

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

APRIL 28, 2020

CALL TO ORDER

The Chairperson called the meeting to order at 5:40 p.m. with Commissioners Emilson, Falk, Liske, Nelson, Councilor Cheek, Mayor Clark and Chairperson Canright in attendance.

OTHER BUSINESS

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

Staff Report dated April 21, 2020 presenting background, analysis and staff recommendation prepared by the Town Planner. Late additions to the Agenda Packet included: Guidance Documentation for The Site Location and Design Approval Regulations for Domestic Wastewater Treatment Works 5 CCR 1002-22, published by the Colorado Department of Health & Environment (CDPHE) Water Quality Control Division, (extert lines 625-801), submitted by the Publics Works Service Administrator; Emails dated April 20 and 21, 2020 from Broker Ben Jackson; Letter dated June 11, 2019 to Chris Hawkins of Alpine Planning, LLC from JVA Incorporated; Email dated April 28, 2020 from resident Tom McKenney.

Planner Coburn provided an overview of the last 3 public meetings addressing proposed code updates and noted the updates are intended to help reduce the cost of housing in the community. She reviewed the proposed changes as noted in the Staff Report. Updates were made to Ridgway Municipal Code (RMC) (7-3) Zoning Regulations, and (RMC) (6-6) Design Standards, in which comments received from the Planning Commission at the March 31, 2020 Regular Meeting were incorporated. Coburn noted the public was provided the opportunity to make comments regarding the updates by April 14, though none were received. However, written comments were received prior to the meeting from Ben Jackson, Chris Hawkins and Tom McKenney.

Publics Works Service Administrator, Chase Jones explained the Colorado Department of Public Health and Environment will implement stronger restrictions for wastewater treatment facilities in 2027 though it is uncertain what the changes will be at this time. He reviewed the current CDPHE guidelines for wastewater treatment facility setbacks. Jones commented that allowing residential housing within 500 ft. of the Public Works yard, near the wastewater treatment plant could be problematic in the future because the Town will likely have to mitigate for odors which could significantly increase cost and impact the Town's options for expansion or procurement of new technology.

SPEAKING FROM THE AUDIENCE

Tom McKenney said he was surprised to be talking about the wastewater treatment plant and thought the Town had talked about moving to a mechanical system many years ago.

Ben Jackson suggested sewer impact fees as part of the building permit for employee housing developments that might be constructed within the 500 ft. set back.

Chris Hawkins asked why smaller lot sizes are not allowed in the Downtown Services (DS) District as historically platted since this would promote density. He found that the current lot size is appropriate for businesses with minimal impact to the highway such as dental or attorney's office. The DS District is primarily zoned residential so the office structures maintain a residential feel while allowing for commercial business. Furthermore the Department of Transportation would likely not allow additional driveway access along Highway 62 which would be needed by increasing density.

The Commissioners discussed the 500 ft. setback issue and noted restrictions are already in place with the current code that may prevent complications with future regulations. However, staff was directed to contact CDPHE to receive their opinion on how the proposed regulations might impact the 500 ft. setback for the wastewater treatment plant. They considered the discussion regarding performance standards for buildings with floor area greater than 15,000 sq. ft. as it relates to workforce housing and will continue that discussion in a later meeting. Drainage mitigation requirements were examined for structures erected within the 3 ft. minimum side setback, and staff was directed to add language in the draft requirements to ensure drainage mitigation has been thoroughly reviewed by the builder.

ACTION:

Councilor Cheek moved to recommend approval of the updates to the Land Use Codes, Phase 1 with regards to housing, to the Town Council, pending the refined wording around drainage mitigation for reduced setbacks, and including pending clarification for wastewater setbacks from CDPHE. Commissioner Nelson seconded the motion, and it carried unanimously.

2. Town Standard Specification & Typical Drawings for Infrastructure

Staff Report dated April 24, 2020 presenting background, analysis and staff recommendation prepared by the Public Works Service (PWS) Administrator.

Planner Coburn explained the *Standard Specification & Typical Drawings for Infrastructure* for the Town of Ridgway's storm water is being reviewed as part of the updates to the Storm Water Master Plan. The Plan will cost approximately \$15,000,000 to implement over time. She advised implementation should start with improvements that will make the biggest impact and requested input from the Planning Commission.

PWS Administrator Chase Jones said enacting standards and specifications is one of the first ways to ensure that drainage issues do not get worse. He reviewed the pros and cons for minimum building entry or floor level requirements; requiring new development to detain historic flows or improving a town-wide system; and what historic flows might mean. Mr. Jones made recommendations as noted in the Staff Report dated April 24, 2020 and requested further direction from the Planning Commission.

The Commissioners received clarification on historic water flow and the demands on the storm water system as it relates to future growth. They agreed with the recommendations in items 1, 2, and 3(c) in the Staff Report for Storm Water Standard Guidance.

APPROVAL OF THE MINUTES

3. Approval of the Minutes from the Meeting of March 31, 2020

ACTION:

Councilor Nelson moved to approve the Minutes from March 31, 2020. Mayor Clark seconded the motion, and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk