

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

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

PUBLIC HEARING

1. Application for Sketch Plan; Location: Lot 3, Planned Unit Development Ridgway Land Company Subdivision; Zone: General Commercial; Applicant: 2-Build Ridgway, LLC; Owner: Ridgway Land Company

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

TJ Dlubac explained the application was presented at the May Regular Planning Commission Meeting and the applicant has requested a continuance to the August Regular Planning Commission Meeting. The applicant's team needs additional time and to address the Commissioners concerns and to address the comments outlined in the Staff Report dated May 27, 2022. Dlubac further explained a team member is experiencing health issues and that may cause a delay in the applicant's response to address the outstanding matters.

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

ACTION:

Mayor Pro-Tem Meyer moved to continue the Application for Sketch Plan; Location: Lot 3, Planned Unit Development Ridgway Land Company Subdivision; Zone: General Commercial; Applicant: 2-Build Ridgway, LLC; Owner: Ridgway Land Company. The motion was seconded by Commissioner Nelson. 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 July 21, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Chairperson Montague recused herself from the hearing due to a conflict of interest. Mayor Clark assumed the role of Chairperson during the hearing.

Planner Dlubac explained the applicant is still having difficulty scheduling the contractor to complete the sewer line extension and has requested a one-month continuance.

The Town Manager explained an alternative design for the sewer line extension was submitted to the Town Engineer for review. The review is near completion. Once the review is completed the applicant will

need to obtain an encroachment permit and attend a preconstruction meeting with the contractor and staff before initiating the project.

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

ACTION:

Commissioner Nelson 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.

Chairperson Montague re-entered the public hearing.

### APPROVAL OF THE MINUTES

#### 3. Minutes from the Regular meeting of May 31, 2022

ACTION:

Mayor Pro Tem Meyer moved to approve the Minutes from May 31, 2022. The motion was seconded by Commissioner Liske. On a call for the roll call vote, the motion carried unanimously.

#### 4. Minutes from the Regular meeting of June 28, 2022

ACTION:

Chairperson Montague moved to approve the Minutes from June 28, 2022. The motion was seconded by Commissioner Nelson. On a call for the roll call vote, the motion carried unanimously.

#### 5. Updates from Planning Commission Members

Mayor Clark reported the Town Council is considering extending staff review times for development proposals. He noted staffing and other administrative issues have prompted the discussion for a temporary ordinance. Staff was directed to work with the Town Attorney to provide options to the Town Council for consideration.

Town Manager Neill explained clear basis is needed to enact a moratorium or temporary ordinance. He further noted in addition to the workload staff is experiencing with development review, zoning changes and updates need to be reviewed by the Town Staff and the Planning Commission before presentation to the Town Council for approval.

The Town Manager reported that the Town Council will hold a special Meeting on August 3 at 6:00 p.m. He explained the development agreement, Preliminary Plat and Planned Unit Development for Yellow Brick Lane will be considered at the meeting.

Mayor Clark reminded the Commissioners and staff that there will be an Active Shooter Inservice on August 17.

TJ Dlubac said the American Planning Association-Colorado will hold an annual conference September 28-30. The conference will include training for planning commissioners and planning professionals. Information about the conference and other benefits provided by the organization can be found at [www.apacolorado.org](http://www.apacolorado.org).

### ADJOURNMENT

The meeting adjourned at 6:05 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk