

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

JANUARY 7, 2020

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. with Commissioners Falk, Nelson, Councilor Cheek, Chairperson Canright and Mayor Clark in attendance. Commissioner Liske was absent and Commissioner Emilson entered the hearing at 5:37p.m.

PUBLIC HEARINGS

1. Application for Final Plat; Location: Weaver Annexation, RiverSage "Outlot" as platted on RiverSage PUD Filing No. 1 under Reception Number 200985, County of Ouray, State of Colorado; Address: TBD Chester Court (8 lots); Zone: Residential; Applicant: RiverSage Ridgway LLC, c/o Rick Weaver; Owners RiverSage Ridgway LLC

Staff Report dated January 7, 2020 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented an application for Final Plat for the RiverSage Subdivision. The final phase for the subdivision consists of 8 lots situated on new cul-de-sac for constructing single family homes. She noted that most of the comments in the Staff Report pertain to the plat map and those comments have been emailed to the surveyor. Planner Coburn further explained the Subdivision Improvements Agreement (SIA) for the pedestrian bridge and lights on the vehicular bridge in Phase 1 of the development should be released because that has been reconciled with the Applicant, and a new SIA should be executed for Phase 2 regarding finalizing installation for phone service, drainage and road work to be completed in the spring. Coburn suggested the Planning Commission recommend approval of the application with the condition that the edits to the Plat Map noted in the Staff Report dated January 7, 2020, be completed and that the drafted Subdivision Improvements and Lien Agreement be executed.

Applicant Rick Weaver commented that most of the outstanding items are due to unfavorable weather conditions. He reviewed dirt mitigation, drainage and revegetation issues with the Planning Commission and noted the easement issue with the Dallas Meadows HOA is resolved.

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

ACTION:

Councilor Nelson moved to recommend approval of the Final Plat for the Weaver Annexation Address: TBD Chester Court, for RiverSage Ridgway LLC, with the conditions that the Plat Map edits requested in the Staff Report dated January 7, 2020 be completed and that the new Subdivisions Improvement Agreement is executed for Phase 2. Councilor Cheek seconded the motion, and it carried unanimously.

OTHER BUSINESS

## 2. Master Plan Implementation: Land Use Code Updates Phase 1, Address Housing

The Town Planner presented proposed edits to Ridgway Municipal Code 6:6 *Single Family Home Design Standards*, and 7:3 *Zoning Regulations* and explained the overall goal with the proposed changes is to make homes more affordable in Town, increase housing options and create more density. She requested the Commissioners email comments to her by January 17.

Darcie White and Don Elliott, consultants from Clarion Associates, reviewed the proposed changes with the Planning Commission. They recommended a wider variety of housing types throughout the residential districts in town, allowing additional housing types as a use by right or as a conditional use, reducing lot sizes, higher lot coverage, reducing parking requirements and proposed adding a new higher density mixed use residential district. Regulations for mobile homes, manufactured homes, and accessory dwelling units, along with work force housing were also discussed.

Planner Coburn encouraged the Commissioners to spread the word about the proposed land use changes and noted a joint workshop for the Planning Commission and the Town Council on February 10 in which the proposed changes will be discussed with the community.

## APPROVAL OF THE MINUTES

### 3. Approval of the Minutes from the Meeting of September 24, 2019

#### ACTION:

Mayor Clark moved to approve the Minutes from September 24, 2019. Commissioner Nelson seconded the motion, and it carried with Commissioner Falk and Councilor Cheek abstaining.

## ADJOURNMENT

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk