

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
MARCH 28, 2023

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. with Commissioners Liske, Nelson, Petruccelli, Mayor-Pro-Tem Meyer, Mayor Clark and Chairperson Montague in attendance. Commissioner Foyster was absent.

PUBLIC HEARING

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

Staff Report dated March 24, 2023, prepared by TJ Dlubac , AICP of Community Planning Strategies, LLC presenting background, analysis and staff recommendation. A public comment letter from Brendan Hodge and a memorandum dated March 23, 2023, from the Applicant requesting a continuance was included in the Staff Report.

Planner Dlubac said the Applicant and Staff were not able to completely address the outstanding items in time for this hearing. The Planning Commission will consider the application at a Special Planning Commission Meeting scheduled for April 4, 2023.

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

ACTION:

Commissioner Nelson moved to approve the Request for Continuance for the Application for Sketch Plan; Location: McChesney Minor Subdivision, Lot 2; Zone: Residential and Future Development; Applicant: Chris Hawkins dba Alpine Planning, LLC; Owner: Four Winds Ranch, LLLP & Estate of Bernadine C. Endicott. Commissioner Liske seconded the motion, and it was carried unanimously.

WORK SESSION

2. Overview Presentation of the Proposed Development Review Process

Power Point Presentation dated March 28,2023 outlining the proposed development review process, prepared by TJ Dlubac, AICP of Community Planning Strategies, LLC. Memorandum regarding Chapter 7 updates from Chris Hawkins, AICP of Alpine Planning, LLC received March 24,2023 as a late addition to the agenda packet.

TJ Dlubac noted the overview was needed to ensure the staff and commissioners agree with the proposed changes to the development review process. He reviewed the steps in the application review process and the objective for each type of proposed application form. There were questions from the Planning Commission throughout the presentation. The Commissioners agreed the proposed process and application types would be beneficial for developers, contractors and staff.

3. Industrial Use Classification Discussion

Staff Report dated March 17, 2023, and *Industrial Uses Comparison Table* prepared by Katie Kent of Community Planning Strategies, LLC presenting background, analysis and staff recommendation.

Kent presented the proposed *Industrial Uses and Comparison Table* noting that the table would provide more flexibility in determining applicable zoning districts. She explained the existing code lists industrial uses within each zoning district as a conditional or non-conditional use by type and the proposed table manages uses by impact to neighboring properties. She presented newly proposed definitions for the types of manufacturing uses that would be incorporated into the Land Use Table. The Commissioners discussed the new methodology with staff and the planners. They agreed the proposed changes should be incorporated into the Chapter 7 revisions.

The Chairperson opened the hearing for public comment.

Chris Hawkins questioned how the proposed processes would affect his clients currently working on preliminary or final plat approvals, noting that there should be a clear understanding of how the developments would be grandfathered in with the new process. He commented the Master Plan documents, which are advisory, should not be combined with the Municipal Code documents, which are regulatory since that may cause confusion. Hawkins asked if vested property rights could be part of the review process to improve efficiency.

The Chairperson closed the hearing for public comment.

Planner Kent noted several public comments have been received about the process and the comments will be thoroughly addressed. Town Manager Neill said existing projects are being managed according to the standards as they now exist.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of February 28, 2023

ACTION:

Commissioner Petruccelli moved to approve the Minutes from February 28, 2023. Commissioner Nelson seconded the motion. On a call for the roll call vote, the motion was carried with Commissioner Liske abstaining.

5. Updates from Planning Commission Members

The Town Manager updated the Commissioners regarding the March 8, 2023, Town Council Meeting. He explained Ordinance No. 01-2023 declaring a moratorium on the acceptance of certain land use applications has been extended to July 31; and a deviation for River Front Village was approved to include the electrical requirements in a Subdivision Improvements Agreement instead of at Final Plat due to supply issues.

ADJOURNMENT

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk

