addition to the non-residential parking space requirement set forth in Subsection (b).*

(d) *In lieu of non-residential off-street parking requirements in excess of three spaces and pursuant to Subsection (b) above, a money payment of \$3,000 per space may be paid to the Town, which money shall be used to fund the acquisition or construction of public parking facilities to serve the Historic Business Zoning District.*

Off-Street Parking Requirements RMC §7-3-10(C)(1)(a) and (r)

(a) *Residences 2 spaces per dwelling unit*

(r) *Studio residences 1 space per unit (600 sq. ft. total living area)*

Variances RMC §7-3-16

Variances are considered under RMC §7-3-16 and reviewed under RMC §7-3-18. Applicable criteria include:

(B) The Planning Commission may grant a variance from the Off-Street Parking Requirements for the Historic Business Zoning District, following the review procedure of Subsection 7-3-18, provided that the criteria of this Subsection will be met. Variances shall be granted if the spirit of the ordinance will be observed, the public health, safety and welfare secured and substantial justice done by granting the variance and any one of the following criteria are met:

(1) The variance is requested for an addition to an existing building or the construction of a purely accessory structure and these modifications will have a de minimis effect on traffic and parking; or

(2) The placement of on-site parking is not congruent with the goals and objectives of the downtown and as such will create an undesirable effect on the downtown streetscape, potentially interrupting, impeding or otherwise adversely affecting existing or future infrastructure such as pedestrian walkways and landscape areas; or

(3) There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Off-Street Parking Requirements.

(C) The burden shall be on the applicant to show that these criteria have been met.

(D) No variance on appeal shall be granted with less than 4 concurring votes of the Planning Commission.

ANALYSIS

Variance Request

The request is for a variance to the parking regulations for Lot 2 and Lot 3 to provide one space each for their future second floor residential units that are both larger than 600 square feet but cannot be larger than 787.5 sq. ft. and 867.5 sq. ft. given the area available on the second floor per County assessor data. RMC requires two parking spaces for all residences over 600 square feet. There are a few arguments to help explain why these units may demand fewer parking spaces:

1. The smaller size of the units,
2. The intended use of both units is for short-term rentals, where the demand for parking is likely less than a long-term rental,
3. That the town requires one off-street parking space for ADUs that can be up to 800 square feet,
4. These units could likely be designed to be 600 sq. ft. or less with a little creativity in how the stairs and a landing are included or not in the square footage calculations but would result in basically the same size unit,
5. The mix of uses (commercial and residential) typically demand parking at different times of the day, and
6. These units are located in the more urban area of town where it is much easier to walk.

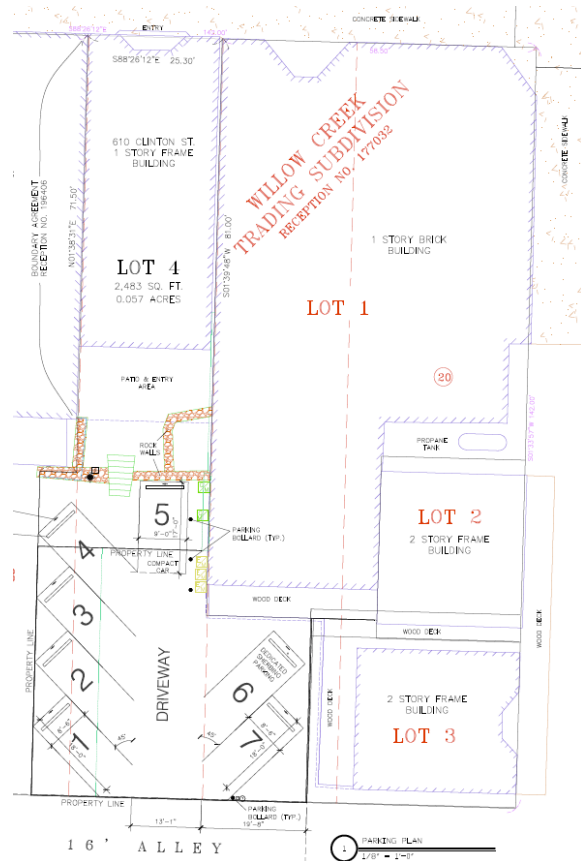
Given these arguments, it is reasonable to consider that these two residential units could only demand one parking space each.

Future Plat Amendment

While the above variance request is the first step toward cleaning up the shared parking agreement, a plat amendment will also be necessary. This will be presented at a future Planning Commission meeting

based on the outcome of this hearing. However, staff feels it is necessary to present where this request is heading as part of this application.

Per the table in the Background section above, the current uses (including legal non-conformities) are required to provide a total of three spaces. Given the uses desired, these properties are collectively required to provide nine parking spaces. Per the Shared Parking Area Agreement, recorded in 2002, there are currently five dedicated off-street parking spaces, three for Lot 1 and one each for Lots 2 and 3. The shared parking agreement has not worked well as these five parking spaces are not clearly delineated or physically available on the site. The Applicant has proposed a parking area layout (shown to the right) that would provide for six off-street parking spaces plus one parking space that is one foot too short to meet the Town's standard size, space 5 on the image to the right. Staff supports this parking space counting toward the required parking as it meets the intent of the parking requirements and is close enough to the required size given the limited space with the preexisting buildings. Therefore, the revised parking layout proposes a total of seven off-street parking spaces.



To help solve the larger issue of off-street parking, the association is proposing a parking permit system with the idea that all permit holders are required to park in an off-street space unless they are all full. This would encourage all of the off-street parking to be utilized before any public or on-street parking is used making the best possible use of the off-street parking area available. In addition, this proposal includes improving the current shared parking area by cleaning it up with curb stops, striping, parking space/permit signage, and parking bollards to protect existing utilities. The parking permit system proposed would issue 11 permits for the seven spaces available. The 11 permits are intended to conform with the parking requirements in the RMC today, not considering the lawful non-conformities, and including this variance request for two spaces on Lot 2 and Lot 3.

Address	Legal Address	Desired Use (sq. ft.)	Parking Permits
167 N Cora	Willow Creek Trading Subdivision Lot 3	1 st floor commercial (~900 sf), 2 nd floor residence (≤867.5 sf)	2
171 N Cora	Willow Creek Trading Subdivision Lot 2	1 st floor commercial (~800 sf), 2 nd floor residence (≤787.6 sf)	2
189 N Cora	Drashan Condominiums Unit 3	Residence (1483 sf)	2
602 Clinton	Drashan Condominiums Unit 2	Colorado Boy Brewery (974 sf)	1
604 Clinton	Drashan Condominiums Unit 1	Sherbino Theater (3024 sf)	2
610 Clinton	Willow Creek Trading Subdivision Lot 4	Sherbino Theater (1409 sf), future expansion (unknown)	2
TOTAL			11

In addition, 610 Clinton/Sherbino would like to secure the opportunity to have credit for having two off-street parking spaces (two parking permits) as they are planning for a future expansion. Currently, plans for the future expansion are unknown. Granting approvals for future unknown expansions is not

recommended by staff. Furthermore, the RMC allows for a fee-in-lieu for commercial parking spaces beyond the first three that are required on site. This could be an option for future expansions.

The information in this “Future Plat Amendment” section will be discussed at a future Planning Commission meeting and was provided in this report so the Planning Commission could better understand the next steps of this request.

Variance Criteria

Granting this variance for off-street parking for these two residential units will help meet the spirit of the ordinance by this group of owners working together to provide as much off-street parking as possible, so more public on-street parking remains available. While there is no intent for the parking section of the code, the mix of uses in this area and the historic buildings are in line with the intent of the Historic Business District.

Please note that the following criteria are “or” and not “and.” In other words, not all three criteria need to be met. Rather, the Applicant needs to demonstrate that only one of the three criteria below are met for this variance request.

Criteria (1) – Not applicable.

Criteria (2) – Not applicable.

Criteria (3) – The practical difficulty or unnecessary hardship is that these buildings exist today with limited land available to accommodate off-street parking. Without allowing for flexibility in the Town’s parking requirements, the uses of these two buildings are stagnant in an otherwise mixed-use district.

As required by subsection C above, the burden is on the Applicant to show these criteria have been met. The letter, dated March 27, 2018, shows that a lot of work has been done to gather building owners and find a viable solution to the shared parking area.

STAFF RECOMMENDATION

This variance request needs careful consideration as the subject properties are right in the heart of our dense historic business district, which already has a lot of pressure for on-street or public parking. In addition, parking downtown continues to become increasingly important as the Town grows.

Staff understands that three of the buildings are historic, built long before off-street parking was required and that the other buildings were also built before the current Town parking regulations. Furthermore, there is limited land to provide off-street parking which could limit the uses in this district that is intended to be a vibrant mix of uses. This proves practical difficulty in providing all of the off-street parking required by RMC. In addition, the larger proposal for a plat amendment would make good use of the existing land available for off-street parking and offer a solution to a difficult parking situation. Staff commends this group of building owners for working together to make the best possible use of the shared off-street parking area and a solution that can work into the future.

It is staff’s recommendation to approve this variance for two residential parking spaces, one for Lot 2 and one for Lot 3 at Willow Creek Trading Subdivision with the following conditions:

1. Approval and recording of a plat amendment to the Willow Creek Trading Subdivision (reception # 177032) and the Drashan Condominiums (reception # 194017) with a cross-reference to Exhibit A, a complete revised shared parking agreement and map.
2. Completed improvements to the Shared Parking Area as described in the letter and map provided by the applicant.



Posted notice at 167 N Cora



Posted notice at 171 N Cora



Posted notice at 189 N Cora



Posted notice at 602 Clinton



Posted notice at 604 Clinton



Posted notice at 610 Clinton

Informal Review 3/27/2018 Chimney Peak Storage, LLC – Ridgway, CO

Whether the economy is good or bad, people always need storage. There are 2 public storage facilities in Ouray county and both are currently full. Storage facilities have low turnover costs, no toilets, no trash and no tenants. Location, easy access, and security are the main factors to consider for the growth of this business.

Chimney Peak Storage, LLC is under contract for Lots 10 and 11 in the Eastside Subdivision for a total of .84 acres located on Palomino Trail between Hunter Parkway and County Road 12. This site has proximity to the Ridgway Reservoir, the San Juan Mountain Jeep trails and the commuters between Montrose and Telluride. The site provides convenient access for boat or jeep storage and will fill a need for local citizens in the area with limited space. The storage facility will also have an office on site as well as additional apartments. The office space will be shared with a professional office. The contract to purchase this land is dependent on the issuance of a conditional use permit.

The Lots are currently vacant and covered with different grasses and weeds. Both lots are zoned General Commercial. The property has proximity to the fairgrounds, mountain biking trails and the Historical Business District which makes it ideal for a short-term rental.

Per Ridgway Municipal Code 7-4-11-A (1), a development with more than one building must be approved as a planned unit development (PUD) pursuant to Subsection 7-3-11. PUDs shall be reviewed in accordance with the same procedures as a review of subdivisions.

Proposed use and improvements

The project will consist of 7 buildings constructed in two phases. The first phase (referred to as the business) will consist of storage units, the office and second level apartment. The second phase will consist of another two-story apartment. Both apartments are intended to be short term rentals with occupancy less than 31 days. Access to the business will be from the south side of Lot 11 off Palomino Trail. The driveway will be 24' and provide access to the office and apartment. The storage facility will be gated for security and have no evening access.

Compliance with Town Standards

(a) Conformance with the master plan and zoning regulations;

The project is located within the General Commercial zoning district which intends to create areas for storage, service businesses and tourist use. The professional office is a use by right. The short-term rental is also a use by right subject to the provisions of Subsection (I) but the storage facility is a conditional use. This project has multiple purposes which also make it necessary for a PUD.

(b) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics;

The office and apartment are located on the southwest corner of the property to capture the San Juan views. The apartment will be accessed by stairs on the westside and have a deck extended around the landing to the South. McMillon Engineering was contacted for potential

water problems and he said they were no issues in the Eastside Subdivision. At this time, the maximum lot coverage is 26%. As part of the subdivision plat, the west side of the property has a 20' easement for a bike path and landscape development. Additional storage buildings would need approval.

Fencing on the north and west side will screen views from the highway. Fencing on the south and east will be open iron to promote a transparent facility. The buildings within view of the highway will feature copulas.

Mature trees will remain (wherever possible) and xeriscape (Pampas) grasses will be used on both the east and west sides to mitigate the visual impact.

- (c) Availability of water, means of sewage collection and treatment, access and other utilities and services;

The subdivision is already developed so sewage collection and treatment access, water and utilities should not be an issue. The water and sewage requirements are minimal because the office and apartment(s) are not large water users as compared to a hotel. The lot coverage is considerably less than 50% so the buildings will not impact to the extent allowed.

- (d) Compatibility with the natural environment, wildlife, vegetation and unique natural features;

Currently, there are no unique natural features, vegetation or wildlife habitats on the property. The proposed project would add significant landscape improvements.

- (e) Public costs, inefficiencies and tax hardships.

The Eastside subdivision is largely under-developed, and the central location provides convenient access for mobile customers. This business has received preapproval for enterprise zone credits.



Redcliff Dr
Hunter Pkwy

550

12

62

Racecourse Rd

© 2018 Google

Google Earth



1998

Imagery Date: 6/3/2014 38°08'58.32" N 107°44'47.40" W elev 0 ft eye alt 1959 ft

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 27, 2018

CALL TO ORDER

The Chairperson called the meeting to order at 5:30 p.m. with Commissioners Emilson, Falk, Liske, Councilor Hunter, Mayor Clark and Chairperson Canright in attendance. Commissioner Nelson was absent.

PUBLIC HEARING

1. Application for Sketch Plan and Preliminary Plat for Preserve PUD; Location: Savath Subdivision, Part of Outlot A and Woodford Addition; Address: To-be-determined County Road 23; Zone: Residential (R); Applicant: Del-Mont Consultants; Owner: Ridgway River Development, LLC.

Staff Report dated 2-23-18 presenting background, analysis and staff recommendation prepared by The Town Manager, Town Engineer, and Town Planner.

Town Manager Jen Coates presented an application for sketch plan and preliminary plat for the Preserve Planned Unit Development. She noted the preliminary plat was first approved by the Planning Commission on July 25, 2006, the Town Council on August 16, 2006, and a one year extension was granted on September 12, 2007. The developer completed some of the infrastructure work on the property including some river corridor work subject to an Army Corps of Engineers permit. All work ceased on the property in 2010 at the request of the developer and in coordination with the Town to clear up public health and safety concerns. The previous Preliminary Plat approval expired. The Town Manager explained the proposed development shows 25 residential lots with a total of 32 residential units, inclusive of 22 single-family units, two 3-unit lots and one 4-unit lot. However, clarification is needed on Lot 19, as it appears to be duplex lot, which would make a total of 33 residential units.

Manager Coates noted that the application is substantially complete but a number of documents need to be updated or submitted before or coincident with any application for final plat, and these items are identified in the Staff Report. Coates also noted the site application for the lift station has not been approved by the Colorado Department of Public Health and Environment (CDPHE), and this will need to be addressed before any work on the site starts again.

The Town Manager commented on the various plat certificates noted in the Staff Report which must be added or completed with the submittal of a final plat. She also pointed out that the 100-year flood plain is incorrect and therefore not shown with this submittal. The current Federal Emergency Management Agency (FEMA) map is outdated. The flood plain will need to be accurately surveyed, with a Letter of Map Revision or Flood Plain amendment approved by FEMA and then the plat updated. The federally approved flood plain must be indicated on the Final PUD Plat Map. The developer submitted a high-water mark survey dated January 2018 with the application and it provides information regarding how the river corridor interfaces with the property boundary.

Ms. Coates further explained Staff recommends the developer dedicate a 10' wide recreation/easement that extends along the north boundary of the proposed Lot 20 connecting County Road 23 to the Liddell Street right-of-way. The path would provide linkage for the Uncompahgre River Way Trail in this location.

The Town Manager reviewed the plat notes requiring modification which are addressed in the Staff Report. She commented that the cut and fill work that occurred with the proposed lots along the river corridor may have impacted the ability of the lots to gravity feed the sewer, so cut and fill information is needed to assess these lots, and whether or not private lift stations may be needed in certain circumstances. She also explained that Staff and the Applicant have been discussing an appropriate setback from the high-water mark and requests the Applicant augment the verbiage into the setback Plat Note 4, as follows (in bold): *"All lots have an 8' rear setback from the property line abutting the Uncompahgre River (Lots: 1, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20). In addition, there is a 10' setback from the high-water mark for these same lots. Whichever setback is greater applies. The high-water mark line shown on this plat map was surveyed on _____, _____. An updated survey of the high-water mark is required with any building permit submittal received at Ridgway Town Hall 2 years past this survey date, **or after a significant event that may have altered the location of the previously surveyed high-water mark.** HIGH-WATER MARK is defined as follows: The boundary dividing a river bed from a river bank and defined as the line on the bank up to which the presence and action of water are so usual and long-conditioned as to impress on the bed a character distinct from that of the bank with respect to the nature of the ground surface, soil and vegetation..."*

Manager Coates also explained the Applicant has submitted a draft "General Road and Utility Easement Agreement" with Ouray County due to access needed onto County Road 23 for the south leg of Preserve Drive. Staff explained the necessity of securing the agreement sooner than later to ensure access is available. She also pointed out that the addition of a Plat Note (number 15 on page 11 of the staff report) will grant the developer the right to build between 10'-75' of the high-water mark without triggering a conditional use permit or an ecological characterization study, and in accordance with other zoning and land use regulations.

Manager Coates explained Staff is working with the Applicant to improve the affordable housing language in the plat notes prior to Town Council consideration. The improved language would assist in the governance of the affordable housing units. She also explained that there were previous discussions regarding a crushed gravel recreation path along the property boundary that borders County Road 23. Staff suggests the path should be concreted because the surface requires less maintenance and a gravel path severely degrades over time becoming burdensome to maintain. Coates also commented that while there is a landscape plan, the number of trees should be agreed upon and memorialized prior to final plat.

With the previous application to CDPHE for the lift station at the south aspect of the development, CDPHE required additional mitigation and did not approve the site application. It does not appear that follow up with CDPHE occurred and at this time a new submittal to and approval from CDPHE will be required for the development. The Developer will need to commence the application process to the State and submit the required documents to Town Staff for review, and then to CDPHE for final review and consideration.

Steve Johnson, Attorney and Development Team Member for Ridgway River Development LLC (RRD) stated the property owners are invested in the property and the project. He explained the company is in transition and the transition requires allowing time for new members to be updated on the project. He commented that the Owners and Applicant generally agree with the conditions in the staff report and that they would like to have lot 19 be a duplex lot for a total of 33 residential units. Mr. Johnson recognized meeting the conditions will take longer than 90 days because of the time to process the permit with the Army Corps of Engineers, to process access permits with the County of Ouray, and water rights discussions. He added RRD has shown good faith by investing into a large portion of the property infrastructure. Attorney Johnson requested two years to complete the conditions of approval for the Preliminary Plat as identified in the Staff Report.

Ty Jennings, Managing Member for RRD stated that substantial work and investment of approximately two million dollars has been invested in the lot and that infrastructure work was done to ensure there were no safety issues while the project laid dormant. He suggested that the Town stay with the original agreement of a gravel path along County Road 23 because of the increased cost to provide a concrete path.

The Chairperson opened the hearing for public comment.

Liza Clark commented that the small piece of vacant land surrounded by the access road, Preserve Drive, may become an exempted lot in terms of density in the County.

Gary Dick stated he has seen the river move considerably with increased bank erosion since the purchase of his property in that area of town and inquired about bank stabilization work.

The Chairperson closed the hearing for public comment.

The Commission discussed the potential hazards of the properties in close proximity to the river and the necessity of the Army Corps of Engineers permit and closure of the permit to verify the work is complete to the requirements in the Corps permit. Town Manager Coates commented that staff is requiring a natural hazards and mitigation Plat Note , item number 7 illustrated on page 9 of the Staff Report.

The Commission discussed the application with staff.

ACTION:

Councilor Hunter moved to approve the Sketch Plan submittal for Ridgway River Development LLC. Mayor Clark seconded the motion and it carried unanimously.

ACTION:

Mayor Clark moved to recommend approval of the preliminary plat to the Town Council for the Preserve PUD, Savath Subdivision, Part of Outlot A and Woodford Addition. The approval is subject to the conditions listed on pages 17, 18 and 19 of the Staff Report dated February 23, 2018 with the following additions: 1. The verbiage “or after a significant event that may have altered the location of the previously surveyed high-water mark” be inserted in Plat Note 4 on page 8 of the Staff Report; 2. The recommendation to the Town

Council will include a request to allow the Applicant 2 years to complete the conditions in the Staff Report instead of the required 90 days and in return the Applicant will concrete the recreation path along County Road 23; 3. accessory dwelling units will not be allowed on any single family lot under 9500 sq. ft., or on any lots larger than 9,500 sq. ft. designated as multifamily lots. Councilor Hunter seconded the motion, and it carried unanimously.

OTHER BUSINESS

2. New Member Recruitment-Ridgway Area Joint Planning Board

The Town Planner explained that the Town is still looking for a new member to serve on the Ridgway Area Joint Planning Board. The Planning Commission agreed to continue to ask around to help recruit a new member.

3. Master Plan Process Update

The Town Planner explained the Request for Proposal has been published and distributed. The deadline for proposals is March 16. Mayor Clark, Chairperson Canright, Commissioner Nelson will review the proposals, assist with interviews, and make a recommendation to the Town Council.

4. Downtown Parking Assessment, DOLA/Colorado Main Street

Planner Coburn explained the Town received funding from the Department of Local Affairs through the Colorado Main Street Program to conduct this Downtown Parking Assessment. Request for Proposals have been sent out for this as well. The assessment will help the Town better understand the current parking inventory and be better informed to make decisions regarding parking in the future.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the meeting of January 30, 2018.

ACTION:

Mayor Clark moved approve the Minutes from the meeting of January 30, 2018. Councilor Hunter seconded the motion and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Karen Christian
Deputy Clerk