

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

June 28, 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 Franz, Liske, Nelson, Mayor Pro-Tem Meyer and Mayor Clark were in attendance. Commissioner Emilson was absent.

PUBLIC HEARING

1. Application for Sketch Plan; Location: McChesney Minor Subdivision, Lot 2; Zone: Historic Residential and Future Development; Applicant: Chris Hawkins /Dba Alpine Planning, LLC; Owner: Four Winds Ranch, LLLP, & Estate of Bernadine C. Endicott

Staff Report dated June 24, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

TJ Dlubac explained this request was continued from the May 31, 2022, Regular Planning Commission Meeting. He explained the applicant needs additional time to work through the issues identified in the May 27, 2022, Staff Report which includes rezoning the Future Development parcel before Preliminary Plat approval is obtained. Dlubac recommended the application be continued to the August 30, 2022, Regular Planning Commission Meeting.

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

ACTION:

Commissioner Meyer moved to continue the Application for Sketch Plan; Location McChesney Minor Subdivision, Lot 2; Zone: Historic Residential and Future Development; Applicant: Chris Hawkins /Dba Alpine Planning, LLC; Owner: Four Winds Ranch, LLLP, & Estate of Bernadine C. Endicott. The motion was seconded by Mayor Clark. On a call for the roll call vote, the motion carried unanimously.

2. 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 June 28, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Planner Dlubac noted the request has been continued three times. He explained the applicant is having difficulty scheduling the contractor for the sewer line extension. The Sewer line extension must be completed before the Final Plat can be approved. Dlubac recommended the hearing be continued until the July 26, 2022; Regular Planning Commission Meeting as requested by the applicant.

The Commissioners discussed the request with staff.

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

ACTION:

Mayor Clark moved to continue the Application for Final Plat; Location: Town of Ridgway, Block 20, Lots 16-18; Zone: Historic Residential; Applicant: Beth Lakin; Owner Beth Lakin. The motion was seconded by Mayor Pro-Tem Meyer. On a call for the roll call vote, the motion carried unanimously.

### OTHER BUSINESS

#### 3. Updates from Planning Commission Members

Mayor-Pro Tem Meyer reported the Ridgway Elementary School renovation project will start soon and is expected to be completed in August 2023.

Town Manager Neill reported the Town Council approved the purchase of dissolved oxygen monitoring equipment for the water treatment plant and noted all Planning Commission and Town Councils meetings are posted on U-Tube.

#### 4. County-Wide Planner Refresher Workshop

The Town Manager recommend the Commissioners review the Planner Refresher Workshop, available on U-Tube, presented in 2021 by the Department of Local Affairs, and in conjunction with the Town of Ridgway and the City of Ouray's staff planners. He noted the City of Ouray may consider doing a similar joint workshop in the future.

### ADJOURNMENT

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk