

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 22, 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 Franz, Liske, Nelson, Mayor Pro-Tem Meyer, Mayor Clark and Chairperson Montague were in attendance. Commissioner Emilson was absent.

WORK SESSION

1. Discussion regarding request pertaining to Lot 3, Planned Unit Development (PUD), Ridgway Land Company Subdivision

Staff Report dated February 18, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

The applicants for Lot 3 PUD requested a streamlined process to receive approval for proposed changes to the PUD that would affect the Final Plat. The PUD, approved over 30 years ago, was for commercial use and the applicants are now proposing mixed commercial and residential use. The Commissioners discussed the proposed changes with Staff, the Applicants and received public comment. They determined that the PUD process is the correct forum to be utilized when material changes are proposed to an already approved PUD because it provides an opportunity for open dialogue between Staff and the applicants and provides time to review the impacts of the changes. The Planning Commission agreed the applicants must submit a new PUD and subdivision application as required by the Ridgway Municipal Code, Section 7-4-5(B) due to the proposed material changes to be made to the already approved PUD.

The Commission paused for a break at 7:00 p.m. and resumed at 7:05 p.m.

2. Discussion regarding a Special Improvement District on the east side of Highway 550

Memorandum dated 2/18/2022 from Town Attorney, Bo Nerlin regarding Special Improvement District.

The Town Attorney explained that a funding mechanism to provide infrastructure needs for the projected growth east of Highway 550 could be established with the implementation of a Special Improvement District. He requested feedback and support from the Planning Commission to work with the Town Staff and the Town Engineer to provide a more in-depth analysis, an infrastructure needs list and to provide impact scenarios to the Council and Commission. Nerlin further explained a supplementing ordinance would be developed for Town Council's approval that will clarify the use of a special improvement district in the Ridgway

Municipal Code, Chapter 13. The Planning Commission agreed The Town Attorney should work with Town Staff to further pursue the implementation of a Special Improvement District to provide infrastructure needs on the eastside of Highway 550.

The public was provided the opportunity to comment and receive information regarding the use of a special improvement district.

### APPROVAL OF THE MINUTES

#### 3. Approval of the Minutes from the Meeting of January 25, 2022

##### ACTION:

Commissioner Liske moved to approve the Minutes from January 25, 2022. The motion was seconded by Mayor Pro Tem Meyer. On a call for the roll call vote, the motion carried with Commissioner Nelson abstaining.

### OTHER BUSINESS

#### 4. Updates from the Planning Commission Members

The Chairperson noted the Town Council will be presented with the results of the water supply assessment in a Zoom workshop on February 28.

### ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk