

RIDGWAY PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, April 26, 2022

5:30 pm

Due to COVID-19, and pursuant to the Town's Electronic Participation Policy, the meeting will be conducted both in person and via a virtual meeting portal. Members of the public may attend in person at the Community Center, located at 201 N. Railroad Street, Ridgway, Colorado 81432, or virtually using the meeting information below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84479905938?pwd=dXcvV1ZpbEVwbXgwT1BhbXhRdGNqdz09>

Meeting ID: 844 7990 5938

Passcode: 933865

To call in dial: 408.638.0968 or 253.215.8782 or 669.900.6833

Written comments can be submitted before the meeting to kchristian@town.ridgway.co.us or delivered to Town Hall Attn: Planning Commission

ROLL CALL: Chairperson: Michelle Montague, Commissioners: John Clark, Thomas Emilson, Jennifer Franz, Bill Liske, Russ Meyer, and Jennifer Nelson

PUBLIC HEARING:

1. **Application:** Temporary Use Permit; **Location:** Phillips Resubdivision, Block 34, Lots A-B; **Zone:** Historic Business (HB); **Applicant:** GTO Construction; **Owner:** Jenny Lee Phillips Revocable Funded Living Trust
2. **Application:** Preliminary Plat; **Location:** Town of Ridgway, Block 30, Lots 1-12; **Zone:** Historic Residential (HR); **Applicant:** David Bruce; **Owner:** Ridgway Homes, LLC
3. **Application:** Final Plat; **Location:** Town of Ridgway, Block 20, Lots 16-18; **Zone:** Historic Residential (HR); **Applicant:** Beth Lakin; **Owner:** Beth Lakin

APPROVAL OF MINUTES:

4. Minutes from the Regular meeting of March 29, 2022

OTHER BUSINESS:

5. Updates from Planning Commission members

ADJOURN

AGENDA ITEM #1



Building People, Places & Community

To: Town of Ridgway Planning Commission
Cc: Preston Neill, *Ridgway Town Manager*
From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*
Date: April 22, 2022
Subject: Phillips Lot C Temporary Use Permit Extension for April 26, 2022 PC Meeting

APPLICATION INFORMATION

Request: Temporary Use Permit (TUP) to allow construction staging
Legal: Block 34, Lots A & B
Address: 540 Clinton Street
General Location: South of and adjacent to Clinton Street; east of and adjacent to Cora Street
Parcel #: 430516220001 and 430516220002
Zone District: Historic Business (HB)
Current Use: Vacant
Applicant: Karl Thees
Owner: Jenny Lee

PROJECT REVIEW

BACKGROUND

The applicant is seeking an extension to the Temporary Use Permit (TUP) for staging construction materials for a project that started at the end of July 2021 and was proposed to last for approximately two months. The project is lasting longer than originally proposed. The original TUP was approved at the June 29, 2021, Planning Commission meeting. The original TUP expired on March 31, 2022. The Applicant is requesting a nine-month extension to the original TUP.

The following parameters are still applicable to the project. The construction staging area (Lot A and B) will be adjacent to the rebuilding site (Lot C and D), please see Figure 1 below. Since the building is designated as a historic structure, a demolition permit was required from the state in addition to the town's permit. These permits were secured on May 14, 2021. As of mid-June, 80% of the demolition has been completed onsite (Lot C and D). Ridgway Municipal Code provisions allow for a construction office that is incidental to construction on-site for up to nine months pursuant to RMC §7-3-18(C)(1). The owner of Lots A & B has granted permission to the applicant to use these lots for staging of materials and equipment for the remainder of the demolition and reconstruction of the building.



Figure 1 - Lot A, B, C, & D

REQUEST

This TUP request is for an off-premises construction staging area for the reconstruction of a historic building at 540 Clinton St. The Applicant is requesting an extension to the permit application and site plan that were submitted to the Town and were included with the original TUP. The property and hearing have been properly noticed and posted by the Town as required by RMC §7-3-18(C)(3).

CODE REQUIREMENTS

RMC §7-3-18(C) TEMPORARY USE PERMITS

(1) The Planning Commission may issue a permit authorizing certain temporary uses of premises in a district for a use which is otherwise not allowed in such a district for the periods specified here below:

<i>Use</i>	<i>Zoning District</i>	<i>Period</i>
<i>Construction office incidental to construction on premises</i>	<i>All districts</i>	<i>9 months</i>
<i>Carnival, circus, bazaar, fairs</i>	<i>Commercial</i>	<i>1 week</i>
<i>Tent, meetings, or crusades</i>	<i>Commercial</i>	<i>2 weeks</i>

(3) *The Planning Commission shall hold such hearings concerning the application as the circumstances merit in its opinion. Notice of any hearing shall be posted, visible from each street frontage abutting the property, for at least 10 days prior to the hearing. The permit may be granted subject to conditions appropriate to ensure that no public or private nuisance or safety hazard will be created.*

ANALYSIS

This request is reviewed pursuant to §7-3-18(C)(3), which provides that the Planning Commission shall hold a hearing concerning the application "as the circumstances merit in its opinion". The Temporary Use Permit may be granted subject to conditions to ensure that no public or private nuisance or safety hazard is created.

LOCATION

The temporary construction staging site is proposed to be located on the two vacant parcels at the southwest corner of Clinton Street and Cora Street. The property is zoned HB Historic Business District and is surrounded by HB District properties to the north, south, east, and west. The reconstruction project, which is what this staging area is for, will be constructed directly beside the staging parcels on Lot C & D (540 Clinton St). The applicant anticipates submitting building permit application to the Town at the end of June or early July.

A depiction of the construction staging and project area can be found in the attached Site Plan for reference. Of the available locations for construction staging, this location is directly beside the project area and is close to the highway and downtown streets, which will help to minimize lengthy transport of equipment and materials. Street traffic and nearby residents will not be further impacted since there will be no street crossing from the staging area to the project site. This is desired to minimize the overall impact to the community.

PROPOSED SITE DETAILS

The applicant, Karl Thees, will be working on the project. The applicant is proposing to install a temporary fence, traffic cones, and appropriate signage, as depicted in the attached site plan. The site will be entirely fenced and will have a gate for access off of Cora Street. An encroachment permit will need to be issued by the Town for the fence and access which are located in the town's right-of-way. A solid curb ramp will be used for vehicles to access the staging site. Moveable fencing will be placed on the perimeter of the property and encroach the sidewalk in front of Lot C and D. Fencing around Lot A and B will be removed as soon as use of those lots have ended. Street parking will be closed during the day and reopen at the end of the day.

The site plan includes a dumpster for completion of demolition and construction refuse. Staging for trusses and other reconstruction materials will be placed adjacent to the building. Worker parking will be available in the existing lot behind the building (on Lot C & D). Additional work vehicles will consist of a backhoe, concrete boom truck, and lumber delivery truck at various stages during reconstruction. Construction will likely last about two months and have minimal sound and traffic impacts to nearby residents. The aim is to minimize sound and traffic impacts to nearby residents and businesses by limiting reconstruction to day-time hours.

SITE ACCESS

Access to the construction site is proposed to be obtained from Cora St to the west. The applicant is proposing to cone off one on-street parking space on Laura to allow direct access to the site via a curb ramp.

NUISANCES & SAFETY

Potential nuisances may exist with the running of equipment especially in the earlier morning and later evening hours. Active construction is planned to start July 2021. The downtown area will be impacted between now and the completion of the project.

Regarding safety, the applicant will need to ensure speeds are low, and visibility for pedestrians, vehicles, and equipment traveling on the roadway is clear from all directions. The staging area access off Cora Street appears sufficiently separated from the Clinton Street.

DURATION

The Ridgway Municipal Code provides for up to nine-months for the temporary use permit. If this project takes more than the nine-months allowed by the extension, the applicant will need to request an additional temporary use permit for the use in 2023. An application for the extension shall be



submitted at minimum 30-days before the Planning Commission meeting prior to the expiration date of the TUP. By issuing the extension in April 2022, the permit would be set to expire in January of 2023.

STAFF RECOMMENDATION

Staff recommends approval of this temporary use permit with the following conditions:

- 1) Equipment shall not be idled between the hours of 7pm – 7am.
- 2) Temporary Use Permit shall expire on January 31, 2023.
- 3) Adequate signage identifying the sidewalk being closed to pedestrians and that a detour is in place to use the sidewalk on the north side of Clinton should be used by pedestrians shall be added to the site plan.
- 4) Obtain an encroachment permit from the Town for right-of-way infringement on Town sidewalks and parking spaces for construction fencing.

ATTACHMENTS

- A. Application and Support Materials



TOWN HALL PO Box 10 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

signed documents
received 3/23/22

Planning Commission Hearing Request

Official Use Only
Receipt # 44001
Date Received: 3/17/22
Initials: [Signature]

General Information

Applicant Name GTO CONSTRUCTION Application Date 3/17/22
Mailing Address PO BOX 1177 RIDGWAY CO 81432
Phone Number 970 258 0804 Email gtoconstruction64@gmail.com
Owner Name JENNY LEE PHILLIPS REVOCABLE FUNDED LIVING TRU
Phone Number 970 314-0434 Email jennyr@gw.com
Address of Property for Hearing LOTS A, B BLOCKS
Zoning District

Brief Description of Requested Action

USE OF LOTS AS STAGING AREA FOR CONSTRUCTION OF
BUILDING 540 CLINTON, ADJACENT TO LOTS. OWNER

Action Requested and Required Fee Payable to the Town of Ridgway

<input checked="" type="checkbox"/> Temporary Use Permit per 7-3-18(C)	\$150.00	<input type="checkbox"/> Subdivisions per 7-4 unless noted	
<input type="checkbox"/> Conditional Use per 7-3-19	\$250.00	<input type="checkbox"/> Sketch Plan	\$300.00 (+ \$10.00/lot or unit)
<input type="checkbox"/> Change in Nonconforming Use per 7-3-20	\$150.00	<input type="checkbox"/> Preliminary Plat	\$1,500.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Variances & Appeals per 7-3-21	\$250.00	<input type="checkbox"/> Preliminary Plat resubmittal	\$750.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Rezoning per 7-3-22	\$250.00	<input type="checkbox"/> Final Plat	\$600.00
<input type="checkbox"/> Other Reviews Pursuant to 7-3-23	\$250.00	<input type="checkbox"/> Minor Subdivision	\$450.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Variance to Floodplain Reg. per 6-2	\$150.00	<input type="checkbox"/> Lot Split	\$450.00
<input type="checkbox"/> Master Sign Plan Pursuant to 7-3-117	\$150.00	<input type="checkbox"/> Replat	\$150.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Deviations from Residential Design	\$175.00	<input type="checkbox"/> Plat Amendment	\$250.00
Standards per 6-6		<input type="checkbox"/> Planned Unit Dev. per 7-3-16	See Preliminary and Final Plat
<input type="checkbox"/> Other	\$ _____	<input type="checkbox"/> Statutory Vested Rights per 7-5	\$1,500.00

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-25(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 970.626.5308 | www.town.ridgway.co.us

Attachments Required

For All Applications

- ☒ Evidence of ownership or written notarized consent of legal owner(s)
- ☐ Information proving compliance with applicable criteria (see the Ridgway Municipal Code for criteria), this may include a narrative, site plans, and/or architectural drawings drawn to scale

For Conditional Uses

- ☐ The site plan shall show the location of building(s), abutting streets, all dimensions, off-street parking requirements, and landscaping
- ☐ Architectural drawings shall include elevations and details of building(s).

For Changes In Nonconforming Use

- ☐ Description of existing non conformity

For Variances

- ☐ The site plan shall show the details of the variance request and existing uses within 100 ft. of property

For Rezoning

- ☐ Legal description, current zoning, and requested zoning of property

For Subdivisions

- ☐ All requirements established by Municipal Code Section 7-4
- ☐ Sketch plan submittals shall be submitted at least 21 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered
- ☐ Preliminary plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Final plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.

Please note that incomplete applications will be rejected. Contact with a Planning Commission or Town Council member regarding your application constitutes ex parte communication and could disqualify that Commissioner or Councilor from participating in your hearing. Please contact staff with any questions.

Alonso Rodriguez
Applicant Signature

3/17/22
Date

Jimmy Lee Priebe
Owner Signature

Date 3-23-22



TOWN HALL PO Box 10 201 N. Railroad Street Ridgway, Colorado 81432 970.626.5308 www.town.ridgway.co.us

**TOWN OF RIDGWAY, COLORADO
ACKNOWLEDGMENT OF FEES AND COSTS**

GTD CONSTRUCTION ("Applicant") and JENNY LEE PHILLIPS ("Owner") do hereby acknowledge that with the filing of an application, or seeking Town review under Chapter 7, Section 3 or Section 4 of the Town of Ridgway Municipal Code, that it is subject to the requisite fees and costs associated with such action, in accordance with 7-3-20 and 7-4-12, including out-of-pocket legal fees and/or engineering fees.

Applicant and Owner acknowledge that no plat shall be recorded, improvement accepted, lien released, building permit issued, tap approved or final approval action taken until all fees then due are paid to the Town.

Applicant and Owner acknowledge that the Town may suspend review of submittals, inspection of improvements, and processing of a subdivision, as it deems appropriate, unless all amounts are paid as due.

Applicant and Owner further acknowledges that unpaid fees may be certified to the Ouray County Treasurer for collection as delinquent charges against the property concerned.

Acknowledged this 17 day of MARCH, 2022

APPLICANT:

By: Armando Rodriguez
Armando Rodriguez authorized signer
(print name)

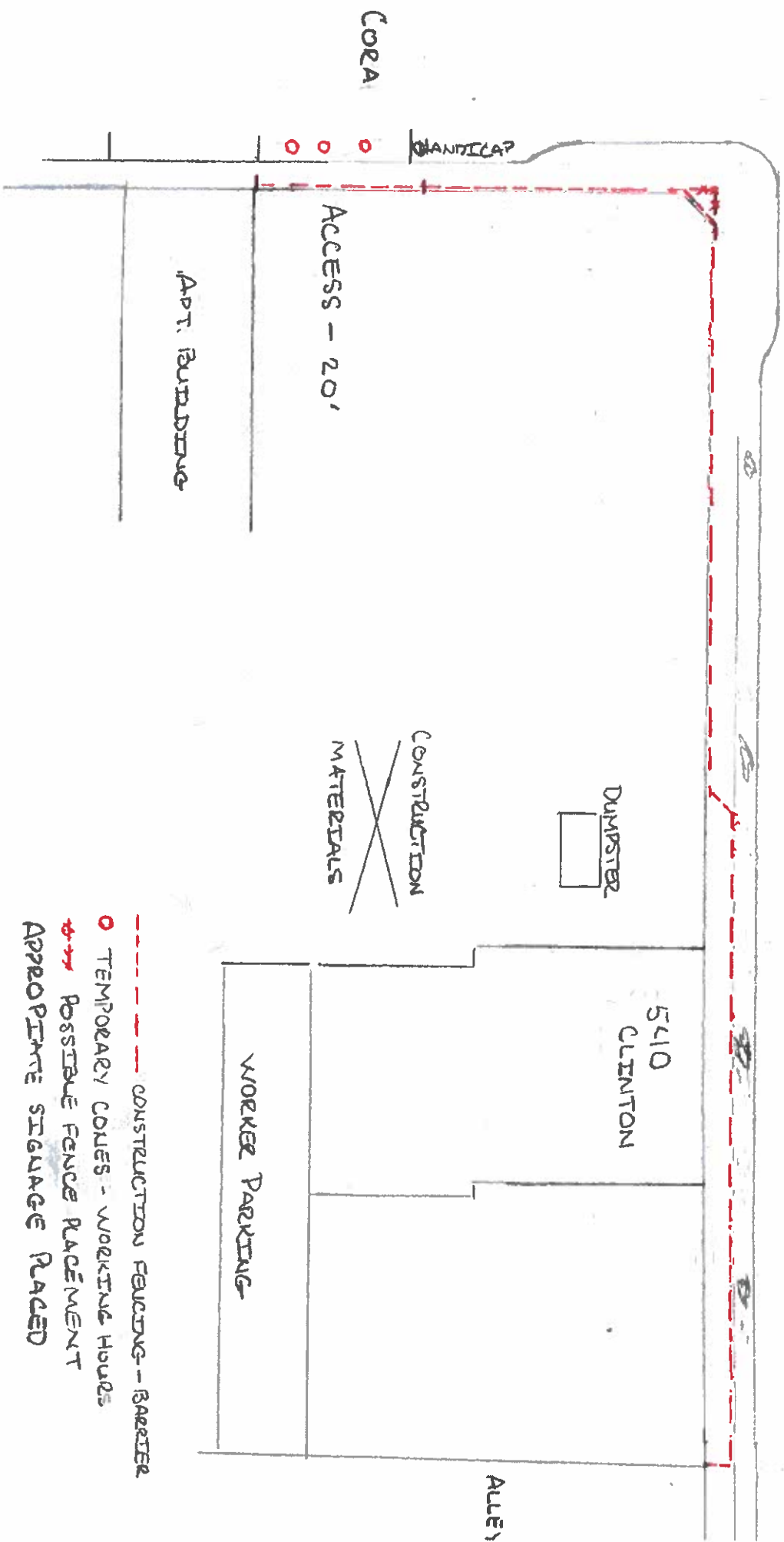
PROPERTY OWNER:

By: Jenny Lee Phillips
Jenny Lee Phillips authorized signer
(print name)

REC'D-2021

CLINTON STREET

↑
N



- - - - - CONSTRUCTION FENCING - BARRIER
- TEMPORARY CONES - WORKING HOURS
- POSSIBLE FENCE PLACEMENT
- APPROPRIATE SIGNAGE PLACED

540 CLINTON DEMOLITION & CONSTRUCTION BARRIER
MAY 6, 2021
KARL THIES 970-318-6489

NOT TO SCALE

DEMO PERMITS OBTAINED FROM STATE & CITY
MAY 14

DEMO 80% COMPLETE, APPROXIMATELY

LOTS A & B - SPECIAL USE PERMIT

OWNER JENNY LEE

LOTS C & D JOB SITE

JOB SITE OWNER, INDIVIDUAL NAME - PHILLIPS

JENNY LEE'S DAUGHTER

LOT USE

DUMPSTER - COMPLETION OF DEMO
CONSTRUCTION

STAGING AREA FOR CONSTRUCTION

MATERIALS - TRUSSES

WORKER PARKING S. END OF LOTS C/D

ALREADY USING - OFF STREET

VEHICLES, ~~2~~ DUMPSTER, ~~2~~ BACKHOE, CONCRETE
BOOM TRUCK, LUMBER DELIVERY

IMPACT - MINIMIZABLE, NOT MUCH TRAFFIC
TYPICAL SMALL CONSTRUCTION NOTES

- ONLY IN USE APPROXIMATELY 2 MONTHS
ONE ENCLOSED, NO ACCESS TO INTERIOR
FOR FINISH WORK

ENCROACHMENT

ACCESS

SOLID CURB RAMP

MOVEABLE FENCING

CLOSED PARKING OPEN AT END OF DAY

SIDEWALK

FRONT OF BUILDING TO EDGE OF SIDEWALK

FENCING CAN BE MOVED AT END OF DAY

TO OPEN SIDEWALK

FENCING AROUND LOTS A & B TO BE REMOVED
AFTER USE OF LOTS IS ENDED

ccount: R004916

[-Prev](#) 2 of 3 Results [Next->](#)

Location

itus Address TBD

ity Ridgway

ax Area Id 201 - 201

Parcel Number 430516220002

Legal Summary Subd: PHILLIPS RESUBDIVISION

ot: B S: 16 T: 45 R: 8

Owner Information

Owner Name JENNY LEE PHILLIPS REVOCABLE
FUNDED LIVING TRUST

Owner Address PO BOX 70
RIDGWAY, CO 81432-0070

Assessment History

Actual (2021)	\$38,06
Assessed	\$11,04
Tax Area: 201	Mill Levy: 58.663
Type Actual Assessed SQFT Unit	
Land \$38,060	\$11,040 3836.500 0.00

Transfers

Reception Number	Sale Date	Sale Price	Doc Description
221524	09/17/2018	\$270,000	WARRANTY DEED
210249	06/27/2013	\$495,000	WARRANTY DEED
171063	11/02/1999	\$0	PLAT
167408	07/30/1998	\$127,500	PERSONAL REPRESENTATIVES DEED
	07/24/1952		TREASURER'S DEED
	02/13/1903		TREASURER'S DEED

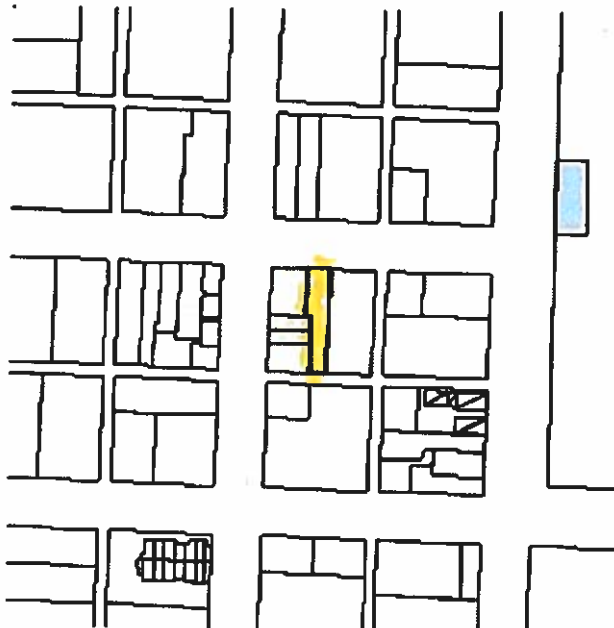
Tax History

Tax Year	Taxes
*2021	\$647.64
2020	\$652.92

Estimated

Images

- [Google Map \(May not be accurate\)](#)
- [GIS](#)



ccount: R004915

of 3 Results [Next->](#)

Location

Address TBD

City Ridgway

Tax Area Id 201 - 201

Parcel Number 430516220001

Legal Summary Subd: PHILLIPS RESUBDIVISION

Lot: A S: 16 T: 45 R: 8

Owner Information

Owner Name JENNY LEE PHILLIPS REVOCABLE
FUNDED LIVING TRUST

Owner Address PO BOX 70
RIDGWAY, CO 81432-0070

Assessment History

Actual (2021)	\$32,74
Assessed	\$9,49
Tax Area: 201 Mill Levy: 58.663	
Type Actual Assessed Acres SQFT Unit	
Land \$32,740 \$9,490 0.076 3300.000 0.00	

Transfers

Reception Number	Sale Date	Sale Price	Doc Description
221524	09/17/2018	\$270,000	WARRANTY DEED
210249	06/27/2013	\$495,000	WARRANTY DEED
171063	11/02/1999	\$0	PLAT
167408	07/30/1998	\$127,500	PERSONAL REPRESENTATIVES DEED
	02/13/1903		TREASURER'S DEED

Tax History

Tax Year	Taxes
*2021	\$556.72
2020	\$561.40

Estimated

Images

- [Google Map \(May not be accurate\)](#)
- [GIS](#)





PO Box 10 201 N. Railroad Street Ridgway, Colorado 81432 970.626.5308 www.town.ridgway.co.us

Official Use Only

Date Received: 5-20-21
Initials: [Signature]

Authorization of Agent

Owner(s) Information

Name(s) SOPHIA ROSE ARJANA (SHAFI) Date
Phone Email

Property Information

Property Street Address 5410 CLINTON ST.
Property Legal Address Subdivision PHILLIPS LOT C Filing Block Lot

Authorized Agent Information

Name KARL THEES
Phone 970-318-6489 Email THEESKARL@GMAIL.COM

Permits Applicable

☒ Building ☐ Subdivision ☐ Land Use Hearing ☐ Encroachment ☐ Other: _____

I/we, the undersigned owner/s of the above described real property located in the Town of Ridgway, Colorado, hereby authorize:

KARL THEES
Name of Authorized Agent

to act in my/our behalf in applying for the above permits from the Town of Ridgway, as required by existing Town of Ridgway regulations pertaining to zoning, building, encroachment, excavation, and/or utilities.

Sophia Rose Arjana
Property Owner of Record

5/13/21
Date

Property Owner of Record

Date

Property Owner of Record

Date

AGENDA ITEM #2

To: Town of Ridgway Planning Commission
Cc: Preston Neill, Ridgway Town Manager
From: TJ Dlubac, CPS, Contracted Town Planner
Date: April 22, 2022
Subject: Yellow Brick Lane Preliminary Plan and PUD Staff Report for April 26th PC Meeting

APPLICATION INFORMATION

Request: Request for a Preliminary Plan and Planned Unit Development
Legal: Lots 1-12, Block 30
Address: N/A
General Location: North of and adjacent to Fredrick Street; east of and adjacent to N. Laura Street; and south of and adjacent to Otto Street
Parcel #: N/A
Zone District: HR Historic Residential District
Current Use: Vacant
Applicant: Ridgway Homes, LLC
Owner: Rural Homes, LLC

PROJECT REVIEW

BACKGROUND

The subject property is located east of and adjacent to Laura Street, south of Otto Street. The property is described as Lots 1-12, Block 30, Town of Ridgway. The lots are currently vacant with no existing structures or improvements on them. Further, no adjacent roadways, including the alley to the east, are improved. The parcel was approved for 14 residential units through a Sketch Plan application on September 28, 2021. The property is currently zoned Historical Residential.

REQUEST

The Applicant desires to change the zoning to a Planned Unit Development (PUD). The application also requests to subdivide the property into a total of 24 lots which includes 14 residential lots, 8 garage lots which will be sold with residential lots, and 2 General Common



Figure 1. Property location

Element (GCE) lots. The 14 residential units provided include four 2-bedroom units eight 3-bedroom units, and two larger 3-bedroom units. The subdivision includes open space and a stormwater detention area. The density is proposed at 14.3 units/acre which is in keeping with the density approved through Sketch Plan under the name Ridgway Homes in 2021.

On Friday, April 22nd the applicant withdrew the current Preliminary Plat application in order to make amendments to the request which would require an amended Sketch Plan application. Based on conversations the staff has had with the applicant which led to this request, it is anticipated that an updated submittal will be submitted the week of April 25th in hopes of presenting the updated Sketch Plan and Preliminary Plat/PUD to the Planning Commission at their regular May meeting.

PUBLIC NOTICE

The applicant has submitted a hearing application, associated fees, final plat materials, and other required support materials for this public hearing to the Town.

The property has been posted and proper notification has been completed by the Town in accordance with RMC §7-4-13. Furthermore, referral agencies were provided the application materials via email on Friday, April 15, 2022.

As of the drafting of this staff report, no referral agency comments have been received. One public comment has been received from an adjacent property owner. That comment has been attached to this staff report for your review.

STAFF RECOMMENDATION

Because the applicant withdrew the application, the Planning Commission does not have to take any action on the item. New legal noticing and posting of the request will be made for the new application once it's received, reviewed, and ready to be presented to the Planning Commission for consideration.

ATTACHMENTS

1. Applicant Request to Withdraw Application
2. Public Comment





TJ Dlubac <tdlubac@planstrategize.com>

withdrawal of YBL Townhomes application

1 message

David Bruce <david@telluridefoundation.org>

Fri, Apr 22, 2022 at 11:55 AM

To: TJ Dlubac <tdlubac@planstrategize.com>, Preston Neill <pneill@town.ridgway.co.us>, Bo Nerlin <bo@coloradowestlaw.com>, Joanne Fagan <jfagan@town.ridgway.co.us>

Cc: Paul Major <paul@telluridefoundation.org>

Dear Town of Ridgway,

I am writing to withdraw the application for Preliminary Plat of Yellow Brick Lane Townhomes PUD.

We will resubmit an application as soon as we can.

Thank you

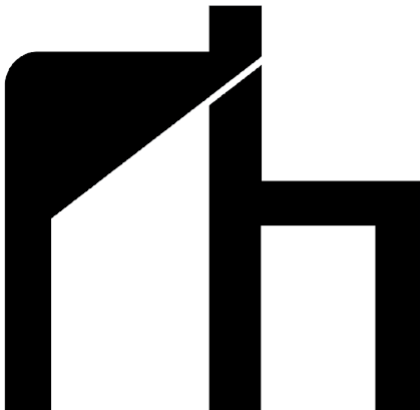
David Bruce

Project Lead

Rural Homes: For Sale, For Locals

Rose Architectural Fellow '20-'22

C: 603 203 1342



Rural Homes: For Sale, For Locals

www.pinionparknorwood.co



TJ Dlubac <tdlubac@planstrategize.com>

FW: Public Comment submission for Preliminary Plat hearing of Block 30, Lots 1-12 on April 26th 2022

1 message

Preston Neill <pneill@town.ridgway.co.us>

Fri, Apr 22, 2022 at 9:22 AM

To: Karen Christian <kchristian@town.ridgway.co.us>, TJ Dlubac <tdlubac@planstrategize.com>

See below. TJ, please include this as an attachment to your staff report.

Preston Neill, Town Manager

970-626-5308 ext. 212 (O) | 970-318-0081 (C)

pneill@town.ridgway.co.uswww.colorado.gov/ridgway

From: Julia Vollendorf <juliavollendorf82@gmail.com>**Sent:** Friday, April 22, 2022 9:06 AM**To:** Preston Neill <pneill@town.ridgway.co.us>**Subject:** Public Comment submission for Preliminary Plat hearing of Block 30, Lots 1-12 on April 26th 2022

Hello,

As I am unable to attend the 5:30pm April 26th public hearing regarding Town of Ridgway, Block 30, Lots 1 -12; I would like to submit my public comments in writing to be considered and expressed.

As a direct neighbor to the proposed project (660 Otto St., directly adjacent to the east of block 30), I would first like to say we support the project overall and are excited to have a vibrant addition to the neighborhood of full-time community residents.

I would like to stress, however, the desire that the project take into account the existing nature of the neighborhood; and to consider how this larger scale/higher density block is developed to ensure a harmonious blending into the area with mitigation of potential impacts on existing properties.

A few areas of specific concern for this preliminary plat:

Alleyway construction and structure: as proposed, the alleyway to the east of Block 30 will be the primary entrance and exit for ALL off-street parking and access to all 14 units.

- Will the alley way be of substantial width for this traffic?
- Will the surface be appropriate (paved or asphalt vs dirt or gravel) to accommodate the # of cars in/out and minimize noise/dust/mud & rutting etc.?
- Is proper DRAINAGE being considered? Including how the carports or other building structures drain towards the alleyway? Historically Block 30 drains towards Otto St and this east-side alley, with water/snowmelt pooling in both the alley and the area of Otto St. Currently an earthen berm is constructed on the edge of the proposed alley blocking water run-off from entering the adjacent properties. How will this drainage be addressed to ensure water run off does not now run directly onto the adjacent properties, as was an issue prior to the earthen berm being constructed?
- Trash bins/collection: currently trash/recycle is picked up streetside in Ridgway, Bruin waste does NOT typically utilize alleyways in town of Ridgway. This is the case on the neighboring blocks to the south: both on N Laura St and N Mary St. (See attached pictures). These properties, while having garages adjacent to the alleyway, DO NOT have trash service pickup along the alley, but have bins stored and collected streetside per Bruin Waste preference (I spoke directly with Bruin to clarify this.). How/where will trash/recycle collection occur for this development?

Lighting & Streetscape:

- Will Dark Sky Designation lighting regulations be strictly followed, with no exceptions granted? Things such as overhead streetlights, high/bright exterior lights or motion lights on carports along alleys or on Otto St. would significantly change current lighting in the neighborhood as well as potentially create a significant impact to neighboring homes.
- When N. Laura & Otto St are constructed, will speed bumps and other traffic slowing measures be implemented? This will likely become a well-used "cut thru" area and efforts to slow traffic for safety of children, dogs & pedestrians are of paramount importance. There are already traffic speed/stop-sign roll-thru issues at the corner of N. Cora & Otto.

Thank you for your consideration of these items, and I look forward to continuing to work through this process together as the details and plans are finalized.

Julia Vollendorf

660 Otto St. Homeowner

2 attachments



N Mary tri-plex trash bin placement streetside.jpg
58K

N Laura trash bin placement streetside.jpg
61K



AGENDA ITEM #3



Building People, Places & Community

To: Town of Ridgway Planning Commission
Cc: Preston Neill, *Ridgway Town Manager*
From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*
Date: April 22, 2022
Subject: Lakin-Arnold Subdivision for April 26, 2022, PC Meeting

APPLICATION INFORMATION

Request: Approval of the Lakin-Arnold Subdivision to separate one single interest ownership into two lots.

Legal: Lots 16, 17 & 18, Block 20, Town of Ridgway
NE1/2 Section 17, T45N, R8W, NMPM

Address: 377 N. Laura St

General Location: South of Frederick St., north of Charles St., and west of and adjacent to N. Laura St.

Parcel #: 430516204002

Zone District: Historic Residential (HR)

Current Use Single-Family Residence

Applicant Beth Lakin

Owner Beth Lakin

PROJECT REVIEW

BACKGROUND

The application for an Amended Plat was submitted on September 17, 2021. A completeness review was conducted, and the application was accepted as complete on October 4, 2021 after additional information was provided by the applicant.

Upon review of the application by town staff and consultants, it was realized that the current sewer main line in the alley to the west of the property does not extend far enough to the south to service the new proposed Lot 2. After discussing the issue with the applicant, it was agreed upon to continue the Planning Commission hearing to November 30, 2021 to allow time for the applicant and town staff to discuss options for this parcel and proceed with a recommendation to Planning Commission which will meet the needs of this particular development as well as the remainder of this block.

Town staff confirmed the location of the sewer manhole and then met with the applicant to discuss options. Following a discussion of the options available to the applicant, it was determined that the best option moving forward was to delay this application until April 2022 to allow adequate time for the applicant to design the sewer line extension, gain town approval of the design, and install the public improvements in the Spring.

CODE REQUIREMENTS

RMC §7-4-10 REPLATS AND AMENDED PLATS

(B) *Amended plats of subdivision plats previously approved by the Town, or parts of such plats, which do not make or require a material change in the extent, location, or type of public improvements and easements provided, and are consistent with the Design Standards of these Regulations may be submitted, approved and recorded in accordance with the provisions of this Subsection in lieu of other procedures provided for subdivision by these regulations, if all required improvements are in and available to serve each lot.*

The proposed amendments do not materially change the “extent, location, or type of public improvements and easements” since the parcels are already platted and changes to the property boundaries or access is being contemplated with this request. Since the request addresses allowed uses on the property, the change is not material for the plat; however, the merits and applicable design and development standards required by the RMC will be reviewed at such time the property develops further. Therefore, the requirements set forth in 7-4-10(C) apply to this application.

This section requires the applicant to submit appropriate documentation in accordance with subsection 7-4-5(C) of the RMC and states that the application shall be reviewed with the procedures set forth in subsection 7-4-5(C) as well.

RMC §7-4-5(C)(8)(b):

The Planning Commission shall determine the following are met in order to recommend approval, with or without conditions, of the plat amendment to the Town Council:

- (i) *The Town has received a reproducible mylar properly executed by all parties except Town officials, the original subdivision improvements agreement properly executed by the Subdivider accompanied by required security, and copies of properly executed corporate documents and covenants;*
- (ii) *Compliance with all Planning Commission conditions of approval except those subject to a good faith dispute;*
- (iii) *Payment of all costs due to date pursuant to 7-4-12(B), recording fees, development excise taxes, tap fees and other amounts due the Town.*

PUBLIC NOTICE AND PUBLIC COMMENT

The applicant has submitted a hearing application, associated fees, final plat materials, and other required support materials for this public hearing to the Town.

The property has been posted and proper notification has been completed by the Town in accordance with RMC §7-4-13.

As of the drafting of this staff report, no public comments either for or against the request have been received.

APRIL 2022 UPDATE

The Applicant has requested to once again table the application to May 2022 to continue working on designing and extending the sewer line extension. The May 2022 Planning Commission meeting should allow enough time for the Applicant to finish design of the public improvements and for Town staff to review the design and other application materials.



STAFF RECOMMENDATION

Staff agrees with the applicant's request to continue the public hearing for this application until the Planning Commission's regular meeting on May 31, 2022.

ATTACHMENTS

- A. Application and Support Materials
- B. Applicant Request to Continue



Planning Commission Hearing Request

Official Use Only
Receipt # 181
Date Received: 9-17-21
Initials: [Signature]

General Information

Applicant Name Beth Lakin		Application Date 9/14/2021
Mailing Address PO Box 2114; Ridgway, CO 81432		
Phone Number 970-901-8624	Email beth.l.lakin@gmail.com	
Owner Name same		
Phone Number	Email	
Address of Property for Hearing 377 N Laura St		
Zoning District Historic Residential		

Brief Description of Requested Action

Replat Lots 16, 17, 18 of Block 20 into Lots 1 & 2 Lakin-Arnold Replat

Action Requested and Required Fee Payable to the Town of Ridgway

<input type="checkbox"/> Temporary Use Permit per 7-3-18(C)	\$150.00	Subdivisions per 7-4 unless noted	
<input type="checkbox"/> Conditional Use per 7-3-19	\$250.00	<input type="checkbox"/> Sketch Plan	\$300.00 (+ \$10.00/lot or unit)
<input type="checkbox"/> Change in Nonconforming Use per 7-3-20	\$150.00	<input type="checkbox"/> Preliminary Plat	\$1,500.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Variances & Appeals per 7-3-21	\$250.00	<input type="checkbox"/> Preliminary Plat resubmittal	\$750.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Rezoning per 7-3-22	\$250.00	<input type="checkbox"/> Final Plat	\$600.00
<input type="checkbox"/> Other Reviews Pursuant to 7-3-23	\$250.00	<input type="checkbox"/> Minor Subdivision	\$450.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Variance to Floodplain Reg. per 6-2	\$150.00	<input type="checkbox"/> Lot Split	\$450.00
<input type="checkbox"/> Master Sign Plan Pursuant to 7-3-117	\$150.00	<input checked="" type="checkbox"/> Replat	\$150.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Deviations from Residential Design	\$175.00	<input type="checkbox"/> Plat Amendment	\$250.00
Standards per 6-6		<input type="checkbox"/> Planned Unit Dev. per 7-3-16	See Preliminary and Final Plat
<input type="checkbox"/> Other	\$_____	<input type="checkbox"/> Statutory Vested Rights per 7-5	\$1,500.00

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-25(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.



Attachments Required

For All Applications

- ☐ Evidence of ownership or written notarized consent of legal owner(s).
- ☐ Information proving compliance with applicable criteria (see the Ridgway Municipal Code for criteria), this may include a narrative, site plans, and/or architectural drawings drawn to scale.

For Conditional Uses

- ☐ The site plan shall show the location of building(s), abutting streets, all dimensions, off-street parking requirements, and landscaping.
- ☐ Architectural drawings shall include elevations and details of building(s).

For Changes in Nonconforming Use

- ☐ Description of existing non-conformity.

For Variances

- ☐ The site plan shall show the details of the variance request and existing uses within 100 ft. of property.

For Rezonings

- ☐ Legal description, current zoning, and requested zoning of property.

For Subdivisions

- ☐ All requirements established by Municipal Code Section 7-4.
- ☐ Sketch plan submittals shall be submitted at least 21 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Preliminary plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Final plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.

Please note that incomplete applications will be rejected. Contact with a Planning Commission or Town Council member regarding your application constitutes ex parte communication and could disqualify that Commissioner or Councilor from participating in your hearing. Please contact staff with any questions.

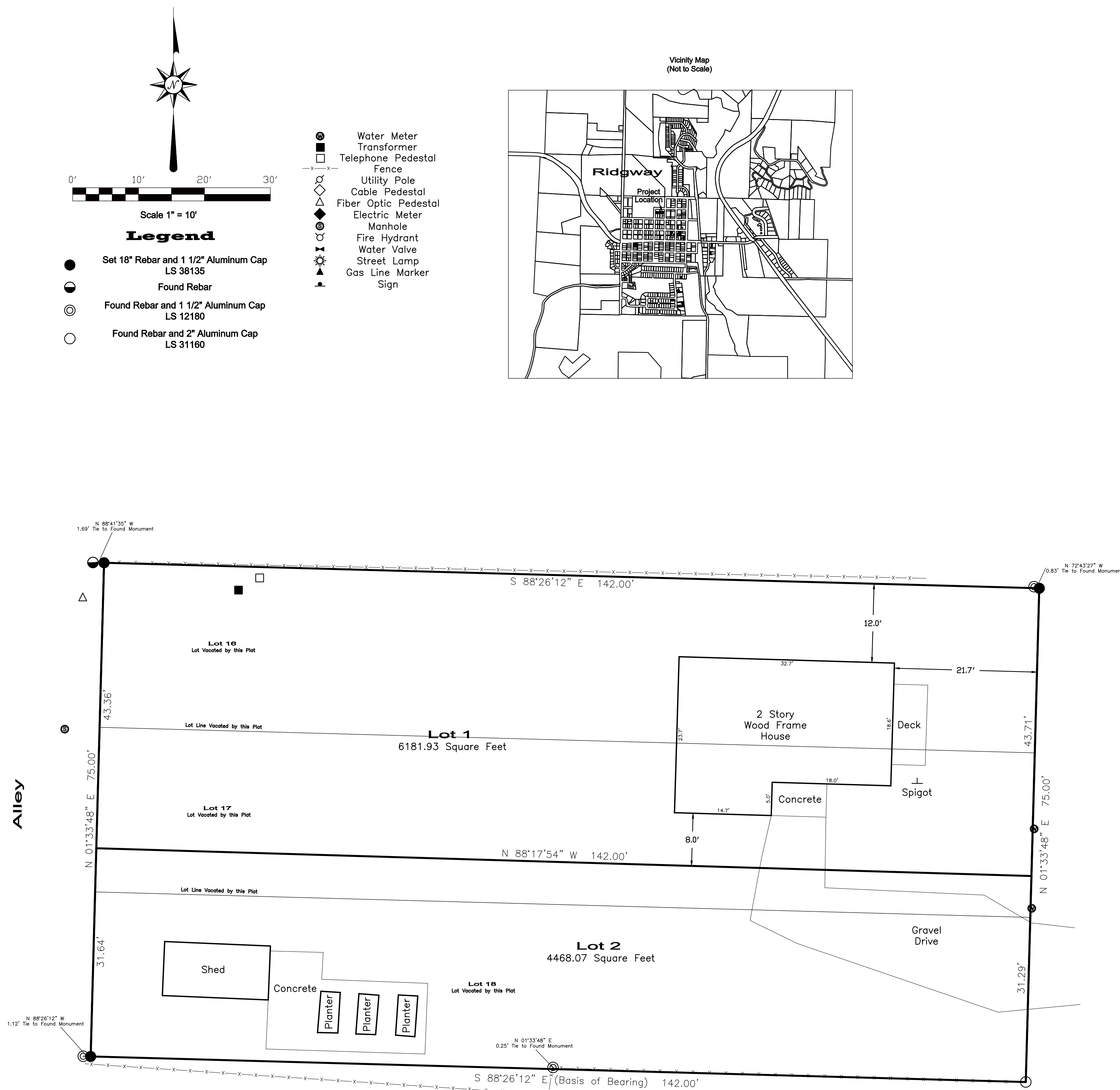

Applicant Signature

9/16/2021
Date


Owner Signature

9/16/2021
Date

Lakin-Arnold Subdivision
An Amended Plat of Lot 16, 17 and 18, Block 20, Town of Ridgway
Located in Northeast 1/4 Section 17, Township 45 North, Range 8 West, NMPM, Town of Ridgway, County of Ouray, State of Colorado



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that Beth Leigh Lakin, as the owner ("Owner") of certain lands in the Town of Ridgway, Colorado, to wit:

Lot 16, 17 and 18, Block 20, Town of Ridgway, County of Ouray, State of Colorado

have by these presents laid out, platted and subdivided the same into lots, as shown on this Plat under the name of Lakin-Arnold Subdivision. Private easements are reserved or conveyed for the purposes as indicated on the plat.

Executed this ____ day of _____, A.D. 202__.

By: Beth Leigh Lakin

NOTARIAL:

STATE OF _____)
COUNTY OF _____) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 202____ by Beth Leigh Lakin.

Witness my hand and official seal.

My commission expires: _____

Notary Public

ATTORNEY'S CERTIFICATE

I, _____, an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title of all land herein platted and that title to such land is in the dedicator(s) and owners, and that the property dedicated hereon has been dedicated free and clear of all liens and encumbrances, except as follows:

Dated this _____ day of _____, A.D., 202_____

_____, Attorney at Law

SURVEYOR'S CERTIFICATE

I, Peter C Sauer, hereby certify that this plat was prepared under my direct supervision and that said survey is accurate to the best of my knowledge, conforms to all requirements of the Colorado Revised Statutes, and all applicable Town of Ridgway regulations, and that all required monuments have been set as shown.

Peter C Sauer
License No. 38135

TREASURER'S CERTIFICATE:

I certify that as of the _____ day of _____ there are no delinquent taxes due, nor are there any tax liens, against the property described herein or any part thereof, and that all current taxes and special assessments have been paid in full.

Date: _____

Jill Mihelich, Ouray County Treasurer

NOTES

1. All outdoor lighting fixtures to comply with town of Ridgway regulations.
2. The property platted herein is subject to the prior easements as shown hereon.
3. Easements for utilities shall include a blanket utility easement over and across all lots.
4. BASIS OF BEARINGS: The south line of LOT 18, BLOCK 20, TOWN OF RIDGWAY, COLORADO is recorded as being S 88°26'21" E, as shown hereon.
5. Linear Units: US Survey Foot.
6. Each lot is limited to one principal dwelling unit for which applicable excise tax has been paid.

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

TOWN COUNCIL:

Approved by the Ridgway Town Council this _____ day of _____,
A.D. 202_____.

by _____, Mayor.

PLANNING COMMISSION:

Approved by the Ridgway Planning Commission this _____ day of _____, A.D. 202__.

by _____, Chairman.

TOWN ATTORNEY'S CERTIFICATE:

Approved for recording this _____ day of _____, 202____.

Town Attorney

CERTIFICATE OF IMPROVEMENTS

The undersigned, Town Manager of the Town of Ridgway, certified that all required improvements are installed, available and adequate to serve each lot.

Date: _____

Preston Neill, Town Manager


RECORDER'S CERTIFICATE

This plat was filed for record in the office of Clerk and Recorder of Ouray County at _____
 __M. on the _____ day of _____, A.D. 202____, under

Reception No. _____

By _____
Michelle Nauer, Ouray County Clerk and Recorder

Deputy

PROJECT MANAGER: PS		REVISIONS	DATE	DESCRIPTION	BY
CADD TECH: PS		1			
CHECKED BY: PS		2			
START DATE: 9/1/2021		3			
		4			
		5			
		OFFICE (970) 249-5349 CELL (970) 729-1289 23414 INCOMPAPRE ROAD MONTROSE, CO 81403 WWW.ORIONSURVEYING.COM			
DRAWING PATH: Renlat 9-21		SHEET NO. 1 OF 1		PROJECT: 21228	

Beth Lakin
377 N Laura St
Ridgway, CO 81432

September 28, 2021

Town of Ridgway:

This letter is to confirm that to my knowledge mineral rights have not been severed from surface rights and that I have not conveyed any mineral rights for Lots 16, 17, and 18 of Block 20, Town of Ridgway, County of Ouray, Colorado.

Sincerely,

A handwritten signature in black ink that reads "Beth Lakin". The signature is written in a cursive, flowing style with a large initial "B" and a stylized "L".

Beth Lakin



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

**TOWN OF RIDGWAY, COLORADO
ACKNOWLEDGMENT OF FEES AND COSTS**

Beth L Lakin ("Applicant") and Beth L Lakin ("Owner") do hereby acknowledge that with the filing of an application, or seeking Town review under Chapter 7, Section 3 or Section 4 of the Town of Ridgway Municipal Code, that it is subject to the requisite fees and costs associated with such action, in accordance with 7-3-20 and 7-4-12, including out-of-pocket legal fees and/or engineering fees.

Applicant and Owner acknowledge that no plat shall be recorded, improvement accepted, lien released, building permit issued, tap approved or final approval action taken until all fees then due are paid to the Town.

Applicant and Owner acknowledge that the Town may suspend review of submittals, inspection of improvements, and processing of a subdivision, as it deems appropriate, unless all amounts are paid as due.

Applicant and Owner further acknowledges that unpaid fees may be certified to the Ouray County Treasurer for collection as delinquent charges against the property concerned.

Acknowledged this 17 day of September, 2021.

APPLICANT:

By: Beth L Lakin

Beth L Lakin, authorized signer
(print name)

PROPERTY OWNER:

By: Beth L Lakin

Beth L Lakin, authorized signer
(print name)



TJ Dlubac <tdlubac@planstrategize.com>

Re: Continue Lakin-Arnold Replat

1 message

TJ Dlubac <tdlubac@planstrategize.com>
To: Beth Lakin <beth.l.lakin@gmail.com>
Cc: Preston Neill <pneill@town.ridgway.co.us>

Mon, Apr 4, 2022 at 11:07 AM

Thank you, Beth!

This email is sufficient for the April PC meeting.

Thanks!

**TJ DLUBAC, AICP, MURP***President*

PO Box 2382 Silverthorne, CO 80498

Mobile: 970.744.0623 | Office: 970.368.3114

TDlubac@PlanStrategize.com | www.PlanStrategize.com

On Mon, Apr 4, 2022 at 10:38 AM Beth Lakin <beth.l.lakin@gmail.com> wrote:

TJ,

As expected, getting engineers interested in such a small project has been challenging at best. Engineering is just being completed this week and our contractor is just waiting for that to be ready to go.

We'll have to continue this one more month. :-/ But, I should for sure be able to have the sewer extension done by the end of April and be ready for the P&Z at the end of May.

What additional documents do you specifically need or what will need to be updated?

Thanks,

Beth

On Tue, Mar 29, 2022 at 9:15 AM TJ Dlubac <tdlubac@planstrategize.com> wrote:

Hi Beth!

It's about that time...time to get prepared for the April PC meeting. The meeting is on April 26th and we are slated to hear the Lakin-Arnold Replat. Per RMC requirements, we need to have applications in 30 days prior to the Hearing date. Since the materials are essentially already in - with a few exceptions of additional work desired - please let me know no later than March 31st as to if you wish to proceed with the April meeting date or not. If you do wish to proceed, we will need the pertinent documents updated and submitted no later than March 31st as well to give the reviewers adequate time to review the documents. Even with a submittal received by March 31, we cannot guarantee we'll be able to provide a recommendation by the April PC meeting as there may be items of the documents and submittal that need to be addressed further.

If you have questions, please don't hesitate to reach out to me.

Thanks!

**TJ DLUBAC, AICP, MURP***President*

PO Box 2382 Silverthorne, CO 80498

Mobile: 970.744.0623 | Office: 970.368.3114

TDlubac@PlanStrategize.com | www.PlanStrategize.com

On Mon, Nov 22, 2021 at 7:19 AM TJ Dlubac <tdlubac@planstrategize.com> wrote:

Thank you, Beth.

TJ Dlubac, AICP
Community Planning Strategies, LLC
970-744-0623

From: Beth Lakin <beth.l.lakin@gmail.com>

Sent: Monday, November 22, 2021 6:56:06 AM

To: TJ Dlubac <tdlubac@planstrategize.com>

Subject: Continue Lakin-Arnold Replat

TJ,

Can we please continue the Lakin-Arnold replat to the April P&Z meeting?

Thanks,

Beth

AGENDA ITEM #4

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

MARCH 29, 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. with Commissioners Franz, Liske, and Nelson, Mayor Pro Tem Meyer, and Chairperson Montague in attendance. Commissioner Emilson and Mayor Clark were absent.

PUBLIC HEARING

1. Application for Replat; Location: Town of Ridgway, Block 34, east 92 feet of Lots 11-12, Lots 13-15; Address: 185 N. Lena St. and 195 N. Lena St.; Zone: Historic Business; Applicant: Firehouse Investment Real Estate, LLC; Owners: Patrick O'Leary; Steve Chevalier

Staff Report dated March 25, 2022, presenting background, analysis and staff recommendation prepared by TJ Dlubac, AICP, of Community Planning Strategies.

TJ Dlubac presented and application to combine two parcels owned by separate owners into one parcel. He explained the replat is for a mixed residential and commercial use re-development project, and the parcels must be legally combined to obtain a building permit. The initial concept for the mixed-use redevelopment was presented to the Planning Commission at the December 2019 Regular Meeting, and the Planner noted the 4 variances previously approved for the property as outlined in the Staff Report. Dlubac advised the Planning Commission to recommend approval of the replat with the condition that "both properties shall transfer to one ownership prior to recording."

The Commissioners discussed the application with Staff.

Applicant Patrick O'Leary said the project has been scaled down from the original concept. A structure will not be placed on the northern aspect of the parcel due to construction costs. He further explained 2 market rate condominiums are proposed to be constructed on the third floor, and 4 proposed units on the second floor will "be for workforce housing that will follow the affordable housing guidelines". Most of the first-floor area and proposed greenhouse will be part of a "hospitality initiative restaurant/event spaces" he concluded.

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

ACTION:

Mayor Pro Tem Meyer moved to recommend approval of the Application for Replat to combine the parcels for 185 and 195 North Lena Street into one parcel, to the Town Council, with the condition

that both properties shall transfer to one ownership prior to recording. Commissioner Franz seconded the motion, and it carried unanimously on a call for the roll call vote.

APPROVAL OF THE MINUTES

2. Approval of the Minutes from the Meeting of February 22, 2022

ACTION:

Commissioner Nelson moved to approve the Minutes from February 22, 2022. The motion was seconded by Commissioner Liske. On a call for the roll call vote, the motion carried unanimously.

3. Updates from Planning Commission Members

Town Manager Preston Neill updated the Commissioners on the status of the Sr. Planner position vacancy.

The Town Manager noted the Town Council approved an extension for the River Park Ridgway Business Park Filing 3 Preliminary Plat which will ensure the engineering standards are met before Final Plat.

The Commissioners discussed quasi-judicial procedures with staff.

ADJOURNMENT

The meeting adjourned at 6:30p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk