

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

APRIL 26, 2022

CALL TO ORDER

The Planning Commission convened both in-person at 201 N. Railroad Street, Ridgway, Colorado and 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 and Mayor Clark were in attendance. Mayor Pro Tem Meyer arrived at 5:33 p.m., and Commissioner Nelson was absent.

PUBLIC HEARING

1. Application for Temporary Use Permit (TUP); Location: Phillips Re-subdivision, Block 34, Lots A-B; Zone: Historic Business; Applicant: GTO Construction; Owner: Jenny Lee Phillips Revocable Funded Living Trust

Staff Report dated April 22,2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

TJ Dlubac presented an application to extend a Temporary Use Permit that expired. He explained the original permit was approved for 2 months and the applicant is seeking a nine-month extension to complete the project. Dlubac noted the permit was issued for materials staging on the sidewalk for a re-construction project, with 80% of the demolition being completed, and the parameters have not changed. The Planner explained the orientation of the site plan, pedestrian flow on the site map and noted complaints have not been received from the public during the initial TUP period. He noted an encroachment permit was issued with the original TUP to allow for fencing to be placed along the sidewalk to enclose the construction area and that has expired as well. Planner Dlubac recommended approval of the application with the following conditions noted in the Staff Report dated April 22, 2022: *1.) Equipment shall not idle between the hours of 7p.m. - 7a.m., 2.) Temporary Use Permit shall expire on January 31, 2023., 3.) Adequate signage identifying the sidewalk being closed to pedestrians and that a detour is in place to use the sidewalk on the north side of Clinton Street should be used by pedestrians shall be added to the site plan., 4.) Obtain an encroachment permit from the Town for right-of-way infringement on Town sidewalks and parking spaces for construction fencing.*

The Commissioners discussed the request with staff and the Owner. Town Manager Neill explained condition 4 is met because a renewed encroachment permit is in place and that parking along Clinton Street will be available since the TUP is for the sidewalk in front of the building. TJ Dlubac clarified the fencing will be placed intermittently; only when facade construction activity occurs.

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

ACTION:

Commissioner Emilson moved to approve the Temporary Use Permit to allow for construction and staging at Block 34, Lots A-B; Address: 540 Clinton Street with the following conditions: 1.) Equipment shall not idle between the hours of 7p.m. - 7a.m., 2.) Temporary Use Permit shall expire on January 31, 2023., 3.) Adequate signage identifying the sidewalk being closed to pedestrians and that a detour is in place to use the sidewalk on the north side of Clinton Street should be used by pedestrians shall be added to the site plan. The motion was seconded by Mayor Clark. On a call for the roll call vote, the motion carried unanimously.

2. Application for Preliminary Plat; Location: Town of Ridgway, Block 30, Lots 1-12, Zone: Historic Residential; Applicant: David Bruce; Owner: Ridgway Homes, LLC

Staff Report dated April 22, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies. Memorandum dated April 22, 2022, from Julia Vollendorf expressing concerns about the proposed project.

Planner Dlubac presented an application for Preliminary Plat for proposed affordable and work force housing. He explained the request was reviewed by the Planning Commission in September of 2021, and the applicant withdrew the request to amend the Sketch Plan with significant changes. The Planner further explained the applicant intends to submit the revised sketch plan and preliminary plat for the Planned Unit Development in time for the May 2022 Planning Commission Hearing.

Paul Major, Owner of Ridgway Homes LLC said his company is a non-profit developer and the intention is to provide affordable and work force housing priced for locals. Modular homes built 80 % complete at the factory and then placed on the lots will be utilized to contain costs. A concise construction timeline must be maintained to not lose the slot for each order at the factory, deliver the homes on time and to keep the project on budget. He requested an expedited staff review of the re-submitted materials to accommodate a move-in date for residents of December 2022. Mr. Major stressed that the October construction timeline with the factory must be maintained for residents to move into the homes by December.

Commissioner Franz disclosed her home is situated behind the parcel and she was included in a list serve for public comment regarding the project but has removed herself from the list serve and is no longer receiving any information from that. Chairperson Montague noted she lives near the project and is in support of it.

Town Manager Preston Neill said the Town Council directed staff to be attentive to the project, and staff is doing their best to accommodate the Council's directive. Mayor Clark noted the applicant must ensure the documentation is submitted accurately, with the required criteria to prevent any delays in the staff review process.

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

The Commissioners further discussed the construction process with the applicant and the Town Manager noted Julia Vollendorf has been contacted regarding her concerns. Applicant David Bruce responded to Ms. Vollendorf as well and is taking some of her concerns into consideration with the re-submittal.

3. Application for Final Plat; Location: Town of Ridgway, Block 20, Lots 16-18; Zone: Historic Residential; Applicant Beth Lakin; Owner: Beth Lakin

Staff Report dated April 22,2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Mr. Dlubac presented and application for Final Plat that would subdivide 1 lot into 2 parcels. He noted the initial request has been continued twice. The Planner explained the applicant had difficulties securing a design team for the sewer extension. A design team was finally secured but not in enough time to meet the April Planning Commission Hearing deadline. He explained the applicant has requested the hearing be continued until the May 31, 2022, Planning Commission Regular Meeting.

The Commissioners confirmed that the applicant will be able to meet the deadline for the May 31 meeting with the Planner.

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

ACTION:

Mayor Clark moved to grant a one-month extension for the Lakin/Arnold Subdivision to secure the sewer line extension. 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 March 29,2022

ACTION:

Mayor Pro Tem Meyer moved to approve the Minutes from March 29, 2022. The motion was seconded by Commissioner Franz. On a call for the roll call vote, the motion carried unanimously. with Commissioner Emilson and Mayor Clark abstaining.

ADJOURNMENT

The meeting adjourned at 6:00 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk