

RIDGWAY TOWN COUNCIL
MINUTES OF SPECIAL MEETING

AUGUST 3, 2022

CALL TO ORDER

The meeting was held both in person and via a virtual meeting portal, Zoom Meeting, pursuant to the Town's Electronic Participation Policy.

The Mayor called the special meeting to order at 6:00 p.m. The Council was present in its entirety with Councilors Enochs, Grambley, Lakin, Schuyler, Thomas, Mayor Pro Tem Meyer and Mayor Clark in attendance.

Town Clerk's Notice of Special Meeting dated 8-1-22.

PUBLIC HEARING

1. Preliminary Plat for Planned Unit Development (PUD); Location: Block 30, Lots 1-12; Zone: Historic Residential (HR); Owner: Ridgway Homes, LLC

Staff Report dated 7-29-22 from contractual Planner TJ Dluback presenting an application for preliminary plat for planned unit development (PUD). Letter dated 8-2-22 from Ninah Hunter presenting concerns and comments regarding Otto and Cora Streets as they relate to the proposed subdivision. Letter dated 8-2-22 from Julia Vollendorf expressing concerns regarding Otto Street.

Speaking from the audience, Nancy Mattson teacher at Ridgway School, expressed support for the proposed PUD stating "there is a definite need" for housing. Teachers "used to live in Town, and had a different level of relationship" with students, and now they have to commute from Montrose. She noted it is an "asset to the community" for teachers "to be able to afford to buy".

Planner Dluback presented an overview and background on the proposed project. The property is located east and adjacent to N. Laura Street, south of Otto and are Lots 1 – 12 of Block 30. He explained the Planning Commission approved the Sketch Plan on 9-28-21 for 14 residential units, and due to logistical issues of maintenance of the common areas and separated garages, the applicant redesigned the project layout, which required a revised Sketch Plan. The proposal is to subdivide the .98 acre parcel into 14 residential lots, with another lot dedicated for storm water management; and is requesting rezoning to a PUD to provide a variety of housing types and costs to keep the units affordable for the local workforce. If approved, the density would be 14.3 units per acre. The applicant states the homes will have a minimum level of affordability with four units at 60% AMI; four units at 80%; four units at 100% and two units at 120% which will be permanently deed restricted. Planner Dluback addressed dimensional standards; residential design standards; the landscape plan;

parking, access and rights-of-ways. He reported all roadways will need to be improved in conjunction with the project; and the applicant is requesting some concessions to allow the project to remain affordable, and presented the proposed deviations from standards. The Planning Commission recommendation was for approval of the preliminary plat and PUD plan, with the condition the applicant address all outstanding planning and engineering comments identified in the staff report prior to execution of the plat.

There were questions from the Council.

The applicants, Paul Major and David Bruce, addressed the Council and presented slides depicting the proposed project. Mr. Major explained the project is a “public benefit” providing affordable housing with “zero benefit” to the developers. The land was received from an anonymous donor, the Telluride Foundation is supplying 4 million to the project, along with funding from the Department of Local Affairs. Mr. Bruce explained the 1024, 1216 and 1600 square foot homes are currently being constructed off site in Buena Vista, Colorado. He noted a proposed project start date of August 8th to begin installation of infrastructure, which will allow meeting the time frame for receipt of the homes in mid November. The lottery to apply for home ownership is slated for mid October.

There were questions from the Council to the applicants.

SPEAKING FROM THE AUDIENCE:

Julia Vollendorf expressed concerns as an adjacent property owner with the proposed construction of Otto Street to include a limited “buffer” “between the curb and our property line”, and noted it will “create a huge impact on our quality of life” and “on properties that are not a part of the development”.

Eric Johnson supported the comments made by Ms. Vollendorf and stated he is not in favor of the proposed road development, and asked that the street be constructed in the same fashion as the current street.

Cat Lichtenbelt spoke in support of the project.

Ridgway Schools Superintendent Susan Lacey noted starting teacher salaries “will still be below the median” to reach the affordable status.

Michelle Montague spoke in support of the project.

Jack Petrucelli stated he supports the project, but not the proposed road construction.

John Baskfield stated the Town should provide “allowances for infrastructure” for “projects that are truly affordable”.

There were questions from the Council regarding the proposed extension of Otto Street. There was discussion between the Council, staff and the applicants; with the applicants

noting “consequences to redesigning the road” would be impacts to the proposed construction timeline.

ACTION:

Moved by Mayor Pro Tem Meyer, and seconded by Councilor Schuyler to approve the preliminary plat for PUD with the recommendations contained in the staff report. The motion carried unanimously on a roll call vote.

POLICY MATTERS

2. Development Agreement between Ridgway Homes, LLC and the Town

The Town Attorney presented a draft development agreement, with proposed changes from the applicant shown on the document. He presented an overview of the agreement, noting the applicant is requesting the Town waive \$168,000 in water and sewer taps, in addition to the \$750,000 grant the Town is “passing through funds for infrastructure” which are not including the payment of tap fees. The applicant is offering a first right of refusal for a Town employee to own or rent a unit in the development, and Attorney Nerlin noted the number of units is not identified in the agreement.

The Town Manager noted the applicant is requesting the Town subsidize the project in the amount of \$982,000 which includes grant funding of \$750,000 awarded through HB 1271 for public infrastructure; waiver of fourteen water taps and fourteen sewer taps in the amount of \$168,000; and waiver of building permit fees, development excise tax and installation of a culver on Frederick and N. Cora Streets totaling \$64,000.

There was discussion between Council and staff. There was discussion by Council regarding the request for fee waivers.

SPEAKING FROM THE AUDIENCE:

Jake Niece had questions regarding the first right of refusal to the Town.

There were questions and discussion between the Council and the applicant.

ACTION:

Councilor Schuyler moved to accept the development agreement between Ridgway Homes LLC and the Town of Ridgway. The motion was seconded by Mayor Pro Tem Meyer, and carried unanimously on a roll call vote.

The Town Attorney noted the number of units being slated for Town employees was not included in the motion, and asked what should be inserted in the agreement.

Applicant Paul Majors stated “let’s start with one and leave the door open”

ACTION:

Councilor Schuyler moved to modify the motion to include the section for the first right of refusal for an employee of the Town to be one with the possibility of two, Councilor Enoch seconded the motion which carried unanimously on a roll call vote.

ADJOURNMENT

The meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk