

RIDGWAY PLANNING COMMISSION

MINUTES OF REGULAR MEETING

MAY 21, 2025

CALL TO ORDER

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

The Chairperson called the meeting to order at 5:30 p.m. Commissioners Nelson, Liske, Petruccelli, Mayor Clark, and Chairperson Montague were in attendance. Commissioner Foyster was present electronically and Commissioner Meyer was absent.

PUBLIC HEARING

1. Application: Riverfront Village Condominium Plat; Location: Lot 1, Triangle Subdivision; Zone: General Commercial (GC); Applicant: Jake Cantor, Alpine Homes-Ridgway, LLC; Owner: Alpine Homes-Ridgway, LLC

Staff Report dated May 16, 2025, from Planner Kemp provided background for the application which is the final land use entitlement step in the Riverfront Village development. It was intended to be subdivided into individually saleable units from the onset. Staff recommended approval with conditions.

The applicant, Jake Cantor, was present online. Commissioner Montague asked him if the sewer that did not meet the Town Standards and Specifications and was therefore required to be part of the Homeowner's Association (HOA), was budgeted for maintenance by the developer. Mr. Cantor confirmed that it was part of the Association's Declarations and would be in the HOA budget. Commissioner Foyster asked if the Town Engineer's recommendation for sewer flushing was part of the HOA budget. Mr. Cantor confirmed that it was budgeted to be flushed two times per year.

The Chairperson opened the hearing for public comment. There was no public comment, and the Chairperson closed the hearing for public comment.

ACTION:

Commissioner Nelson moved to approve the Condominium Plat for the Riverfront Village PUD finding that the criteria set forth in Section 7-5-2 (H)(3) of the RMC have been met, with the following conditions:

1. Prior to the Town recording the Condominium Plat with the Ouray County Clerk and Recorder's Office, all remaining fees shall be paid by the developer, as applicable.
2. Utility service shall be installed as appropriate to serve the development ahead of Certificates of Occupancy being issued for each building (or unit); and
3. Prior to the Town recording the Condominium Plat with the Ouray County Clerk and Recorder's Office, all clerical, grammatic, technical, and procedural non-material amendments to application materials be made as necessary to ensure the ability to enforce and administer the provisions pursuant to the Ridgway Municipal Code standards. Mayor Clark seconded the motion carried and it carried unanimously.

2. Application: RidgSix Townhomes PUD Final Plat; Location: 283 N. Cora Street, Lots 16-20 of Block 28, Town of Ridgway; Zone: Historic Residential (HR); Applicant: Matt Mclsaac, North Cora Street, LLC; Owner: North Cora Steet, LLC

Staff Report dated May 16, 2025, from Planner Kemp provided background of the conditional approval for the Planned Unit Development and the Preliminary Plat on August 10, 2022. Conditions have been adequately addressed, and modifications made to the site design to address issues raised in a letter from Town to the applicant dated August 5, 2022. The Sketch Plan was approved on July 28, 2021.

Planner Kemp noted the application was processed under the old code, so there are a few differences in the process between the Final Plat and the Townhome Subdivision Plat.

The current proposal includes dividing the parcel into seven different lots-one with the existing single-family home over an attached garage, and the other six as townhouse lots facing Charles Street. Commissioner Nelson asked about the storm drainage plan in the SW corner of the parcel. Planner Kemp noted that ownership, maintenance, and repair of the stormwater is addressed in the staff recommended conditions for approval.

Planner Kemp read two letters from neighbors in support of the plan, one from Spencer Fuller and Erin Graham and one from Andy Nasisse.

The applicant, Matt Mclsaac, was present and shared that the only common element in the development is the common walls and there would be no HOA.

The Chairperson opened the hearing for public comment.

Resident Michael Moore asked the Council whether there was adequate fire blocking in the common walls and Mayor Clark replied that fire safety requirements were addressed in the permitting process.

The Chairperson closed the hearing for public comment.

ACTION:

Commissioner Foyster moved, and Commissioner Nelson seconded, the motion to approve the Final Plat for RidgSix Townhome Subdivision, Planned Unit Development, finding compliance with the regulations of the Municipal Code and general conformance with The Master Plan with the following conditions:

1. Prior to the Town recording the Final Plat with the Ouray County Clerk and Recorder's Office, all remaining excise tax, tap fees, and other fees shall be paid by the developer, as applicable.
2. Prior to the Town recording the Final Plat with the Ouray County Clerk and Recorder's Office, all clerical, grammatic, technical, and procedural non-material amendments to application materials be made as necessary to ensure the ability to enforce and administer the provisions pursuant to the Ridgway Municipal Code standards.
3. The Plat shall be modified to include clear language to identify ownership, maintenance and repair of the stormwater system in a format that is acceptable to the Town Engineering Department. The motion carried unanimously.

3. Application for Dalwhinnie Sketch Plan and Preliminary Plat; Location: Dalwhinnie-Athletic Park Annexation; Zone: General Commercial (GC) and Residential ®; Applicant: Chris Hawkins, Alpine Planning, LLC; Owner: Dalwhinnie Group, LLC

Staff Report dated May 16, 2025 from Planner Kemp provided the background for both the Annexation approved on September 6th, 2024 by the Town Council, and the neighboring and connected Preserve PUD approved in 2006 by the Town Council.

The planning staff has determined that the request meets the intent of the current Municipal Code by meeting the approval criteria for a Minor Subdivision, although it is procedurally being processed under the prior code to be at the same stage as The Preserve with conditional approval of a Preliminary Plat. This application serves to “catch up” the newly annexed portion of the Preserve PUD project to the Preserve which has already received conditional Preliminary Plat Approval.

The applicant, Chris Hawkins, was present. Planner Kemp shared the recommendation of staff who determined the Sketch Plan and Preliminary Plat for the Dalwhinnie Annex portion of the project is a vital step in compliance with the conditions of approval for the Preliminary Plat and PUD known as The Preserve.

The Chairperson opened the hearing for public comment. There was no public comment, and the Chairperson closed the hearing for public comment.

ACTION:

Mayor Clark moved to approve the Sketch Plan for the Dalwhinnie Annex Subdivision finding compliance with the regulations of the Municipal Code and general conformance with the Master Plan. Commissioner Liske seconded the motion, and it was carried unanimously.

Mayor Clark moved to recommend approval of the Preliminary Plat for the Dalwhinnie Annex Subdivision finding compliance with the regulations of the Municipal Code and general conformance with the Master Plan. Commissioner Liske seconded the motion, and it was carried unanimously.

4. Ordinance 03-2025 Establishing Ridgway Municipal Code 7-7 “Affordable Housing Regulations” and amending 7-9-2 “General Definitions” to define “Community Housing”

Staff Report dated May 16, 2025 from Planner Angie Kemp gave background on the Town’s ongoing initiative to create Community Housing requirements to be adopted in the Ridgway Municipal Code. Planner Kemp reminded the Commissioners of the numerous community engagement and outreach efforts surrounding housing. She also noted the housing Needs Assessment was sent out for bids and was awarded to Points Consulting. Staff has secured a grant from the Department of Local Affairs to partially fund the Regional Housing Needs Assessment for the Town and Ouray County.

The Chairperson opened the hearing for public comment. There was no public comment, and the Chairperson closed the hearing for public comment.

ACTION

Mayor Clark moved to recommend Ordinance 3-2025 establishing Section 7-7 “Affordable Housing Regulations” of the Ridgway Municipal Code and Amending Section 7-9-2 “General Definitions” to Define “Community Housing” be introduced at the next Town Council meeting for which it can be properly noticed and recommend approval of the Text Amendment finding that the criteria set forth in RMC 7-4-3 (D) have been met. Commissioner Nelson seconded the motion, and it was carried unanimously.

WORK SESSION

5. Master Plan Review Work Session #4. Group Review and discussion about the 2019 Ridgway Master Plan: Part V Action Plan

There was consensus to delay the Work Session until the June meeting.

APPROVAL OF THE MINUTES

6. Approval of the Minutes from the Meeting of March 19, 2025

ACTION:

Commissioner Foyster moved to approve the March 19, 2025 minutes. Mayor Clark seconded the motion, and it was carried unanimously.

OTHER BUSINESS

7. Updates from Planning Commission Members

Mayor Clark announced that there were two applicants for the vacant Planning Commission seat and that he appointed Russ Meyer to fill the vacancy. There was consensus to delay a discussion of chairmanship of the Planning Commission until Commissioner Meyer was present.

ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Julie Huun
Administrative Assistant