

RIDGWAY TOWN COUNCIL
MINUTES OF WORKSHOP MEETING

JUNE 19, 2018

The Town Council convened for a workshop meeting at 6:05 p.m. in the Ridgway Community Center at 201 N. Railroad Street, Ridgway, Colorado. In attendance Councilors Austin, Heffernan, E. Hunter, Malone, Mayor Pro Tem Johnson and Mayor Clark. Councilor N. Hunter was absent.

Town Clerk's Notice of Workshop dated June 14, 2018 to discuss the design of South Railroad Street.

Planner Coburn explained a co-housing group has purchased the four and half acre parcel on the south side of Highway 62 between S. Railroad Street and Liddell for a 24 unit development. As part of the process staff and development representatives have been in discussions regarding the Town's long term goal to realign N. Railroad with S. Railroad. She reported the Department of Transportation has approved the realignment, noting it will improve safety at the intersection, and if completed the existing S. Railroad Street will probably become a right in and right out street.

Manager Coates reported the Council budgeted funds for the preparation of options for the realignment and Consolidated Consulting Services (CCS) was retained to prepare the study.

Speaking on behalf of CCS Joanne Fagan presented a number of options. The first was submitted by the developers with the best access location for the development, and "contains problems" with sight distance and requires an easement, she noted it has "too many potential turning motions" and makes the choice "dangerous". Option two, the design would be "more square" and run along the east boundary of the project for "most of it's length", and "take property" from areas the development is planning to use for parking. The third option would add a turn at the west alley on to Liddell, noting this would present less sight issues, consolidate turning motions, and leave more land for the project, yet reduces the size of the commercial parcel. An alternative option, she noted, would be to extend the west alley to connect to the current S. Railroad Street, and include an access to the development off of Hyde Street, and not create an alignment.

The Town Manager noted the development team has reviewed options, alternatives, cost estimates, and pros and cons. She noted all options except the alternative option would require financial investment by the Town to purchase property from the developers.

The Council asked questions of staff. There was discussion by the Council and it was agreed to create a connector street not a by pass. Manager Coates noted the developers are pursuing application for preliminary plat and the decision regarding the street impacts the process.

The Council had discussion with the development representatives regarding the asking price of the property. There was discussion by Council regarding the financial outlay to purchase the property, and agreed to option three if the developers sold the remaining commercial property, and it was not included in the offer to the Town. It was also agreed to pursue an option for a collector street, not the alternative option.

S. Railroad Street property owner Susan Baker spoke on behalf of existing businesses accessing off the street, and supported option three, and asked to include “more parking”.

Consensus of the Council was to pursue option three, with a purchase of the right of way and not the remaining parcel, and direct staff to research funding options to reduce the financial responsibility for the purchase.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk