

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

MAY 28, 2019

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. with Commissioners Emilson, Falk, Liske, Nelson, Councilor Cheek and Chairperson Canright in attendance. Mayor Clark was absent.

PUBLIC HEARINGS

1. Town of Ridgway Master Plan

Master Plan Adoption Draft dated April 30, 2019, memorandum dated May 24, 2019 from the Town Manager, Town Planner and Community Initiatives Facilitator regarding Master Plan amendments and administrative edits. Letter dated May 21, 2019 from 18 property owners presented by Kari Girard.

Town Planner, Shay Coburn and Community Initiatives Facilitator, Diedra Silbert presented the revisions for the Master Plan noted in the memorandum dated May 24, 2019 to the Planning Commission. They explained the Plan has been reconsidered due to input at the April 30 Planning Commission and May 8 Town Council meeting in which a request was made for more time and input into the process. Though there was support from the public to adopt the Master Plan after strong public outreach, concerns persisted with regards to the Plan's amendment criteria, a development that is currently in the works and not being inclusive of the whole community. Coburn and Silbert explained the Master Plan is a statement of policy and intent about how the community desires to grow and evolve. They reviewed the many opportunities for public input that occurred from June 2018 through April 2019. The community vision, values, growth framework and Future Land Use Map were reviewed to inform the public how the document is used as a planning tool.

The Chairperson opened the hearing for public comment.

Ned Bosworth said the Plan is well thought out. He commented that the land in the Ridgway USA Subdivision was erroneously included within the sensitive area boundary because the conditions labeled on the Sensitive Natural Areas Map are not present in that part of the subdivision. He requested that the designation on the map be reviewed again.

Kari Girard read the letter dated letter dated May 21, 2019 signed by 18 property owners. Girard commented that the property owners she spoke of in the last Planning Commission meeting still had not been notified. The letter stated the Sensitive Natural Areas Map is difficult to interpret and requested clarification in order to determine how their properties would be affected for future development, property values and salability. Ms. Girard said the sensitive wildlife designation improperly overlays irrigated agricultural lands and requested that the map be deleted from the Master Plan. She also commented that the Future Land Use Map overlays private property. Ms. Girard noted that persons unfamiliar with the physical town layout may interpret the designations as public access or buildable areas. Girard requested that the property owners in the affected

areas of the map be contacted and given the opportunity for their voices to be heard before the Plan is adopted.

Chris Hawkins said housing should be included as a primary or supporting use in the Employment category for the Land Use Map and that the map does not support the conversation at the February community housing meeting. Hawkins requested that language be added to the Plan that supports housing in the Light Industrial Zone.

Ben Jackson said clarification is needed in the Master Plan with simple language to allow for mixed-use housing that may be considered for submission of his development plan.

Rein Van West spoke in support of the Plan. He said he would like to see more language in the Plan about eco-systems; primarily in the areas of renewable energy, carbon waste and building codes.

Glenn Pauls said he would like to see more language in the Master Plan about live-work housing in the Employment category and wants some clarification on the river setbacks.

Tom McKenney agreed with the Master Plan process because it is a “statement of the community”. McKenney suggested language be added clarifying where live-work housing may be considered.

The Chairperson closed the hearing for public comment.

The Planning Commission discussed the proposed changes to the amendment criteria. They considered language being added to the Master Plan clarifying where housing is a primary or supporting use. The Commission discussed the Plan’s flexibility and how a site-specific development plan should be submitted for review rather than inserting a blanket change to any land use categories at this point. The Sensitive Natural Areas Map was also addressed with staff to ensure it is accurate and user friendly.

Town Manager Jen Coates commented on the Future Land Use Map. She noted the Town’s water lagoon ponds are permitted by the State of Colorado and the mitigation and setback requirements as well as allowable uses in proximity the ponds are part of the permit criteria. She further commented that residential uses are not allowed in the Industrial Zones pursuant to the Municipal Code and the River Park Plat. The Town Manager explained residential use has not been recognized in the industrial areas in the last three Master Plans dating back as far as 1999. Coates also clarified that allowing for residential development in the Employment Category in the Plan would not change the Industrial Zones and that it would require a rezone to do so. The developer would still need to submit a site-specific plan and work with the Town to change the requirements in the Light Industrial Zones to include residential uses she concluded.

Planner Coburn reviewed the Sensitive Natural Areas Map with the Commission, including the source data and how to interpret the map. She noted the language on the map explains that hard boundaries are not depicted and that any or all development is not precluded by the map.

**ACTION:**

Commissioner Nelson moved to recommend to the Town Council the adoption of the 2019 Master Plan with the edits noted in the memorandum from Staff dated May 24, 2019. Councilor Cheek seconded the motion, and it carried unanimously.

2. Application for Minor Subdivision; Location: Solar Ranches Filing 1, Lot 39; Address: 520 Chipeta Drive; Zone: Residential; Applicants: Paula James and Don Rogers; Owners: Paula James and Don Rogers

Staff Report dated May 28, 2019 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Coburn presented an application for minor subdivision to convert a duplex unit into two separate condominium units. She explained the change would enable the applicants to sell the units individually and would not change the physical appearance. Coburn also explained that while the criteria for minor subdivision has been met, several edits to the plat map are needed as explained in the Staff Report. She commented that a draft Declaration of Chipeta House Condominiums was submitted too late for staff review prior to the hearing. Coburn recommended approval of the request with the condition that edits to the plat map are made and that the Town Attorney has reviewed the plat notes and the Declaration of Chipeta House Condominiums.

Applicant Paula James explained an offer to purchase one of the units was received after the initial declaration was drafted. The proposed purchaser wanted to have a voice in the declaration so a new document was drafted prior to the hearing. Ms. James noted that parking is addressed in the declaration; landscaping and parking will be managed by the home owners' association, and both parking and landscaping will be considered general common elements in the document.

The Chairperson opened the hearing for public comment and there was none.

The Commission discussed the application.

**ACTION:**

Councilor Cheek moved to recommend approval to the Town Council for the Minor Subdivision; Location: Solar Ranches Filing 1, Lot 39; Address: 520 Chipeta Drive with the conditions noted in the Staff Report dated May 28, 2019, including review from the Town Attorney for the plat notes and review of the Declaration of Chipeta House Condominiums. Commissioner Liske seconded the motion and it carried unanimously.

3. Application for Preliminary Plat; Location: Property at the southeast corner of Sherman Street/Highway 62 and South Railroad, legal address: S: 16 T: 45 R: 8 N1/2SW1/4; Address: TBD Railroad/Highway 23; Zone: Historic Business; Applicant: Ridgway Cohousing, LLC; Owners: Ridgway Cohousing LLC

Staff Report dated May 20, 2019 presenting background, analysis and staff recommendation prepared by the Town Planner.

The Town Planner presented an application for preliminary plat for a proposed 4.47 acre subdivision at the corner of Sherman Street/Highway 62 and South Railroad Street. She noted that the Town Engineer submitted comments just prior to the meeting so the comments have not

been incorporated into the hearing packet. She also noted that a 0.12-acre street would be dedicated to the Town and a 0.35-acre lot (Parcel A) on the north side of the subject property is not part of the proposed development. Planner Coburn reviewed the proposed streets, alleys and easements associated with the development and commented the Town is investigating options for the realignment of Railroad Street while the development moves forward.

Ms. Coburn commented that most of the large requirements have been met, and reviewed the criteria needing further attention from the Planning Commission. She explained that a sidewalk will be required along Parcel A and suggested that the requirement be deferred until a determination is made regarding the development of Parcel A. A security improvements agreement or plat note would be required to ensure the sidewalk is completed she continued. Planner Coburn reviewed the portion of the site plan as it pertains to the floodplain and explained the lengthy process with the Army Corps of Engineers may take longer than the 90 days allowed in the Design Standards Regulations. She also reviewed the setbacks for each type of house in the 26-lot development and determined that lot width and most setbacks meet the minimum requirement when considering the full property being developed.

Don Schwarz, member of the Ridgway Cohousing LLC, explained the cohousing concept and how that type of development positively affects the community. He said the project is occurring at the right place and right time for the Town and the County.

John Baskfield, Architect for the project, spoke of the owners' ideals that have remained incorporated into the project such as energy efficient units, healthy buildings, common space, garden space, meeting and gathering space, and use of alternative energy. Mr. Baskfield reviewed pedestrian and vehicle flow within and around the development. He further explained the nature of the development which builds a sense of community, relationships and trust. He also commented that the Town will benefit from the possible Railroad Street alignment and explained how the proposed rain gardens would retain and release water.

Diane Rooney, SGM Civil Engineer for the development, further commented on the rain gardens and reviewed the new sanitary sewer system. She explained the proposed new water main would be beneficial to the Town because other builders will be able to tie into the line as new development occurs and it will bolster the water pressure on the south side of town. Rooney addressed the proposed street infrastructure and reviewed ingress and egress for the intersections in the development.

The Chairperson opened the hearing for public comment and there was none.

The Commission discussed the application.

#### ACTION:

Councilor Cheek moved to recommend approval to the Town Council for Preliminary Plat; Location: Property at the southeast corner of Sherman/Highway 62 and South Railroad Street; with the conditions that all updates and modifications described in the Staff Report dated May 20, 2019 are completed including addressing and incorporating all engineering comments before presenting the application to the Town Council. The variance request for the front, rear and side setbacks and lot width are approved since the criteria have been met. Provisions for future security for the sidewalk on Parcel A is required, and the request to allow 2 years for the Army Corps of Engineers to evaluate

the work site and issue the Flood Plain Development Permit is also approved. Commissioner Nelson seconded the motion and it carried unanimously.

#### OTHER BUSINESS

##### 4. Heritage Park/ Visitor Center Draft Plan

*Strategic Master Plan for Ridgway Visitor Center & Heritage Park Draft*, dated May 2019, prepared by DHM Design.

Community Initiatives Facilitator, Diedra Silbert, and Ridgway Chamber of Commerce Marketing Director, Hilary Lewkowitz, reviewed the Draft Plan with the Commission. The project will fill a void created in the highly visible area after the Railroad Museum relocated; allow the Chamber to occupy the Visitor Center and create an inviting space in the gateway of Town. The Plan features site elements such as signage, information kiosks, play features, planting areas, picnic areas, walks and restrooms. The project may cost up to one million dollars and will be phased in. Silbert and Lewkowitz explained how the project would be phased in over time based on priority, and there should be a final draft in June. The Draft was well received by the Planning Commission.

##### 5. Dark Skies Update

The Town Planner informed the Planning Commission that a draft ordinance was sent to the International Dark Skies Association and it is being reviewed under 2015 guidelines.

##### 6. Training Opportunities

Planner Coburn announced there will be an ethics and liability training workshop in the Community Center on Thursday, May 30, from 6:00 p.m.-8:30 p.m.

#### APPROVAL OF THE MINUTES

##### 7. Approval of the Minutes from the Meeting of April 30, 2019

#### ACTION:

Councilor Nelson moved to approve the Minutes from April 30, 2019. Commissioner Emilson seconded the motion, with Commissioner Liske abstaining, and it carried unanimously.

#### ADJOURNMENT

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk