

RIDGWAY TOWN COUNCIL
MINUTES OF REGULAR MEETING
AUGUST 10, 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 Pro Tem called the meeting to order at 5:35 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.

CONSENT AGENDA

1. Minutes of the Regular Meeting of July 13, 2022.
2. Minutes of the Special Meeting of August 3, 2022.
3. Register of Demands for August 2022.
4. Renewal of restaurant liquor license for Eatery 66.
5. Renewal of restaurant liquor license for Thai Paradise.
6. Remove employee Tera Wick from probational status and move to permanent employment status.
7. Renewal of tavern liquor license for Star Saloon.

ACTION:

It was moved by Councilmember Lakin seconded by Councilor Grambley and unanimously carried by a roll call vote to approve the consent agenda.

PUBLIC COMMENTS

Tom McKenney asked the Council to consider holding a workshop meeting to discuss hiring an "in-house planner".

Kuno Vollenweider inquired into his requests submitted at the prior meeting regarding condemnation of property. The Town Manager explained staff has been assigned researching access from River Park Subdivision to the School. The Mayor noted the other parcel was discussed by the Council in executive session at the last meeting.

PUBLIC REQUESTS AND PRESENTATIONS

8. Use of public right of way for Ridgway 1K Rally Thru the Alley event

Trisha Oakland with Weehawken Creative Arts presented the Council with a map for use of alley ways in the historic core of Town for the annual Rally Thru the Alley event on October 1st. She noted crossing guards will be stationed at each intersection and signage will guide participants to Hartwell Park.

ACTION:

Moved by Councilor Lakin, with a second by Councilor Enochs to approve use of public right of way for the Ridgway 1K Rally Thru the Alley event on October 1st. The motion carried unanimously on a roll call vote.

PUBLIC HEARINGS

9. Application for Preliminary Plat for Planned Unit Development for RidgSix Subdivision

Staff Report from the Town Planner dated 8-5-22 presenting a request for approval for RidgSix Subdivision Planned Unit Development (PUD) on Lots 16-20 of Block 28, 283 N. Cora Street, applicant Matt Mclsaac, Tio Trio LLLP.

Contracted Planner TJ Dlubac, with Community Planning Strategies, explained the Sketch Plan for the proposed PUD was approved on 7-28-21. The property is located on the southwest corner of North Cora and Charles Streets, in the Historic Residential (HR) district, on a quarter block, 20,164 square feet, or 0.46 acres. The proposed PUD involves dividing the parcel into seven different lots, one with the existing single family home over an attached garage, and six townhome lots facing Charles Street. Each new unit is 1,560 square feet over two levels, and a 580 square foot garage, with two bedrooms and two and half baths. The application will subdivide the lots into a PUD and create six separate lots for each unit, and one lot with the existing residence. He reported the zoning district allows the proposed use. The townhomes have a party wall and require a zero foot set back, and if approved a variance from dimensional standards would need to be included. Other variations requested in the application include conditional use to allow more than four townhomes in the HR district; reduction in lot width for Lots 3, 4, 5 and 6; reduction in lot area for Lots 2, 3, 4, 5, 6 and 7; increase in allowed lot coverage for Lots 3, 4, 5 and 6; decrease interior side setbacks to zero for Lots 2, 3, 4, 5, 6 and 7; decrease the number of total trees provided on Lot 2. The Planning Commission approved the Preliminary Plat and PUD on 11-3-21 with conditions, and updated the conditions at the August 5th meeting.

There were questions from Council to staff. Applicant Matt Mclsaac presented the project infrastructure and there were questions, and discussion between the applicant and Council. The applicant presented renderings of the townhome structures.

SPEAKING FROM THE AUDIENCE:

Tom McKenney spoke in support of the project.

Jack Petruccelli asked to view the plat of the property.

There were questions from the Council to the applicant; and discussion between the Council.

ACTION:

Councilmember Lakin moved to approve the RidgSix Townhouse Subdivision Preliminary Plat and PUD with the three conditions in the Staff Report, seconded by Councilor Schuyler the motion carried unanimously on a roll call vote.

10. Emergency Ordinance Establishing a Temporary Moratorium on the Acceptance of Applications for Minor Subdivisions, Lot Splits, Replats, Plat Amendments, Multisite Developments, Planned Unit Developments, Rezoning Applications

Town Attorney Nerlin explained at the July meeting the Council received a report from staff pertaining to concerns with the ability to manage volume, and meet required time frames, for new development applications. He reported a draft emergency ordinance has been prepared which places a temporary moratorium on acceptance of certain applications, except those allowed as uses by right. This will allow time to make revisions to the municipal code. He noted the Town is “not the only jurisdiction in the region looking at declaring a moratorium” to address long term planning and growth, and water availability and delivery. The moratorium would end upon approved revisions to Chapter 7 of the Municipal Code or March 31, 2023, whichever occurs first.

There were questions from the Council to the Town Attorney.

SPEAKING FROM THE AUDIENCE:

Chris Hawkins with Alpine Planning questioned “projects already in the process”.

Jennifer Cram explained “months ago” she sent a letter to the Council expressing concerns with water availability and population growth patterns over the next “3-4 years”. She stated “during the moratorium would be a good time to look more closely at the water study and budget items to study and make sure you don’t approve more development than we can provide water for”.

The Town Attorney reported there is an exemption in the ordinance for applications already in the sketch plan process; the Town Manager noted this would be provided there are no material changes to modify what is already proposed.

There were comments by the Council and questions to the Planner. There was discussion by the Council and it was noted the term of the moratorium could be extended in March of 2023 if there is a need.

The Town Manager reported the Strategic Plan, which is an annual work plan approved by the Council, contains addressing “net zero” and the water assessment follow up items.

ACTION:

Councilmember Schuyler moved, with a second by Councilor Grambley to approve Emergency Ordinance No. 01-2022 Establishing a Temporary Moratorium on the Acceptance of Applications for Minor Subdivisions, Lot Splits, Replats, Plat Amendments, Multisite Developments, Planned Unit Developments, Rezoning Applications; and Declaring and Emergency and the motion carried unanimously on a roll call vote.

11. Emergency Ordinance Adopting Certain Amendments to Chapter 7 “Planning and Zoning” of the Ridgway Municipal Code

The Town Attorney noted during the prior meeting discussions regarding a proposed moratorium on new development applications, it was noted code revisions to Chapter 7 of the Municipal Code must be made to modify the thirty day approval time frame for applications to ninety days. The Town Manager noted staff and the Planning Commission will need to address conformance with Town standards and regulations, and make other revisions to the code section.

There were questions from Council to staff.

SPEAKING FROM THE AUDIENCE:

Matt Mclsaac noted changing the time frame to ninety days “increases the chances” for lengthy resubmittal timeframes by applicants, and they can lose subcontractors or lenders.

The Town Manager addressed the comment noting this would be addressed in the code changes.

ACTION:

It was moved by Councilor Lakin to approve Emergency Ordinance No. 02-2022 Adopting Certain Amendments to Chapter 7 “Planning and Zoning” of the Ridgway Municipal Code. Mayor Pro Tem Meyer seconded and the motion carried unanimously on a roll call vote.

POLICY MATTERS

12. Ridgway Area Chamber of Commerce quarterly report on activities and financial status

Ashley Perkins and Adam Dubroff with the Ridgway Area Chamber of Commerce presented a status report and addressed shop local promotions; staffing; participation in the Colorado Creative Corridor; preparation of the 2023 Visitors Guide: print and radio media; activities at the Visitor Center and the Youth Volunteer and Career Fair.

There were comments from the Council. There was discussion between the Council and representatives of the Chamber.

13. Resolution Authorizing the Submission of a Ballot Question to the Voters Concerning the Allocation of the Town’s Lodging Tax Proceeds

Manager Neil reported at the previous meeting Council discussed proposing a question to the voters to modify how proceeds for lodging tax are earmarked, and creating a dedicated revenue source for affordable housing. He noted if Council choses to move forward, a resolution must be approved to place a question to the electorate. As a starting point for discussion, an allocation of 40% of the proceeds was placed into the resolution.

It was noted letters were previously received by the Council from Chamber Board Members presenting opposition to changing the allocation of lodging tax receipts for marketing.

There were comments by the Council, and questions to staff. There was discussion by the Council.

SPEAKING FROM THE AUDIENCE:

Adam Dubroff and Tanya Ishikawa with the Ridgway Chamber spoke in support of not changing the allocation of lodging taxes, and it remaining 70% allocated to marketing.

There was discussion by the Council and consensus was to not present a question to the voters, and discuss other funding sources dedicated to affordable housing at another meeting.

14. Interviews of Sustainability Advisory Board applicants and appointment of members

Staff Report from the Town Manager dated 8-4-22 presenting six letters of interest to serve on the newly formed Sustainability Advisory Board.

Manager Neil explained the Sustainability Advisory Board Procedures state the Board shall be composed of not less than three members and not more than seven members, with one member being an Ex-Officio member of Council. To be eligible for appointment, candidates must be Ouray County residents.

The Council interviewed, and listened to recorded interviews, of six applicants seeking consideration to sit on the board: Angela Hawse, Vicki Hawse, Joyce Huang, Dana Ivers, Dave Jones and Kenny Mihelich.

There was discussion by the Council.

ACTION:

Councilor Schuyler moved to appoint Angela Hawse, Vicki Hawse, Joyce Huang, Dana Ivers, Dave Jones and Kenny Mihelich to the Sustainability Advisory Board for a three year term and appoint Councilmember Schuyler to service as the Ex-Officio Councilmember and Councilor Thomas to serve as an alternate. Councilmember Enochs seconded the motion which carried unanimously on a roll call vote.

MISCELLANEOUS REPORTS

Manager Neill presented the meeting schedule to review the 2023 budget; a progress report on the 2022 Strategic Plan and highlighted some items which occurred over the past month.

ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk