

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

JANUARY 25, 2022

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 Emilson, Franz, Liske, Mayor Pro-Tem Meyer, Mayor Clark and Chairperson Montague were in attendance. Commissioner Nelson was absent.

PUBLIC HEARINGS

1. Application for Temporary Use Permit (TUP); Location: Block 22, Lots 16-20; Address To-be-determined (TBD) Clinton Street; Zone: Historic Residential (HR); Applicant: Stryker & Company, Inc.; Owner: Ridgway Runners

Staff Report dated January 21,2022 presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Planner Dlubac presented an application for temporary staging of construction materials on an undeveloped parcel in the HR District for the Space to Create Project. He noted the request is for an existing approved use and the approval will expire on January 31,2022. Mr. Dlubac explained the Applicant has requested the full term allowed on the TUP of 9 months and that no changes have been made to the original site plan. Dlubac recommended approval of the request with the same conditions stipulated with the original TUP which are:

1. *Equipment shall not idle between the hours of 7pm-7am.*
2. *The applicant shall provide adequate traffic control, or monitoring is required when equipment is moved from the construction staging site to the project site.*
3. *Temporary Use Permit shall expire on October 31, 2022.*
4. *Contractor will meet with the Community to address concerns on a bi-weekly basis.*

Mark Clutts, Contractor representing Stryker & Company, Inc. explained the extended road closure through June 15, recently approved by the Town Council, regarding the half block of Laura St. between Clinton St. and the alley located halfway between Clinton St. and Charles St., will help with construction progress. He noted the lease between Stryker & Company with the property owners, to use the lots will expire mid-summer, and the project is required to be complete by August 29 pursuant to the terms of the construction agreement with the Town of Ridgway. Mr. Clutts noted the TUP was requested for the full 9-month period, though he anticipates the project to reach completion sooner. Clutts further noted using the parcel helps to reduce the project's impact to the town and clarified that the meetings with the community have been held on a monthly schedule due to the lack of attendance with a bi-weekly scheduled. He requested that the current scheduled be allowed to continue as part of the TUP conditions. The Commissioners agreed the current meeting schedule should be maintained.

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

ACTION:

Mayor Pro-Tem Meyer moved to approve the Application for Temporary Use Permit for Applicant: Stryker & Company Inc.; Block 22, Lots 16-20, through October 31, 2022, with the Staff recommendations; and monthly community meetings shall continue. The motion was seconded by Commissioner Emilson. The motion carried unanimously on a call for the roll call vote.

2. Application for Variance for Fence Setback; Location: River Park Ridgway Business Park Filing 1, Replat of Blocks 2,8 and Alley "A", Lot 1; Address: TBD N. Cora Street; Zone: Light Industrial 1; Applicants: Charlie and Josephine Scoville; Owner: Harvey's Holdings LLC

Staff Report dated January 21,2022 presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

TJ Dlubac presented an application for a setback variance to install a fence with no setback on a vacant corner lot in the Light Industrial Park. He clarified that the application consists of 2 variance requests. The first request is for a reduced side yard setback, and the second is for a reduced front yard setback. Both variances propose constructing a fence abutting the property line. Mr. Dlubac explained the Ridgway Municipal Code (RMC) requires an 8 ft. side yard setback; a 15 ft. front yard setback, and both requests would result in zero ft. setbacks. He noted the front and side yard have existing utility and drainage easements which could allow fence placement if the flow of water is not disturbed. The propose front yard fence which would run along the intersection of Railroad and Cora Streets would obstruct the view of motorists creating a traffic hazard. He explained the criteria that must be met to grant the variance request as outlined in RMC 7-3-21(A). The Planner recommended the requests be denied because the criteria of practical difficulty or unnecessary hardship have not been met.

The Planning Commission discussed the application with staff.

The Applicant explained that he intends to store material from his concrete business on the lot after the fence is constructed, and that he will loose 10% of the parcel's workable area by constructing the fence within the required setbacks.

The Commissioners discussed the request with the Applicants.

The Chairperson opened the hearing for public comment.

Jack Petruccelli said he is not in favor of the request as submitted but is in favor of the fence since it would shield storing of materials. He suggested considering a reduced setback with irrigated landscaping.

The Deputy Clerk read correspondence from resident Jennifer Cram. Ms. Cram explained she is not in favor of the request and noted that fourteen businesses in the Light Industrial Park are compliant with the fences placed on those lots.

The Chairperson closed the hearing for public comment.

The Commissioners discussed the application.

ACTION:

Mayor Pro-Tem Meyer moved to deny the Application for Variance to Setback for the side yard setback and for the front yard setback; Location: River Park Ridgway Business Park Filing1, Replat of Blocks 2,8, and Alley "A", Lot1. Mayor Clark seconded the motion and it carried unanimously on a call for the roll call vote.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of November 30, 2021

ACTION:

Commissioner Liske moved to approve the Minutes from November 30, 2021. The motion was seconded by Mayor Pro Tem Meyer. On a call for the roll call vote, the motion carried unanimously.

TOWN COUNCIL ACTIONS UPDATE

5. Preserve Planned Unit Development (PUD)

Mayor Clark reported the term for the extension approved in 2018 to complete the Preliminary Plat has expired for the Preserve PUD. A final 2-year extension was granted by the Council to complete the Preliminary Plat, with the same conditions previously assigned in 2018.

OTHER BUSINESS

The Commissioners discussed virtual meetings. Town Manger Neill commented an emergency declaration is not in place, and virtual meetings are currently being held as a precaution due to periodic virus outbreaks in the County.

Mayor Clark noted the elected Officials from Ouray County, the City of Ouray and the Town of Ridgway will hold a workshop to discuss masks mandates in the County on Thursday, January 27th at 6:00 p.m.

The Mayor also noted the Lena Street Capital project workshop is scheduled for January 27th, at 7:30 p.m. The Town Manger explained the purpose of the meeting is receive an update from the engineers regarding the design and to receive to public comment.

The Commissioners discussed parking violations occurring near Cora Street and Sherman Street. They determined the issue is a code enforcement and signage issue. Town Manager Neill noted staff is currently reviewing the parking issue in the proximity of the Cora/Sherman Streets intersection.

ADJOURNMENT

The meeting adjourned at 6:30 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk