

PLANNING COMMISSION

MINUTES OF THE SPECIAL MEETING

JULY 13, 2021

CALL TO ORDER

The Planning Commission convened in person at 201 N. Railroad Street and broadcast the meeting to the public via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to the COVID-19 pandemic.

The Chairperson called the meeting to order at 5:30 p.m. Commissioners Montague, Nelson, Mayor Pro-Tem Meyer, Mayor Clark and Chairperson Canright attended the meeting in-person. Commissioner Emilson attended the meeting virtually via Zoom, and Commissioner Liske was absent.

PUBLIC HEARING

1. Application for Preliminary Plat for Riverfront Village Planned Unit Development (PUD); Location: Triangle Subdivision, Lot 1; Address: To-be-determined (TBD) Highway 550; Zone: General Commercial; Applicant: Joel Cantor, Alpine Homes Ridgway, LLC; Owner: Alpine Homes Ridgway, LLC

Staff Report dated July 9, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

The Planning Commission met for a Special Meeting as requested by the Applicant at the June 29, Regular Planning Commission Meeting. Planner Dlubac reviewed the Staff Report and noted the mix of uses has changed from what was submitted in the Sketch Plan in 2020. He recommended approval to the Town Council for the application with the following 5 conditions listed in the Staff Report dated July 9, 2021:

1. *The landscape plan be updated to include a table that clearly indicates the calculation of required number of trees and shrubs, distribution of trees and shrubs in the front yard area and calculates and identifies the groundcover type as required in the Ridgway Municipal Code (RMC)6-6-4(G) and accepted by the Town Council.*
2. *The Lighting Plan be updated to identify the correlated color temperature of each fixture as required in RMC 6-5-1(A)(5) and accepted by town staff prior to the PUD plan and preliminary plat application being considered by the Town Council.*
3. *The Master Sign Plan be updated to comply with the maximum of 195 sq. ft. of sign area as required by RMC 7-3-17(J)(e)(ii) and accepted by town staff prior to the PUD plan and preliminary plat application being considered by Town Council.*
4. *All outstanding engineering comments dated June 22, 2021, in Attachment 16 shall be adequately addressed by the applicant and accepted to town staff prior to the PUD plan and preliminary plat being considered by the Town Council.*
5. *Easements dedicated on the preliminary plat shall met Town standards and be accepted by town staff prior to the PUD plan and preliminary plat application being considered by Town Council.*

Designer Jim Kehoe, member of the Alpine Homes Ridgway LLC Development Team, provided an update via PowerPoint showing the proposed current layout and amenities for the development. He revealed pedestrian connectivity to town via a pedestrian bridge west of the subdivision, a river walk with a paved trail, the compatibility of the residential units with the existing area and tuck-under parking within most residential units. Open space increased with the current rendition, providing community open space with a park that includes a picnic pavilion and barbeque, a concrete pedestrian path connecting the imposed path from Highway 550 to the development, park, river trail and town. Kehoe also reviewed the exterior building finishing's, facade and proposed landscaping. He noted the project would break ground this fall or early winter if the Preliminary Plat is approved and encouraged a series of in-person meetings with Staff to assist in meeting the conditions of approval and proposed timeline.

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

The Planning Commission discussed the application with Staff and the Development Team. They expressed concern regarding the traffic flow from Highway 550. Mr. Kehoe noted the Colorado Department of Transportation has granted all necessary approvals for the proposed concept regarding egress and will review the traffic design for approval once the Town has approved the Preliminary Plat. The Commissioners agreed that only one entrance and one emergency access to the development is inadequate. They continued to discuss traffic flow for residential and emergency vehicles within the development with the Applicant and Staff. The Planning Commission requested the Applicant reach out to the Ridgway Fire Marshal to receive documented input about the traffic flow.

The Commission noted 4 deed restricted units within the development and that the Applicant's goal is to offer the sale of the residential units at a more affordable market rate to make them attainable. The Development Team proposed that costs will be reduced using various construction techniques along with the proposed square footage of the units. They noted that the preliminary sale price is \$5.50 per sq. ft. Depending on real estate market conditions, soaring construction costs, and depending on the size and location of the units within the development, the selling price for townhomes may start at \$1,000,000, with 1-bedroom condominiums starting at \$400,000-, and 3-bedroom condominiums selling for up to \$700,000.

The Planning Commission noted projected water reserves are based on historic water flows and that basis may not be accurate in prolonged drought conditions. They discussed water supply availability for this development as well as future developments. The Commission was assured water-wise trees and plantings will be used for landscaping and non-potable water will be used to maintain them. It was also noted the non-potable water is proposed to be supplied by Tri-County Water.

ACTION:

Commissioner Nelson moved to recommend approval of the Application for Preliminary Plat to the Town Council for the Riverfront Plaza PUD in the Triangle Subdivision, Lot 1R, TBD Highway 550 with the conditions read into the record by TJ Dlubac, AICP, and listed in the Staff Report dated July 9, 2021. Additional conditions to be met will be to provide an additional separate legal emergency access for the development. Mayor Clark seconded the motion and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk