

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

AUGUST 31, 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 Liske, Montague, Mayor Pro-Tem Meyer, Mayor Clark and Chairperson Canright attended the meeting in-person, Commissioner Emilson attended the meeting virtually via Zoom, and Commissioner Nelson was absent.

PUBLIC HEARING

1. Application for Plat Amendment; Location: Liddell-Stanton Business Park, Lots 2R and 3R, Block 2; Address: 180 Liddell Dr.; Zone: General Commercial (GC); Applicant: Tate Rogers; Owner: Eaton 2012 Irrevocable Family Trust

Staff Report dated August 27, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

TJ Dlubac presented an application for a plat amendment for an undeveloped parcel identified as Mixed-Use Business on the Master Plan's Future Land Use Map. He explained the owner is requesting the residential use limitations be removed from the plat so that Lot 3R can be developed as allowed in the GC District. Mr. Dlubac provided a brief history of how the parcel was subdivided and noted Lot 2R shares an access easement with Lot 3R which should be considered with the request, since a use for the parcel has not been revealed. Dlubac cautioned the Commissioners that his request, along with previous requests opens the door for decreased commercial, service, office and manufacturing use and advised the following conditions if the Planning Commission recommends approval of the plat amendment to the Town Council:

1. *A reproducible mylar properly executed by all parties except Town officials be submitted to the Town within 30 days of approval of the subdivision by the Town Council.*
2. *An updated final plat with all information required by Section 7-4-5(C)(3) of the Ridgway Municipal Code, be submitted to the Town for review prior to recording of the Plat Amendment with the Ouray County Clerk and Recorder's Office.*
3. *Add a new Note 7 stating: "7. Any residential uses developed on Lot 3R shall pay the required Development Excise Tax as described and in Chapter 4, Section 4, Development Excise Tax, of the Ridgway Municipal Code, as may be amended from time to time."*
4. *The owners of Lot 2R shall sign the Amended Plat prior to recording of said Plat Amendment with the Ouray County Clerk and Recorder's Office.*
5. *Any future development proposing four or more residential dwellings should provide affordable housing units consistent with the Town's policies, guidelines and regulations at the time of development.*

The Commissioners discussed the application with Staff and determined there has been no communication with owner of Lot 2R about the requested change. They also noted access between both lots will be discussed when a development plan is presented.

Applicant Tate Rogers commented that the parcel might be developed for commercial use with a few residential lots.

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

The Commissioners discussed the request with the Applicant.

ACTION:

Councilor Montague moved to recommend approval to the Town Council for the Plat Amendment for Lot 3R, Block 2 in the Liddell-Stanton Business Park with the 5 conditions listed in the Staff Report dated August 27, 2021, and as read by TJ Dlubac in this hearing, along with a 6th condition: Note 5 shall be amended to say the residential dwellings on Lot 3R will be limited to 5. The motion was seconded by Mayor Clark. On a call for the roll call vote, the motion carried unanimously.

2. Application for Rezone; Location: River Park Ridgway Business Park Filing 1 Tract D; Address: To-Be-Determined (TBD); Zone: Light Industrial (I-1); Applicant: Alta Investments, LLC; Owner: Glenn Pauls

Staff Report dated August 27, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Planner Dlubac presented an application for rezone for portion of a parcel currently designated as Light Industrial to that of Mixed-Use Residential. He explained the parcel is designated Mixed-Use Business on the Future Land Map and noted concern for changing commercial designated parcels into residential parcels as outlined in the Staff Report dated August 27, 2021. The Planner recommended approval of the request because it is already in a Mixed-Use Zone and is in alignment with the Land Use Plan and future goals.

The Planning Commission discussed the application with Staff.

Scott Strand, member of Alta Investments, LLC said the parcel is in an excellent location for the transition from light industrial use to a residential use and is not a good location for commercial or retail use.

Jack Petruccelli, representing the Owner said the Land Use Plan is proposing growth on the parcel. Neighbors with lots surrounding the parcel have voiced concern about traffic from large trucks on Railroad to North Cora Street and Escalante Circle. He commented that a residential use on the lot would be far superior to an industrial use and have less impact on the neighborhood.

The Chairperson opened the hearing for public comment.

Tom Heffernan agreed with Mr. Petruccelli's points and expressed concern regarding density of the residential area, parking and access to the subdivision. Mr. Heffernan said he was in favor of low-density residential use for the parcel with access from Railroad.

Kelly Day noted residents who attended the informal discussion at the August 28, 2018, Planning Commission Meeting were not in favor of extending Cora Street into the existing cul-de-sac. She noted safety issues with traffic flow from a high-density development into a quiet neighborhood. Ms. Day spoke in favor of utilizing Railroad for traffic flow and utilizing the parcel for transition to the adjacent single-family zone.

Kuno Vollenweider expressed concern about increased traffic on North Cora Street and onto Escalante Circle and favored access to the lot via Railroad. He noted the turning radius may not be adequate for large trucks on River Park Drive.

Terese Seal said there is more of a need for residential lots in town as opposed to industrial or commercial lots. She encouraged affordable housing units to be included with the development and was in favor of routing traffic off River Park Drive.

Jack Petruccelli clarified that extending Cora Street is not in the development plans at the request of the Town.

Tim Gesse expressed concerns regarding the development being too dense and creating increased street parking. He was in favor of a mixed-use development but expressed concerns with building height should 3-story structures be erected near the single-family residences.

The Chairperson closed the hearing for public comment.

The Planning Commission discussed the request. They noted access to the parcel will be discussed when a development plan is presented for review. The Commission also noted the Ridgway Municipal Code provides opportunities for residential density in the Mixed-Use Zone so single-family residences might not be included in the development plan.

ACTION:

Councilor Montague moved to recommend approval to the Town Council for the Application for Rezone; Location: River Park Ridgway Business Park Filing 1 Tract D, from the Light Industrial (I-1) Zone to the Mixed-Use Residential Zone. The motion was seconded by Mayor Clark. On a call for the roll call vote, the motion carried unanimously.

3. Application for Rezone; Location River Park Ridgway Business Park Filing 1, Replat of Blocks 2, 8 and Alley "A", Outlot PC/3-R2; Address: TBD; Zone: Future Development; Applicant: Ridgway Light Industrial, LLC; Owner: Glenn Pauls

Staff Report dated August 27, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Dlubac presented an application to rezone a vacant parcel with 2 zoning classifications on the Town of Ridgway's Zoning Map, and 3 land use classifications on the Future Land Use Map. The request is to rezone Outlot PC/3-R2 from the Future Development Zone to the Mixed Residential Zone. Mr. Dlubac noted the request is in alignment with Town standards and recommended approval of rezoning Outlot PC/3R-2 from the Future Development and Light Industrial (I-1) Zone to the Mixed Residential Zone (MR) and Light Industrial (I-1) Zones with the following conditions:

1. *The legal description of the proposed zone districts, including areas of each, shall be submitted to Town Staff prior to Town Council approval of the rezoning request; and*
2. *The property shall be subdivided pursuant to Section 7-4-5 of the Ridgway Municipal Code so that no parcel has any more than one zone district classification prior to or concurrently with any future development applications.*

The Commissioners discussed the application with Staff. There was concern about rezoning the parcel before a subdivision process has started.

Jack Petruccelli, representing the Applicant said the Owner would like to complete or relocate Laura Street as part of developing the parcel. He said the parcel is located within the Urban Growth Boundary, is ideal for residential use because it is close to town, utilities, a bike path and schools; and for similar reasons should not be zoned as a commercial parcel. He shared preliminary concepts for relocating Laura Street, noting the design might cause Laura Street to cross over the parcel. Mr. Petruccelli commented the Owner does not want to subdivide the parcel because it does not make sense and would like to present a clear legal description for each lot on the parcel at final plat.

The Chairperson opened the hearing for public comment.

Tim Gesse and Jim Nowak spoke in favor of Mr. Petruccelli's preliminary concepts for relocating Laura Street.

The Chairperson closed the hearing for public comment.

The Planning Commission discussed the request with Staff.

ACTION:

Mayor Clark moved to recommend approval to the Town Council to rezone Outlot PC/3-R2 in the River Park Ridgway Business Park Filing 1 from the Future Development Zone to the Mixed-Use Residential Zone with the conditions listed in the Staff Report dated August 27, 2021: 1. *The legal description of the proposed zone districts, including areas of each, shall be submitted to Town Staff prior to Town Council approval of the rezoning request; and 2. The property shall be subdivided pursuant to Section 7-4-5 of the Ridgway Municipal Code so that no parcel has any more than one zone district classification prior to or concurrently with any future development applications.* In addition, the portion of the parcel currently designated Light Industrial (I-1) will retain the zoning of Light Industrial (I-1). The motion was seconded by Mayor Pro Tem Meyer. On a call for the roll call vote, the motion carried unanimously.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of August 31, 2021

ACTION:

Councilor Montague moved to approve the Minutes from July 27, 2021. The motion was seconded by Mayor Pro Tem Meyer. On a call for the roll call vote, the motion carried with Mayor Clark and Commissioner Emilson abstaining.

ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk