

## RIDGWAY PLANNING COMMISSION

### REGULAR MEETING AGENDA

Tuesday, August 31, 2021

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/87529485851?pwd=Z05GMFNkTE5sQ0pPa0hsdzEvTkZYz09>

Meeting ID: 875 2948 5851

Passcode: 829025

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](mailto:kchristian@town.ridgway.co.us) or delivered to Town Hall Attn: Planning Commission

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

#### **PUBLIC HEARING:**

1. **Application:** Plat Amendment; **Location:** Liddell-Stanton Business Park, Lots 2R and 3R, Block 2; **Address:** 180 Liddell Dr.; **Zone:** General Commercial (GC); **Applicant:** Tate Rogers; **Owner:** Eaton 2012 Irrevocable Family Trust
2. **Application:** Rezoning; **Location:** River Park Ridgway Business Park Filing 1 Tract D; **Address:** TBD; **Zone:** Light Industrial – 1 (I-1); **Applicant:** Alta Investments, LLC; **Owner:** Glenn Pauls
3. **Application:** Rezoning; **Location:** River Park Ridgway Business Park Filing 1, Replat of Blocks 2, 8 and Alley "A", Outlot PC/3-R2; **Address:** TBD; **Zone:** Future Development (FD); **Applicant:** Ridgway Light Industrial, LLC; **Owner:** Glenn Pauls

#### **APPROVAL OF MINUTES:**

4. Minutes from the Regular meeting of July 27, 2021

#### **ADJOURN**

# AGENDA ITEM #1

**To:** Town of Ridgway Planning Commission  
**Cc:** Preston Neill, *Ridgway Town Manager*  
**From:** TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*  
**Date:** August 27, 2021  
**Subject:** Amended Plat for Lots 2R and 3R, Block 2, Liddell-Stanton Business Park Subdivision for August 31<sup>st</sup> PC Meeting

### APPLICATION INFORMATION

**Request:** Approval of an amendment to Liddell-Stanton Business Park Subdivision to remove a note from the plat limiting Lot 3R to 0 residential dwellings.

**Legal:** Lots 2R & 3R, Block 2, Liddell-Stanton Business Park Subdivision

**Address:** 160 & 180 Liddell Drive

**General Location:** South of Sherman St. (SH62); east of Liddell Dr. and west of the Uncompahgre River

**Parcel #:** 430516308004

**Zone District:** General Commercial

**Current Use:** Vacant

**Applicant:** Tate Rogers, Authorized Agent

**Owner:** Richard L DePew & Barbara S Miller, Trustees of The Eaton 2012 Irrevocable Family Trust (Lot 3R)

### PROJECT REVIEW

#### BACKGROUND

The parcel was originally platted in 1984 as Lot 3, Block 2, Liddell – Stanton Business Park Subdivision (Rec. #1135151). This plat created 23 lots, one outlot, 60’ right-of way for Liddell Drive, 40’ right-of-way for Campbell Lane and a 20’ alley providing access to the southside of Lots 1 – 5, Block 3. (See Attachment B)

In September of 2007, Lots 2 and 3 of the Liddell-Stanton Business Park went through a plat amendment to adjust the shared property line between the two lots. This plat created Lots 2R and 3R, Block 2, Liddell-Stanton Business Park Subdivision. (See Attachment C)

The parcels are east of and adjacent to Liddell Drive within the Business Park and to the east of the Uncompahgre River. Lot 2R is not within the Uncompahgre River Overlay District (UROD) (see Figure 1 to the right), however, Lot 3R is within it. Therefore, any future development on Lot 3R shall be subject to and limited by the standards and provisions of the overlay district as set forth in Section



Figure 1. UROD in Blue

7-3-14 of the RMC. Furthermore, a small portion of the southeast corner of Lot 3R appears to be located within the 100-yr flood plain.

## REQUEST

The current owner of Lot 3R is wanting to sell the property and has had multiple potential buyers ask that the limitation on residential uses be removed from the plat. While this request does not include a development plan for the property, the request is to remove the limitation of residential dwellings on Lot 3R to allow the property to develop as allowed in the General Commercial (GC) zone district pursuant to Section 7-3-11, "GC" General Commercial District, of the Ridgway Municipal Code (RMC).

The request, if recommended for approval by the Planning Commission and approved by the Town Council, would make the following specific changes to Note 5 of the Amended Plat:

5. *The maximum number of residential dwelling units allowable shall be 5 on Lot 2R and ~~0 on Lot 3R~~. Lot 3R may be used for any uses allowed by applicable provisions of the Town of Ridgway Land Use **MUNICIPAL** Code and any development proposed for Lot 3R and redevelopment or further development of Lot 2R must be reviewed and approved by the Town of Ridgway.*

## CODE REQUIREMENTS

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### **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.

## ANALYSIS

### MASTER PLAN

This parcel is identified as Mixed-Use Business on the Future Land Use Map of the 2019 Master Plan. The excerpt below is from page 58 of the Ridgway Master Plan and identifies the desired development characteristics and densities of the Mixed-Use Business land use classification.



Figure 2. Mixed Use Business

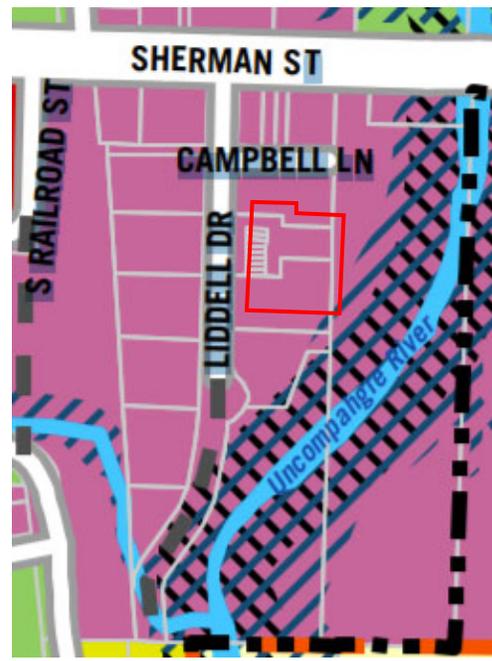


Figure 3. Future Land Use Map

**Applicable 2019 Ridgway Master Plan Goals:** the following Goals and Policies identified in the 2019 Master Plan should be considered in the review of this project.

- **Goal COM-1:** Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.
  - Policy COM-1.1: Workforce Housing
  - Policy COM-1.3: Public-Private Partnerships
  - Policy COM-1.5: Distributed Approach
  - Policy COM-1.6: Multi-Generational Housing
  - Policy COM-1.7: Accessibility
- **Goal COM-2:** Encourage a diversity of housing options that meet the needs of residents.
  - Policy COM-2.1: Diversity of Housing Types
  - Policy COM-2.2: Housing Options
  - Policy COM-2.3: Resident Occupied Housing



- Policy COM-2.4: Accessible Housing
- Goal CHR-1: Support vibrant, diverse, safe and well-connected neighborhoods.
  - Policy CHR-1.1: Neighborhood Character
  - Policy CHR-1.2: Neighborhood Walkability and Bikeability
- Goal ECO-2: Support the retention and expansion of local businesses.
  - Policy ECO-2.2: Space Needs
- Goal ECO-3: Balance the need to preserve quality of life for residents with business needs.
  - Policy ECO-3.1: Locals-Serving Businesses and Services
  - Policy ECO-3.2: Local Goods, Products, and Services
- Goal GRO-1: Manage growth and development in order to maintain Ridgway’s small town character, support a diverse community, and create employment opportunities.
  - Policy GRO-1.2: Balanced Mix of Uses.
  - Policy GRO-1.3: Mixed-Use Development
- Goal GRO-2: Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of residents and businesses as the town grows.
  - Policy GRO-2.1: Growth Pays for Growth
  - Policy GRO-2.2: Adequate Public Facilities
  - Policy GRO-2.3: Development Capacity

Similar to other requests, staff is concerned that a number of recent projects, including this request, opens the door for decreased commercial, service, office, and manufacturing uses which may begin to upset the balance of land uses throughout the Town. This concern, while it may not directly apply to this request at this time, is a concern that Staff has been grappling with for a period of time – many of the parcels which have been identified as commercial have been developed as residential developments. Where commercial uses are preserved, they have been a small portion of the overall development plan. We bring this up simply to remind the Planning Commission that an overall balance in land uses (commercial vs residential vs industrial) is necessary for a vibrant and sustainable community. The sales tax generated by sales of products supports the programs and services that the residents desire and that makes Ridgway the special community it is. If that balance is eroded, the town’s revenues may decrease; or its costs of services may increase.

**LAND USES**

The property is currently vacant, and no development plan is being proposed at this time. Therefore, all uses that would be allowed within the underlying zoning district, General Commercial, may be allowed on this property. The proposed amendment to note 5 would, essentially, extend the currently allowed uses to also include:

<i>Uses By Right</i>	<i>Conditional Uses</i>
<ul style="list-style-type: none"> <li>● Multiple family dwellings and short-term rentals of those dwellings in compliance with subsection 7-3-18(I)</li> <li>● Live/work dwelling</li> <li>● Group homes</li> <li>● Employee Housing</li> </ul>	<ul style="list-style-type: none"> <li>● Townhouse dwellings</li> <li>● Triplex dwellings</li> <li>● Fourplex dwellings.</li> </ul>



**DIMENSIONAL STANDARDS**

Section §7-3-15(A) sets forth the required dimensional standards which shall be met for various uses within each zone district. For the GC General Commercial District, the following standards apply to all uses:

<i>Standard</i>	<i>Requirement</i>
Min. Lot Width	30'
Min. Lot Size	5,000sf
Max. Lot Coverage	60%
Min. Front Setback	15'
Min. Rear Setback	8'
Min. Side Setback	8'
Max. Side on Corner Lot	7.5'
Structure Height	27'

The current subdivision appears to either meet or is able to meet all dimensional standards for the GC Zone District. These standards will be applied to development requests when they are submitted to the Town.

**ACCESS**

Each of the two lots have direct frontage with Liddell Drive and, therefore, would have legal access. Lot 2R utilizes an access easement that was established with the 2007 amended plat for access to the property across Lot 3R. At such time Lot 3R develops, requiring a shared access point to minimize access points and have organized and safe ingress and egress onto Liddell Drive should be encouraged.

Most of Liddell Drive, with the exception of a short portion adjacent to Sherman St (SH62) is gravel. As properties along Liddell Drive develop and redevelop, the Town should evaluate at what point the road may need to be paved. This would be evaluated based on actual development proposals submitted to the town and traffic studies and analysis completed by town staff at that time.

**UTILITIES**

Utilities are installed in Liddell Drive and provide adequate service and capacity for both Lot 2R and 3R. At such time the property develops, the applicant will need to provide adequate information to ensure that both water and sewer systems have adequate capacity and are designed to handle the proposed uses. At that time, there may be additional improvements, extensions, or replacements needed for the project to be adequately served by these Town systems.

**AFFORDABLE HOUSING PROVISIONS**

No affordable housing provisions are being proposed as part of this amended final plat. The GC zone district allows for multiple family dwellings with short term rentals within those dwellings by right and Townhouse, Triplex, and Fourplex dwellings as conditional uses. If either of these parcels develop or redevelop as townhome, fourplex, or multiple family dwellings with four or more dwelling units, provisions of affordable housing should be met



**PUBLIC COMMENT**

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

**STAFF RECOMMENDATION**

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If the Planning Commission chooses to approve the amendment to the plat as requested and presented within this staff report, staff would recommend that the Commission include the following conditions in its recommendation to the Town Council:

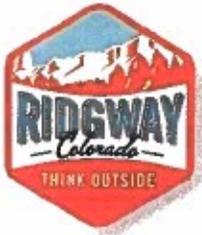
1. A reproducible mylar properly executed by all parties except Town officials be submitted to the Town within 30 days of approval of the subdivision by the Town Council.
2. An updated final plat with all information required by Section 7-4-5(C)(3) of the Ridgway Municipal Code, be submitted to the Town for review prior to recording of the Plat Amendment with Ouray County Clerk and Recorder's Office.
3. Add a new note 7 stating "7. Any residential uses developed on Lot 3R shall pay the required Development Excise Tax as described and in Chapter 4, Section 4, Development Excise Tax, of the Ridgway Municipal Code, as may be amended from time to time."
4. The owners of Lot 2R shall sign the Amended Plat prior to recording of said Plat Amendment with Ouray County Clerk and Recorder's Office.
5. Any future development proposing four or more residential dwellings should provide affordable housing units consistent with the Town's policies, guidelines, and regulations at the time of development.

**ATTACHMENTS**

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- A. Application and Support Materials
- B. Liddell-Stanton Business Park Subdivision, Reception # 135151
- C. Amended Plat of Lots 2 & 3, Block 2, Liddell-Stanton Business Park Subdivision, Reception # 195995





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

Official Use Only

Date Received: 6-3-21  
Initials: JR

Authorization of Agent

Owner(s) Information

The Eaton 2012 IR Revocable Family Trust

Richard L. DePew & Barbara S. Miller, trustees

Date 6/3/21

Phone 203-430-4712

Email millhan@optonline.NET

Property Information

Property Street Address 180 Liddell St Ridgway CO 81432

Lot 3R Block 2, Liddell-Stanton Business Park Subd.

Filing

Block 2

Lot 3R

Authorized Agent Information

Name Tate Rogers

Phone 970-729-2366

Email Tate@TateRogers.com

Permits Applicable

- Building
- Subdivision
- Land Use Hearing
- Encroachment
- Other: Plat Amendment

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

Tate Rogers

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.

Richard L. DePew, Trustee

06/03/2021

Property Owner of Record

Date

Barbara S. Miller, Trustee

06/03/2021

Property Owner of Record

Date

Property Owner of Record

Date



TJ Dlubac &lt;tdlubac@planstrategize.com&gt;

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**Re: Ideas from Buyer for the use of 180 Liddell Street**

1 message

**Tate Rogers** <tate@taterogers.com>

Wed, Aug 25, 2021 at 9:21 AM

To: TJ Dlubac &lt;tdlubac@planstrategize.com&gt;, Todd - Sneffels Realty &lt;todd@sneffelsrealty.com&gt;

Cc: Preston Neill &lt;pneill@town.ridgway.co.us&gt;, Bo Nerlin &lt;bo@coloradowestlaw.com&gt;, Joanne Fagan &lt;jfagan@town.ridgway.co.us&gt;, Melanie Law &lt;skinandyoga@gmail.com&gt;

Hi Everyone,

As the application I submitted on 6/4 says, the purpose of the hearing request is to remove the residential restriction on plat note # 5. The lot is zoned GC and the owner would like the typical use by right in GC to be considered in any future development proposals. The staff and commission can decide at that point if the proposed development is appropriate.

The plat note is obscure and contradictory to the subsequent verbiage.

Please consider the hearing request as submitted.

Thanks,

Tate

**Tate Rogers**

Owner/Broker Rogers Real Estate Group LLC

[640 Sherman St, Unit B Ridgway CO, 81432](#)

PO Box 1170 Ridgway CO, 81432

Office: 970-626-2600 Fax 970-626-2601

Cell: 970-729-2366

EC100054183

ER100039693

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**From:** TJ Dlubac <tdlubac@planstrategize.com>**Sent:** Tuesday, August 24, 2021 8:48 PM**To:** Todd - Sneffels Realty <todd@sneffelsrealty.com>; Tate Rogers <tate@taterogers.com>**Cc:** Preston Neill <pneill@town.ridgway.co.us>; Bo Nerlin <bo@coloradowestlaw.com>; Joanne Fagan <jfagan@town.ridgway.co.us>; Melanie Law <skinandyoga@gmail.com>**Subject:** Re: Ideas from Buyer for the use of 180 Liddell Street

Hi Everyone,

Thank you for the note, Todd. With what you're saying, it sounds like there's a potential misunderstanding. I'd like to take this opportunity to clarify a few things and layout a few options to move forward with from here. Also please note, given the timing of this, I'm making the below recommendations without coordinating with the rest of Town staff to get as much guidance to you, Tate and Todd, as quickly as possible.

First, we currently have a formal application requesting to amend the plat from the current owner of the property. When we asked for additional information to better understand the request, the information we're now receiving is inconsistent with our original understanding. I understand the buyer's desire to receive assurances for uses which may be allowed on the property if the purchase were to proceed and I also understand the seller's desire to sell the property. At the same

1 of 2 Results [Next->](#)

<a href="#">Location</a>	<a href="#">Owner Information</a>	<a href="#">Assessment History</a>										
<b>Situs Address</b> 180 LIDDELL DR City Ridgway Tax Area Id 201 - 201 Parcel Number 430516308004 <b>Legal Summary</b> Subd: LOTS 2R AND 3R BLOCK 2 LIDDELL-STANTON BUSINESS PARK SUBDIVISION Lot: 3R Block: 2 S: 16 T: 45 R: 8	<b>Owner Name</b> EATON 2012 IRREVOCABLE FAMILY TRUST <b>In Care Of Name</b> C/O TAG MANAGEMENT <b>Owner Address</b> PO BOX 1334 LA JOLLA, CA 92038	<b>Actual (2021)</b> \$316,460 <b>Assessed</b> \$91,770 Tax Area: 201 Mill Levy: 58.663 <table border="1"> <thead> <tr> <th>Type</th> <th>Actual</th> <th>Assessed</th> <th>Acres</th> <th>SQFT</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>\$316,460</td> <td>\$91,770</td> <td>0.585</td> <td>25483.000</td> </tr> </tbody> </table>	Type	Actual	Assessed	Acres	SQFT	Land	\$316,460	\$91,770	0.585	25483.000
Type	Actual	Assessed	Acres	SQFT								
Land	\$316,460	\$91,770	0.585	25483.000								

[Transfers](#)

Reception Number	Sale Date	Sale Price	Doc Description
<a href="#">209020</a>	<a href="#">12/14/2012</a>	<a href="#">\$0</a>	<a href="#">BARGAIN &amp; SALE DEED</a>
<a href="#">207955</a>	<a href="#">07/16/2012</a>	<a href="#">\$10</a>	<a href="#">SPECIAL WARRANTY DEED</a>
<a href="#">197832</a>	<a href="#">05/16/2008</a>	<a href="#">\$352,500</a>	<a href="#">WARRANTY DEED</a>
<a href="#">195995</a>	<a href="#">09/11/2007</a>	<a href="#">\$0</a>	<a href="#">PLAT</a>
<a href="#">187973</a>	<a href="#">05/03/2005</a>	<a href="#">\$220,000</a>	<a href="#">WARRANTY DEED</a>
<a href="#">187972</a>	<a href="#">10/30/2003</a>	<a href="#">\$0</a>	<a href="#">DEATH CERTIFICATE</a>
<a href="#">187971</a>	<a href="#">04/27/2005</a>	<a href="#">\$0</a>	<a href="#">PERSONAL REPRESENTATIVES DEED</a>
<a href="#">178529</a>	<a href="#">08/23/2002</a>	<a href="#">\$0</a>	<a href="#">PLAT</a>
<a href="#">175083</a>	<a href="#">02/14/2000</a>	<a href="#">\$109,000</a>	<a href="#">WARRANTY DEED</a>
<a href="#">165281</a>	<a href="#">10/02/1997</a>	<a href="#">\$325,000</a>	<a href="#">WARRANTY DEED</a>
<a href="#">145796</a>	<a href="#">11/09/1989</a>	<a href="#">\$0</a>	<a href="#">QUIT CLAIM</a>
<a href="#">123168</a>			<a href="#">PLAT</a>
			<a href="#">PLAT</a>

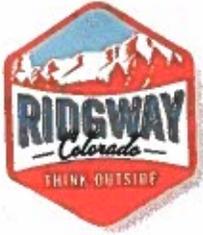
[Tax History](#)

Tax Year	Taxes
*2021	\$5,383.50
2020	\$6,394.26

\* Estimated

[Images](#)

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



Official Use Only  
Receipt # 1728  
Date Received: 6-3-21  
Initials: RP

# Planning Commission Hearing Request

## General Information

*(Tate Rogers)*  
 Applicant Name: Richard L. DePew and Barbara S. Miller, Trustees, The Eaton 2012 Irrevocable Family Trust  
 Application Date: \_\_\_\_\_  
 Mailing Address: 2507 Post Road Southport, CT 06890  
 Phone Number: 203-430-4712 Email: millman@optonline.net  
 Owner Name: Richard L. DePew & Barbara S. Miller, Trustees, The Eaton 2012 Irrevocable Family Trust  
 Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_  
 Address of Property for Hearing: 180 Liddell  
 Zoning District: GC

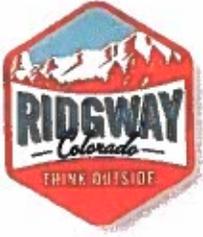
## Brief Description of Requested Action

*Proposed Plat Amendment To Reception # 195995. Plat Note #5. REMOVE to residential limitation on Lot 3R. to read:*

## Action Requested and Required Fee Payable to the Town of Ridgway

<input type="checkbox"/> Temporary Use Permit per 7-3-18(C)	\$150.00	<b>Subdivisions per 7-4 unless noted</b>	
<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 Standards per 6-6	\$175.00	<input checked="" type="checkbox"/> Plat Amendment	\$250.00 <i>CK 1728</i>
<input type="checkbox"/> Other	\$ _____	<input type="checkbox"/> Planned Unit Dev. per 7-3-16	See Preliminary and Final Plat
		<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 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.*

\_\_\_\_\_  
Applicant Signature Date

\_\_\_\_\_  
Owner Signature Date

# LIDDELL-STANTON BUSINESS PARK SUBDIVISION

## CERTIFICATE OF MORTGAGEE

The undersigned holder of a lien against the property subdivided hereon, by virtue of instruments recorded in Book 194, Page 474, and Book 194, Page 475, of the Ouray County Records, hereby consents to this subdivision and joins in the dedication to the Town of Ridgway, Colorado of the streets, alleys, and easements shown hereon and releases such dedicated streets, alleys, and easements from the lien created by the aforesaid instruments.

*Janette Wilson*  
 Janette Wilson

## CERTIFICATE OF OWNERSHIP

Know all men by these presents that the undersigned being the owner of LOT 2 of the Weichert Subdivision (formerly part of the Park Subdivision) of the Town of Ridgway, Colorado, as shown hereon, have by these presents caused same to be laid out and platted into lots under the name and title of Liddell-Stanton Business Park Subdivision and do hereby dedicate, grant and convey to the Town of Ridgway, Colorado, for use of the public, Liddell Drive, Campbell Lane, and such alleys as shown hereon. The easements shown on this plat are dedicated, granted and conveyed to the Town of Ridgway, Colorado, for public utility purposes, including water, sewer, drainage, electrical, telephone, and CATV lines, together with perpetual right of ingress and egress for installation, maintenance, and replacement of such lines.

Executed this 10<sup>th</sup> day of January, 1984.

*Caroline Liddell*  
 Caroline Liddell

## STATE OF COLORADO COUNTY OF OURAY

The foregoing signature was acknowledged before me this 10<sup>th</sup> day of January, A.D., 1984, by Caroline Liddell.  
 My Commission Expires 6-17-86.

Witness my hand and seal *Mary E. Marlang*  
 Mary E. Marlang  
 Notary Public  
 3174 Co. Ed. 24

## STATE OF CALIFORNIA COUNTY OF VENTURA

I, JANETTE WILSON, do hereby acknowledge and swear before me this 5<sup>th</sup> day of JANUARY, 1984, by JANETTE WILSON.  
 My Commission Expires: MARCH 17, 1986

*M. Chandrakumar*  
 Notary Public

## CERTIFICATE OF COMPLETED IMPROVEMENTS

I, A. D. McKenna, Mayor, certify that all improvements and utilities required for this subdivision under the current Subdivision Regulations of the Town of Ridgway, have been constructed and installed in this subdivision in accordance with applicable Town Regulations and Specifications, or that improvements not completed are secured to the Town as described below.

Date: 1/10/84  
*A. D. McKenna*  
 Mayor

## CERTIFICATE OF RECEIPT OF SECURITY

I, Mary E. Marlang, Town Clerk for the Town of Ridgway, Colorado, hereby certify that security in an amount and with conditions as required by the Town's Subdivision Regulations, has been received from the subdivider providing for and securing to the Town the actual construction and installation of the utilities and improvements not completed as of this date.

Date: 1-10-84  
*Mary E. Marlang*  
 Town Clerk

## SURVEYOR'S CERTIFICATE

I, Frederick H. Reed, hereby certify that this survey and plat consisting of one sheet, was prepared under my supervision and that said plat and survey conform to all requirements of Chapters 38-51-102 Colorado Revised Statutes 1973, as amended and all applicable Ouray County and Town of Ridgway Regulations. I further certify that there are no roads, pipelines, irrigation ditches, or other easements in evidence or known to me to exist on or across said property except as shown on this plat, and that all monuments shown hereon actually exist and their positions are as shown.

*Frederick H. Reed*  
 Frederick H. Reed, Colorado R.L.S. 4431  
 Date: 1-23-1984

## APPROVAL OF PLANNING COMMISSION

Approved by the Town of Ridgway Planning Commission this 10<sup>th</sup> day of January, A.D., 1984.

*David L. Hilder*  
 Acting Chairman

## APPROVAL OF TOWN BOARD OF TRUSTEES

Approved by the Town of Ridgway Board of Trustees this 10<sup>th</sup> day of JANUARY, A.D., 1984. A variance is granted from town subdivision regulations to the extent this plat is inconsistent therewith. Specifically, because this subdivision is devoted to business and industrial uses, curbs, gutters, sidewalks, storm drains, paving, and street lights are not being required.

*A. D. McKenna*  
 Mayor

## RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Ouray County on the 17<sup>th</sup> day of January, A.D., 1984, Book 135151, Reception No. 135151.

*Caroline Liddell*  
 Ouray County Clerk and Recorder

## APPROVAL OF TOWN ATTORNEY

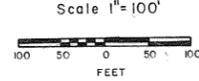
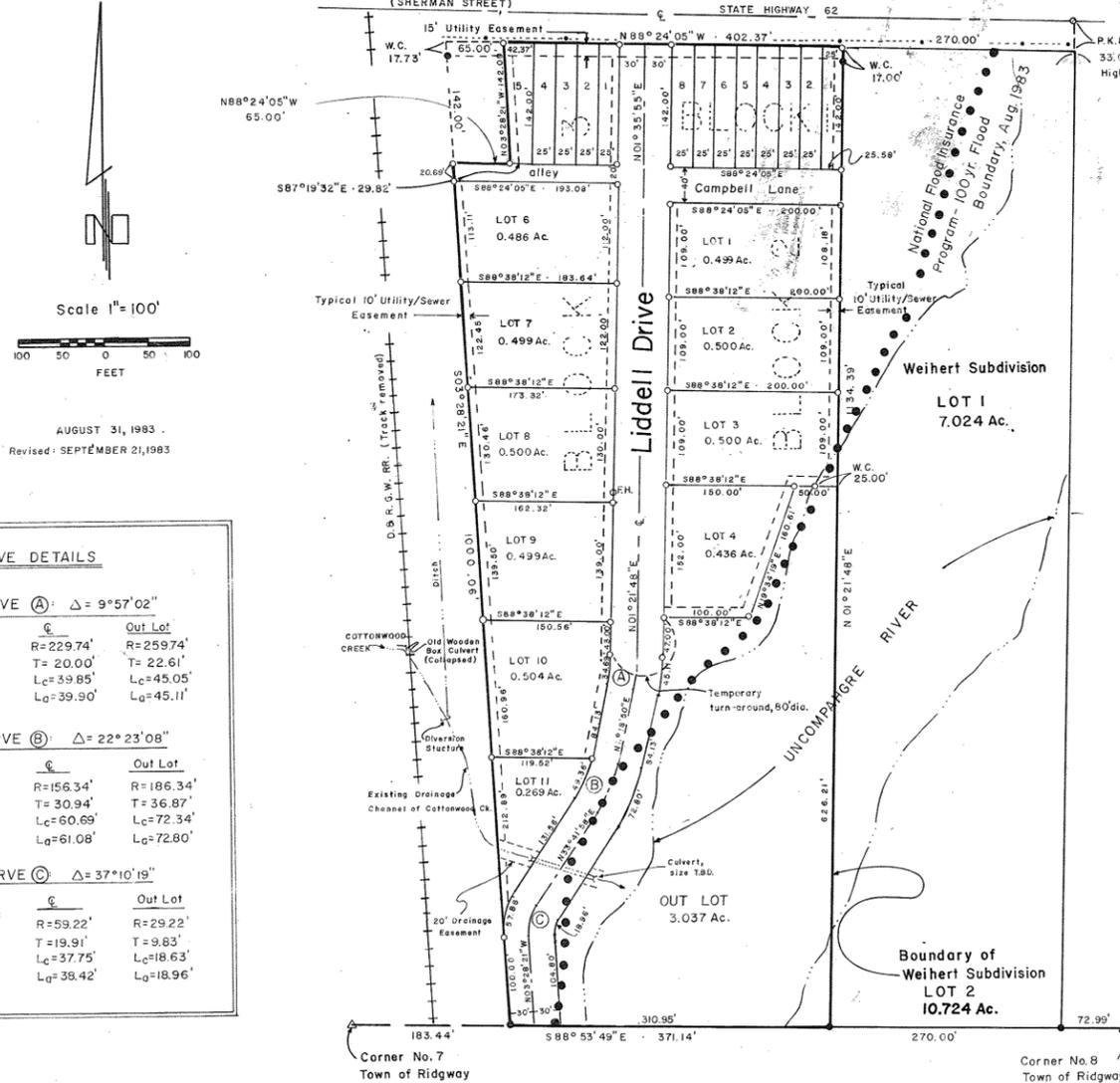
Approved for recording this 10<sup>th</sup> day of JANUARY, 1984, by John R. Kappa, Town Attorney.

*John R. Kappa*  
 Town Attorney

## ATTORNEY'S CERTIFICATE

I, Michael M. Duttle, an Attorney at Law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all land herein platted and described in the above Certificate of Ownership, and that title to such land is in the owner and dedicant, and that the title to the land dedicated hereon, including the dedication for utility and drainage easements, streets, and alleys is free and clear of all liens and encumbrances, except for those liens which have been released in the CERTIFICATE OF MORTGAGEE set out hereon.

Date: 10-28-1983  
*Michael M. Duttle*  
 Attorney at Law  
 Registration No. 11318



AUGUST 31, 1983  
 Revised: SEPTEMBER 21, 1983

### CURVE DETAILS

#### CURVE (A): Δ = 9°57'02"

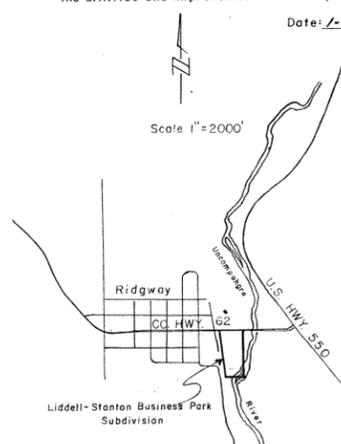
Lot 10	Curve	Out Lot
R=199.74'	R=229.74'	R=259.74'
T=17.39'	T=20.00'	T=22.61'
Lc=34.65'	Lc=39.85'	Lc=45.05'
Lq=34.69'	Lq=39.90'	Lq=45.11'

#### CURVE (B): Δ = 22°23'08"

Lot 11	Curve	Out Lot
R=126.34'	R=156.34'	R=186.34'
T=25.00'	T=30.94'	T=36.87'
Lc=49.05'	Lc=60.69'	Lc=72.34'
Lq=49.36'	Lq=61.08'	Lq=72.80'

#### CURVE (C): Δ = 37°10'19"

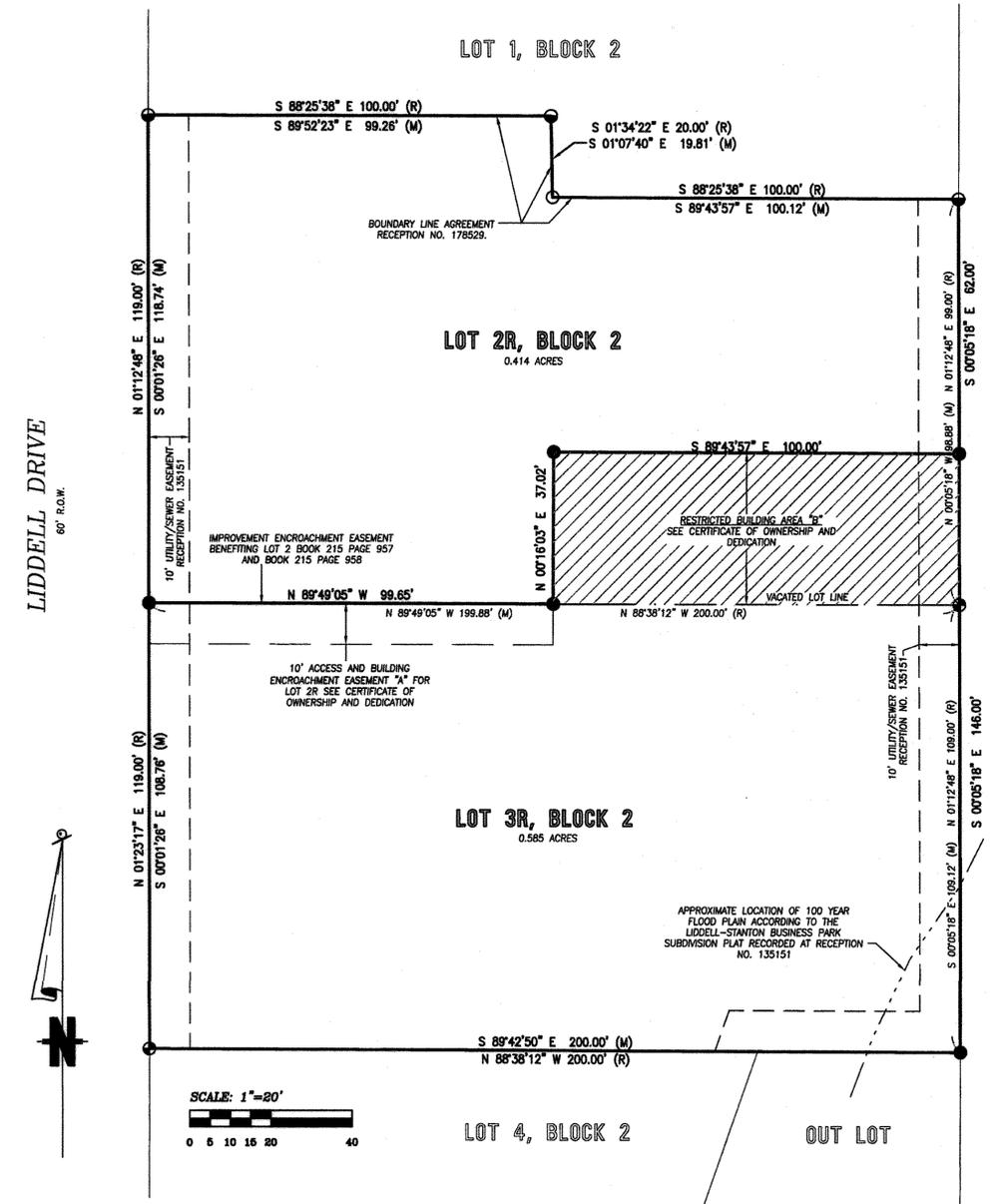
Lot 11	Curve	Out Lot
R=89.22'	R=59.22'	R=29.22'
T=30.00'	T=19.91'	T=9.83'
Lc=56.87'	Lc=37.75'	Lc=18.63'
Lq=57.88'	Lq=38.42'	Lq=18.96'



# Lots 2R and 3R, Block 2, Liddell-Stanton Business Park Subdivision Amended Plat of Lots 2 and 3, Block 2 Liddell-Stanton Business Park Subdivision, Town of Ridgway, County of Ouray, State of Colorado

**Legend**

- SET 1 1/2" ALUMINUM CAP ON NO. 5 REBAR STAMPED "LS 24666"
- FOUND 1 1/2" PLASTIC CAP ON NO. 4 REBAR STAMPED "LS 4431"
- FOUND 1 1/2" ALUMINUM CAP ON NO. 5 REBAR STAMPED "LS 7160"
- FOUND NO. 4 REBAR
- (M) MEASURED BEARING AND DISTANCE
- (R) RECORDED BEARING AND DISTANCE



**PLAT NOTES**

1. All outdoor lighting fixtures to comply with Town regulations.
2. Easement research from Security Title Guaranty Co., Commitment No.s S0161822 and S0043567, Amend. No. 1, dated July 10, 2006 and March 9, 2005 at 8:00 A.M. respectively (Title Commitment).
3. Bearings are based on the west line of Lots 2 and 3 bearing S00°01'26"E between the monuments shown hereon.
4. All plat notes appearing on the following plats remain applicable and are not intended to be altered or otherwise modified by this plat:  
Liddell-Stanton Business Park Subdivision recorded at Reception No. 135151.
5. The maximum number of residential dwelling units allowable shall be 5 on Lot 2R and 0 on Lot 3R. Lot 3R may be used for any uses allowed by applicable provisions of the Town of Ridgway Land Use Code and any development proposed for Lot 3R and redevelopment or further development on Lot 2R must be reviewed and approved by the Town of Ridgway.
6. The lots platted hereon shall be subject to the following easements, covenant, plat notes and conditions. Nothing herein is intended to alter or otherwise modify the following matters:
  - a) Notice filed by San Miguel Power Association, Inc., on June 22, 1993 in Book 227 at page 145.
  - b) Terms, agreements, provisions, conditions and obligations of Guarantee of Landscape Dunham Mini Storage, Lots 2 and 3, Block 2 Liddell Stanton Business Park Subdivision recorded August 29, 1989 in Book 215 at page 128.
  - c) Easement granted to Don Dunham & Duane Johnston in instrument recorded August 1991 in Book 215 at page 957.
  - d) Easement granted to Kenneth G. McKenzie, Claire D. McKenzie and Scott K. McKenzie in instrument recorded August 1991 in Book 215 at page 958.
  - e) Covenants, conditions and restrictions set forth in the instrument recorded November 12, 1986 in Book 209 at page 146.
  - f) Easements, notes, and other matters as shown on Plat recorded January 17, 1984 at Reception No. 135151.
  - g) 10 Foot Utility/Sewer easement along the Easterly and Westerly lot lines as shown on the Plat recorded January 17, 1984 at Reception No. 135151.
  - h) Terms, agreements, provisions, conditions and obligations of Resolution No. 1997 - 039 (Noxious Weed Management Plan) recorded August 8, 1997 at Reception No. 164857.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of certain lands in the Town of Ridgway, County of Ouray, State of Colorado to wit:

Lot 3, Block 2, Liddell-Stanton Business Park Subdivision, according to the plat recorded January 17, 1984 at Reception No. 135151 together with that part of Lots 1 and 2, Block 2, Liddell-Stanton Business Park Subdivision, according to the plat recorded January 17, 1984 at Reception No. 135151, lying southerly of the Boundary Agreement Line established by the Plat of Boundary Line Agreement recorded August 23, 2002 at Reception No. 178529,

Have by these presents laid out, platted and subdivided the same into lots as shown on this plat, under the name and style of:

**LOTS 2R AND 3R, BLOCK 2, LIDDELL-STANTON BUSINESS PARK SUBDIVISION**

And do hereby dedicate, grant and convey to the Town of Ridgway, Colorado, for the use of the public, the Utility/Sewer easement shown hereon for sewer and Town and public utilities, lines, facilities, and appurtenances.

Executed this 15 day of September, 2007.

OWNERS: 180 Liddell, LLC, a Colorado limited liability company

*William Ellison*  
William Ellison as Manager

State of Colorado }  
County of Ouray } ss.

The foregoing certificate was acknowledged before me this 5 day of September, 2007 BY William Ellison as Manager of 180 Liddell, LLC, a Colorado limited liability company. Witness my hand and official seal.

My commission expires: 5/19/2008

*Wanda Hunger*  
Notary Public



OWNERS: 180 Liddell, LLC, a Colorado limited liability company

*William Ellison*  
William Ellison as Manager

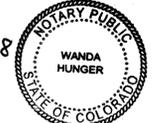
State of Colorado }  
County of Ouray } ss.

The foregoing certificate was acknowledged before me this 5 day of September, 2007 BY William Ellison as Manager of 180 Liddell, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 5/19/2008

*Wanda Hunger*  
Notary Public



**Plat Established Easements and Imposition of Covenants.**

The Owners further state, acknowledge and agree that their execution and recordation of this Plat is further intended to establish, grant and convey certain easements ("Plat Created Easements"), as the same are depicted hereon and certain "Covenants". The Plat Created Easements and Covenants are intended to create easements and covenants and restrictions benefiting and/or burdening the Property as indicated on this Plat and such Plat Created Easements and Covenants are deemed to be perfected as follows:

**10' Access and Building Encroachment Easement "A"**

There is hereby created, established, granted and conveyed a certain 10' wide utility and sewer easement at the locations depicted and labeled as such on this Plat ("10' Access and Building Encroachment Easement "A"). The 10' Access and Building Encroachment Easement "A" is reserved for the use of the Owner of Lot 2R, Block 2, Liddell-Stanton Business Park Subdivision, its successors, assigns and designees, and shall also be usable by the owners of condominium units located on Lot 2R, Block 2, Liddell-Stanton Business Park Subdivision. The purpose of the 10' Access and Building Encroachment Easement "A" is to allow the use of the easement for: (a) vehicular and pedestrian access to and from Lot 2R, Block 2, Liddell-Stanton Business Park Subdivision, (b) construct, operate, use, maintain and repair driveways and other improvements in connection with the access easement granted here under at the cost and expense of the owners of the condominium unit owners on Lot 2R, Block 2, Liddell-Stanton Business Park Subdivision, and (c) to accommodate existing building encroachments associated with Lot 2R, Block 2, Liddell-Stanton Business Park Subdivision that encroach onto Lot 3R, Block 2, Liddell-Stanton Business Park Subdivision, which encroachment may continue to exist as shown on this Plat and may be repaired or maintained, but may not be extended or enlarged further into Lot 3R, Block 2, Liddell-Stanton Business Park Subdivision. In using the 10' Access and Building Encroachment Easement "A", a party shall repair and restore any damage done to Lot 3R, Block 2, Liddell-Stanton Business Park Subdivision and shall minimize any interference to Lot 3R, Block 2, Liddell-Stanton Business Park Subdivision. In the event that the owners of the Property benefited and burdened by a Plat Created Easement elect to relocate, widen, reduce, extinguish the Plat Created Easement and/or alter or amend the uses allowed under a Plat Created Easement, the change may be accomplished by separate document or instrument and will not require an amendment to this Plat to effect the intended change to the Plat Created Easement.

**Restricted Building Area "B"**

There is hereby established a certain "Restricted Building Area "B" over and upon a portion of Lot 3R, Block 2, Liddell-Stanton Business Park Subdivision as the same is depicted hereon, for the benefit of Lot 2R, Block 2, Liddell-Stanton Business Park Subdivision. The Owner of Lot 3R, Block 2, Liddell-Stanton Business Park Subdivision shall not make any improvements within the "Restricted Building Area "B", other than surface improvements such as parking and landscaping. No other improvements, including the construction of any structures, are permitted within the "Restricted Building Area "B". The "No Build Covenant" is deemed to be a covenant running with the land and shall bind and burden the respective owners of Lot 3R, Block 2, Liddell-Stanton Business Park Subdivision and Lot 2R, Block 2, Liddell-Stanton Business Park Subdivision. The "No Build Covenant" shall be binding upon and shall inure to the benefit of, and be a burden upon, the heirs, designees, successors and assigns of the Grantor and Grantee. The "No Build Covenant" may not be modified or amended except in writing signed by the Owners. The "No Build Covenant" shall be interpreted, construed and enforced in accordance with the laws of the State of Colorado. In the event of a default, a party may pursue all available remedies, including, without limitation, injunctive relief or specific performance to ensure performance of another party's obligations here under. In any action for enforcement of rights here under, the prevailing party shall recover an award for recovery of its actual costs and fees, including reasonable attorney fees incurred.

**LENDER CONSENT:**

Owner has procured a loan from Alpine Bank formerly known as First National Bank ("Lender") evidenced by promissory notes from Borrower payable to Lender, which are secured by a Deed of Trust from Borrower recording on August 21, 2006 at Reception No. 178529.

10/11/07 in the Official Records of Ouray County, Colorado burdening the Property ("Security Instruments"). The undersigned is a duly authorized officer, manager or agent of Lender who are the parties secured and benefited by the Security Instruments. By its signature below, the undersigned, on behalf of Lender, does hereby authorize and consent to the execution and filing of this Replat.

Reviewed, Approved and Executed.

Alpine Bank

By: *Andrew A. Karow*

Date: 8/30/2007

Printed Name: ANDREW A. KAROW

Title: PRESIDENT

STATE OF Colorado }  
COUNTY OF San Miguel } ss.

The foregoing instrument was acknowledged before me this 30th day of August, 2007, by Andrew Karow as the President of Alpine Bank.

Witness my hand and official seal.

My commission expires My Commission Expires 08/21/2008

*Jeri Renee Saberson*  
Notary Public



**SURVEYOR'S CERTIFICATE**

I, Warren L. Ruby, a registered and licensed land surveyor in the State of Colorado, do hereby certify that this subdivision plat and survey was made by me or under my direct supervision and that it is accurate to the best of my knowledge. I further certify that all survey monuments and markers were set as required by the Town of Ridgway Subdivision Ordinance and Articles 50 and 51 of Title 38, C.R.S.



**ATTORNEY'S CERTIFICATE**

I hereby certify that I have examined the Title Commitment pertaining to this property and that, according thereto, all record owners and holders of liens and encumbrances affecting the property have executed this plat and joined in the subdivision, public dedications and reservation of easements indicated hereon, except for current general taxes and the matters stated in the Title Commitment.

Attorney at Law  
Registration No. 26518

**APPROVAL OF TOWN COUNCIL**

Approved by the Town Council, Town of Ridgway, Colorado this 14th day of September, 2007.

*Pete de Witte*  
Mayor

**APPROVAL OF PLANNING COMMISSION**

Approved by the Planning Commission, Town of Ridgway, Colorado this 14th day of September, 2007.

*[Signature]*  
Chairman

**APPROVAL OF TOWN ATTORNEY**

Approved for recording this 4 day of SEPT, 2007.

*John R. Kap...*  
Town Attorney

**RECORDER'S CERTIFICATE**

This plat was filed for record in the office of the clerk and recorder of Ouray County

at 4:19 P.M. on the 11 day of SEPTEMBER, 2007.

with Reception No. 195995, sheet 1 of 1.

*Michelle Nauer*  
Ouray County Clerk and Recorder

*Jamie Mast...*  
Deputy



Project Mgr:	Rev:	Description:	Date:	By:
wir				
Technician:				
Checked by:				
Start date:	1-17-2007			

**FOLEY ASSOCIATES, INC.**  
970-626-5844 970-626-5843 fax  
P.O. BOX 146  
153 HIGHWAY 550, SUITE 201  
RIDGWAY, COLORADO 81432

## AGENDA ITEM #2

**To:** Town of Ridgway Planning Commission  
**Cc:** Preston Neill, *Ridgway Town Manager*  
**From:** TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*  
**Date:** August 27, 2021  
**Subject:** Alta Investments, LLC Rezoning Request for August 31<sup>st</sup> PC Meeting

### APPLICATION INFORMATION

**Request:** PC hearing request to rezone Tract D, River Park Ridgway Business Park Filing 1, from "L-1" Light Industrial 1 to "MR" Mixed Residential  
**Legal:** Tract D, River Park Ridgway Business Park, Filing 1  
**Address:** N/A  
**General Location:** North of Railroad Street; east and adjacent to River Park Drive  
**Parcel #:** 430516223058  
**Zone District:** L-1 Light Industrial 1  
**Current Use:** Vacant  
**Applicant:** Alta Investments, LLC  
**Owner:** Glenn Pauls

### PROJECT REVIEW

#### BACKGROUND

The subject property is located east of River Park Dr, west of Cora St, and north of Railroad St., known as Tract D, River Park Ridgway Business Park, Filing 1. Figure 1 shows the location of the subject parcel and the surrounding zoning districts. Light green is Light Industrial – 1 while dark green is Light Industrial – 2 and purple is Residential. The lot is currently vacant with no existing structures or improvements. One existing business, San Miguel Power Association facilities, borders the property to the east and properties bordering the north and west are residential uses. The adjacent properties to the north are a fourplex and single-family residential lots. Across River Park Dr right-of-way to the east are a mix of housing types including single-family, duplex, and triplex uses. The Cora St. right-of-way borders this parcel to the east, however, the roadway improvements between Escalante Circle to the north and N.



Figure 1. Property location in red.

Railroad St to the south are not installed. Such improvements will be the responsibility of the developer(s) of this parcel at the time the parcel develops.

## REQUEST

RMC 7-3-22(A) provides the procedures for planning commission hearing request for rezoning. The applicant is currently requesting to rezone a portion of a lot from Light Industrial 1 to Mixed Residential.

The applicant has submitted a hearing application and fee for the public hearing to the town on July 17, 2021. The property and hearing have been noticed and posted by the Town in accordance with RMC §7-4-5-(A).

## CODE REQUIREMENTS

The following are Ridgway Municipal Code (RMC) sections to be referenced when considering a rezoning request pursuant to Section RMC §7-3-22(A) of the RMC:

- (1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zone district, or changing the designation of a district, shall be allowed only upon a determination following public hearing that the following criteria are met:
  - (a) The amendment is not adverse to the public health, safety, and welfare, and
  - (b) Either:
    - (i) The amendment is in substantial conformity with the Master Plan; or
    - (ii) The existing zoning is erroneous; or
    - (iii) Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

Additionally, the following RMC sections and plans should be consulted when considering the request:

***2019 Town of Ridgway Master Plan***

***§7-3-7 "MR" Mixed Residential District***

***§7-3-8 "FD" Future Development District***

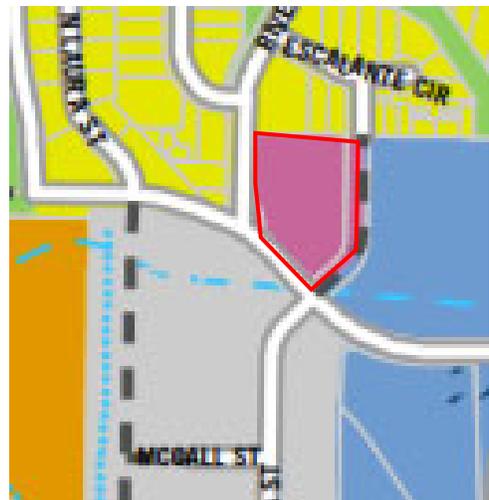
***§7-3-15(A) – Dimensional Requirements***

***§6-6 – Residential Design Standards***

## ANALYSIS

### MASTER PLAN GOALS

This parcel is identified as Mixed-Use Business on the Future Land Use Map of the 2019 Master Plan. The table below identifies the desired development characteristics and densities of this land use classification.



<b>Mixed Use Business</b> (pg. 59)	
<b>Maximum Density / Height</b>	12 to 18 du/ac; typically, 3 stories or less, but may be taller in some instances
<b>Primary Uses:</b>	Retail stores, professional offices, commercial services, restaurants
<b>Supporting Uses</b>	Parks and recreational facilities, civic and government facilities, higher density residential uses, and alternative energy installations
<b>Characteristics</b>	<ul style="list-style-type: none"> <li>• Mixed-Use Business areas are intended to support a range of commercial uses that serve residents and tourists.</li> <li>• Developments within these areas are more auto oriented than those found in the Town Core but should still consider the needs of pedestrians and bicyclists in the overall design.</li> <li>• Higher-density residential uses are encouraged, either above ground floor commercial uses or in standalone buildings, generally as part of a mixed-use development.</li> </ul>

**Applicable 2019 Ridgway Master Plan Goals:** the following Goals and Policies identified in the 2019 Master Plan should be considered in the review of this project.

- Goal COM-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.
  - Policy COM-1.1: Workforce Housing
  - Policy COM-1.3: Public-Private Partnerships
  - Policy COM-1.5: Distributed Approach
  - Policy COM-1.6: Multi-Generational Housing
  - Policy COM-1.7: Accessibility
- Goal COM-2: Encourage a diversity of housing options that meet the needs of residents.
  - Policy COM-2.1: Diversity of Housing Types
  - Policy COM-2.2: Housing Options
  - Policy COM-2.3: Resident Occupied Housing
  - Policy COM-2.4: Accessible Housing
- Goal COM-5: Encourage a range of health, human, youth, senior, and other community services in Ridgway.
  - Policy COM-5.4: Improved Transportation Access
- Goal CHR-1: Support vibrant, diverse, safe and well-connected neighborhoods.
  - Policy CHR-1.1: Neighborhood Character
  - Policy CHR-1.2: Neighborhood Walkability and Bikeability
- Goal ECO-2: Support the retention and expansion of local businesses.
  - Policy ECO-2.2: Space Needs
- Goal ECO-3: Balance the need to preserve quality of life for residents with business needs.
  - Policy ECO-3.1: Locals-Serving Businesses and Services
  - Policy ECO-3.2: Local Goods, Products, and Services
- Goal GRO-1: Manage growth and development in order to maintain Ridgway’s small town character, support a diverse community, and create employment opportunities.



- Policy GRO-1.2: Balanced Mix of Uses.
- Policy GRO-1.3: Mixed-Use Development
- Policy GRO-1.5: Design of New Development
- Policy GRO-1.6: Clustered Development
- Policy GRO-1.7: Transitions
- Goal GRO-2: Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of residents and businesses as the town grows.
  - Policy GRO-2.1: Growth Pays for Growth
  - Policy GRO-2.2: Adequate Public Facilities
  - Policy GRO-2.3: Development Capacity
- Goal GRO-3: Proactively mitigate natural and human-made hazards.
  - Policy GRO-3.2: On-Site Stormwater Management
- Goal GRO-4: Develop a safe and efficient multi-modal transportation system, balancing the needs of all users.
  - Policy GRO-4.2: Traffic Impacts of Development
  - Policy GRO-4.6: Non-Motorized Transportation
  - Policy GRO-4.7: Connectivity of New Development
  - Policy GRO-4.9: Additional Roads
- Goal GRO-5: Utilize Ridgway's parking resources effectively.
  - Policy GRO-5.2: Accessible Parking
  - Policy GRO-5.4: Parking Requirements

Although the Future Land Use Map identifies this property as Mixed Business, the Town does not have a mixed-use zone district that emphasizes the commercial uses as the FLU Map recommends. Therefore, the MR zone district seems to be the most appropriate fit, however, staff has concerns that with the ability to develop a wider range of residential products (i.e., single-family, duplex, townhouse, triplex, fourplex, and multiple-family dwellings) by right in the MR zone district, it may be difficult to require the property to provide commercial uses on the property.

This concern, while it may not directly apply to this request, is a concern that Staff has been grappling with for a period of time – many of the parcels which have been identified as commercial have been developed as residential developments. Where commercial uses are preserved, they have been a small portion of the overall development plan. We bring this up simply to remind the Planning Commission that an overall balance in land uses (commercial vs residential vs industrial) is necessary for a vibrant and sustainable community. The sales tax generated by sales of products supports the programs and services that the residents desire and that makes Ridgway the special community it is. If that balance is eroded, the town's revenues may decrease; or its costs of services may increase.

#### **LAND USES**

The property is currently vacant. The proposed use is unknown. The total acreage of the parcel is 1.71. Prior to development, it will be important to understand the appropriate uses and setbacks allowed within the space. Based on the allowed densities in the Master Plan, up to 31 residential units could be provided on this property. Non-residential uses are also allowed in the MR zone district and would be more consistent with the master plan classification of mixed-use business.

While the parcel appears to be adequate to provide all required lot dimensions of the zone district and the intended uses, without a development plan, we are unsure of how the property may develop or be laid out. While we believe the parcel can support sound planning methodologies through allowed uses,



accesses, utility services, roadways, and setbacks allowed within the parcel, this will have to be demonstrated through future land use applications and development plans.

**DIMENSIONAL STANDARDS**

Section §7-3-15(A) sets forth the required dimensional standards which shall be met for various uses within each zone district. For the MR Mixed Residential District, the following standards apply to all uses:

<i>Standard</i>	<i>MR Mixed Residential District Requirements</i>			
	<i>Single Family &amp; Duplex</i>	<i>Residential Uses with 3 or 4 Dwelling Units</i>	<i>All Other Residential and Mixed Uses</i>	<i>Non-Residential Uses</i>
Lot Width	25'	35'	50'	N/A
Lot Size	3,000	4,000	5,000	N/A
Max Lot Coverage	60%	60%	60%	70%
Front Setback	10'	10'	10'	15'
Rear Setback	8'	8'	8'	8'
Side Setback	3'	3'	5'	5'
Side Street Setback	7.5'	7.5'	7.5'	7.5'

**RESIDENTIAL DESIGN STANDARDS**

All residential development in the MR District must comply with Section 6-6, Residential Design Standards, of the Town of Ridgway Building Regulations. Compliance with the standards set forth in Section 6-6-4, Development Standards, shall be demonstrated in any future development plans.

This section includes, but is not limited to, the following provisions:

- Varied roof structures that are compatible with those on adjacent homes (*Sec. 6-6-4(C)(1)*)
- Installation of sidewalks (*Sec. 6-6-4(D)*)
- Landscaping requirements (*Sec. 6-6-4(G)*)

**ACCESS**

The site does not currently have any access points, though it could be accessed from a variety of roadways including Railroad Street, River Park Drive, or N Cora Street. However, all access standards shall be met, and streets shall have adequate capacity and design to handle the intended traffic. Additional improvements may be necessary when connecting access to the property from any of these streets to ensure it is safe for two-way traffic from this site and future development in the vicinity.

**UTILITIES**

While there are water and sewer utilities in the area of this parcel, utilities and connections to the property are unknown at this point since there are no current plans for development. For future processes, a utility plan will need to be evaluated to understand the property’s capacity for the proposed residential and commercial development.

**STAFF RECOMMENDATION**



Pursuant to the Ridgway Municipal Code provisions for a Rezoning (Sec. 7-322(A) of the RMC), the Planning Commission shall recommend approval, approval with conditions, or disapproval the rezoning. If the rezoning is disapproved, the reason for disapproval shall be included in the minutes of the Planning Commission's proceedings and provided to the applicant in writing upon request. The rezoning shall be disapproved if it or the required submittals are inadequate or do not comply with the requirements of these Regulations. The Planning Commission may also continue the hearing to a date certain if additional information is needed to be considered by the Commission prior to rendering a recommendation.

Upon review of the application against the applicable Town standards, staff recommends that the Town of Ridgway Planning Commission recommend the Town Council approve the request to rezone Tract D, River Park Ridgway Business Park Filing 1 from I-1 Light Industrial - 1 to MR Mixed Residential.

## **ATTACHMENTS**

---

- A. Application and Support Materials



**Ridgway Light Industrial, LLC**

694 Twin Buttes Ave.

Durango, CO 81301

970-259-3637

7/22/2021

Preston Neill  
Town of Ridgway  
PO Box 10  
Ridgway, CO 81432

Preston,

This rezone request is for Tract D of Filing 1 River Park and Ridgway Business Park to be change from light industrial to Mixed Residential. We believe that this piece of land north of Railroad St. and up against residential lots should not be used as industrial. Rezoned Mixed Residential offers many more uses and fits in better with the local neighborhood. Railroad street and the drainage ditch makes for an excellent divider between the two land uses.

We also believe that the rezone of this land is in line with the towns goals. Town of Ridgway's future land use map calls it mixed use business, we feel that mixed residential would be a more appropriate use for good land planning. With this rezoning we will now be able to begin planning for the future development on this parcel.

Thank you for considering this request for Rezoning of Track D.

Glenn Pauls

A handwritten signature in blue ink, appearing to read "Glenn Pauls".



Official Use Only  
Receipt # 2502  
Date Received: 7-9-21  
Initials: [Signature]

# Planning Commission Hearing Request

## General Information

Applicant Name	Alta Investments, llc	Application Date	
Mailing Address	694 Twin Buttes Ave. Durango, CO 81301		
Phone Number	970-259-3637	Email	rlipauls@earthlink.net
Owner Name	Glenn Pauls		
Phone Number	same	Email	glennpauls@earthlink.net
Address of Property for Hearing	TBD Railroad St. Tract D		
Zoning District	Light Industrial 1		

## Brief Description of Requested Action

Tract D of the River Park Ridgway Business Park Filing 1, lies between Tract "E" SMPA, River Park Drive and Railroad St. We would like to rezone this lot to 7-3-7 "MR" Mixed Residential.

## Action Requested and Required Fee Payable to the Town of Ridgway

<input type="checkbox"/> Temporary Use Permit per 7-3-13(C)	\$150.00	<b>Subdivisions per 7-4 unless noted</b>	
<input type="checkbox"/> Conditional Use per 7-3-14	\$250.00	<input type="checkbox"/> Sketch Plan	\$300.00 (+ \$10.00/lot or unit)
<input type="checkbox"/> Change in Nonconforming Use per 7-3-15	\$150.00	<input type="checkbox"/> Preliminary Plat	\$1,500.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Variances & Appeals per 7-3-16	\$250.00	<input type="checkbox"/> Preliminary Plat resubmittal	\$750.00 (+ \$25.00/lot or unit)
<input checked="" type="checkbox"/> Rezoning per 7-3-17	\$250.00	<input type="checkbox"/> Final Plat	\$600.00
<input type="checkbox"/> Other Reviews Pursuant to 7-3-18	\$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 7-3-12	\$150.00	<input type="checkbox"/> Replat	\$150.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Deviations from Single Family Design Standards per 6-6	\$175.00	<input type="checkbox"/> Plat Amendment	\$250.00
<input type="checkbox"/> Other	\$_____	<input type="checkbox"/> Planned Unit Dev. per 7-3-11	See Preliminary and Final Plat
		<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. 7-3-20(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), like a narrative, site plans, and/or architectural drawings drawn to scale on paper size of 8.5 x 11 or 11 x 17.

**For Conditional Use Permits**

- 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.*

  
Applicant Signature

7-9-21  
Date

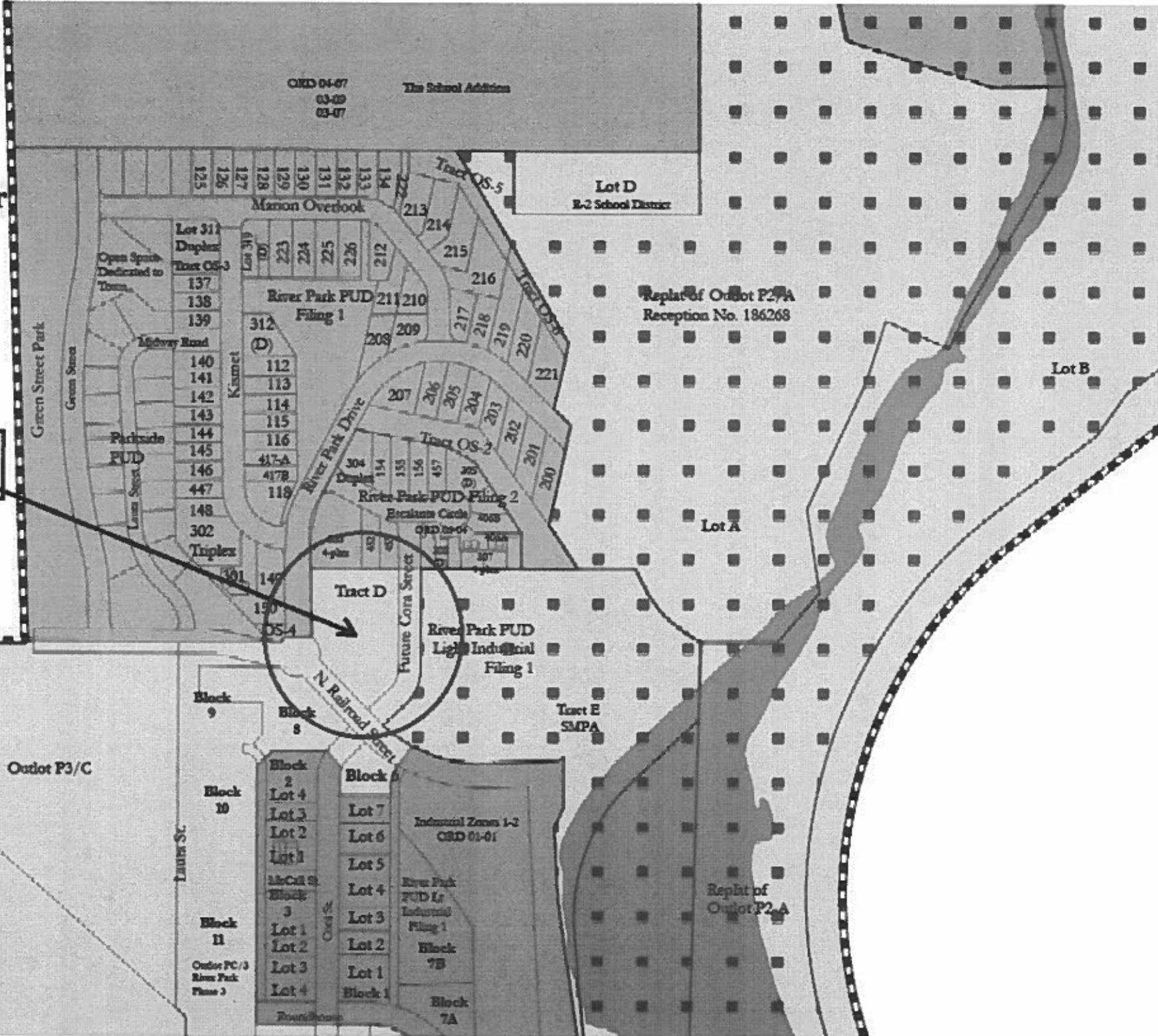
Owner Signature

Date



Current zoning for  
the Ridgway

LOCATION of  
Tract D



Account: R005222

**-Prev 2 of 2 Results**

Location

Address TBD  
City Ridgway  
Tax Area Id 201 - 201  
Parcel Number 430516223058  
Legal Summary Subd: RIVER PARK RIDGWAY  
BUSINESS PARK FILING 1 Tract: D S: 16 T: 45 R: 8  
S: 9 T: 45 R: 8

Owner Information

Owner Name ALTA INVESTMENTS LLC  
Owner Address 694 TWIN BUTTES AVENUE  
DURANGO, CO 81301

Assessment History

Actual (2021) \$305,200  
Assessed \$88,510  
Tax Area: 201 Mill Levy: 58.663  
Type Actual Assessed Acres SQFT Unit  
Land \$305,200 \$88,510 1.700 74052.000 0.00

Transfers

Reception Number	Sale Date	Sale Price	Doc Description
<a href="#">212490</a>		\$0	<a href="#">COV COND &amp; REST</a>
<a href="#">209901</a>			<a href="#">COV COND &amp; REST</a>
<a href="#">200454</a>	<a href="#">04/03/2009</a>	\$0	<a href="#">BARGAIN &amp; SALE DEED</a>
<a href="#">199361</a>	<a href="#">09/26/2008</a>	\$0	<a href="#">BARGAIN &amp; SALE DEED</a>
<a href="#">196492</a>			<a href="#">COV COND &amp; REST</a>
<a href="#">195642</a>			<a href="#">COV COND &amp; REST</a>
<a href="#">186267</a>			<a href="#">COV COND &amp; REST</a>
<a href="#">176480</a>	<a href="#">10/24/2001</a>	\$0	<a href="#">WARRANTY DEED</a>
<a href="#">176479</a>	<a href="#">10/23/2001</a>	\$0	<a href="#">WARRANTY DEED</a>
<a href="#">176461</a>			<a href="#">COV COND &amp; REST</a>
<a href="#">176460</a>			<a href="#">COV COND &amp; REST</a>
<a href="#">176459</a>		\$0	<a href="#">PLAT</a>
<a href="#">176012</a>	<a href="#">10/24/2001</a>	\$212,500	<a href="#">WARRANTY DEED</a>
<a href="#">176011</a>	<a href="#">10/24/2001</a>	\$190,000	<a href="#">WARRANTY DEED</a>
<a href="#">153702</a>	<a href="#">06/24/1993</a>	\$500,000	<a href="#">WARRANTY DEED</a>

Tax History

Tax Year	Taxes
*2021	\$5,192.26
2020	\$5,838.72

Estimated

Images

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



## AGENDA ITEM #3

**To:** Town of Ridgway Planning Commission  
**Cc:** Preston Neill, *Ridgway Town Manager*  
**From:** TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*  
**Date:** August 27, 2021  
**Subject:** Ridgway Light Industrial Rezoning Request for August 31<sup>st</sup> PC Meeting

### APPLICATION INFORMATION

**Request:** PC hearing request for a rezoning of Outlot P3/C from "FD" Future Development to "MR" Mixed Residential  
**Legal:** Outlot P3/C, River Park Ridgway Business Park Filing 1  
**Address:** N/A  
**General Location:** South of Railroad Street; west of Cora Street  
**Parcel #:** 430516223065  
**Zone District:** FD Future Development  
**Current Use:** Vacant  
**Applicant:** Ridgway Light Industrial, LLC  
**Owner:** Glenn Pauls

### PROJECT REVIEW

#### BACKGROUND

The subject property is located south of Railroad Street, which is Outlot P3/C of the River Park Ridgway Business Park Filing 1 subdivision. The lot is currently vacant with no existing structures or improvements. Six commercial businesses border the property to the east and properties bordering the north are residential homes. Figure 1 to the right identifies the parcel and its current zoning. The western portion of the property is zoned Future Development (FD) and shown as a beige color on the map. The eastern portion of the property is zoned Light Industrial - 1 (I-1) and is light green on the map.

The parcel currently has two zoning classifications. While the RMC is silent on whether or not this is allowed, this is not an advisable situation. However,

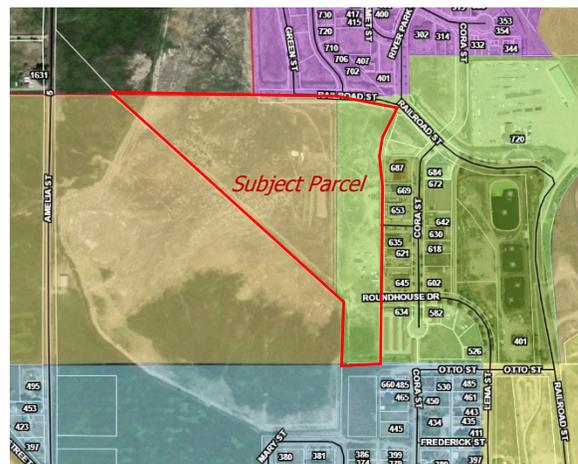


Figure 1. Property location in red

since the property currently has two zoning classifications, staff didn't see an imminent need to remedy it since the request is only to rezone the property. While staff is generally understanding of this request and is not requesting that the parcel be rezoned to one zoning district, a condition of approval is that this be remedied through a subdivision process in conjunction with any future development application or request.

#### **REQUEST**

RMC 7-3-22(A) provides the procedures for planning commission hearing request for rezoning. The applicant is requesting to change the portion of the property that is currently zoned Future Development (FD) to Mixed Residential (MR). The portion of the property that is currently zoned I-1 is not proposed to change at this time and remain I-1 District.

The applicant has submitted a hearing application and fee for the public hearing to the town on July 17, 2021. The property and hearing have been noticed and posted by the Town in accordance with RMC §7-4-5-(A).

#### **CODE REQUIREMENTS**

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The following are Ridgway Municipal Code (RMC) sections to be referenced when considering a rezoning request pursuant to Section RMC §7-3-22(A) of the RMC:

- (1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zone district, or changing the designation of a district, shall be allowed only upon a determination following public hearing that the following criteria are met:
  - (a) The amendment is not adverse to the public health, safety, and welfare, and
  - (b) Either:
    - (i) The amendment is in substantial conformity with the Master Plan; or
    - (ii) The existing zoning is erroneous; or
    - (iii) Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

Additionally, the following RMC sections and plans should be consulted when considering the request:

***2019 Town of Ridgway Master Plan***

***§7-3-7 "MR" Mixed Residential District***

***§7-3-8 "FD" Future Development District***

***§7-3-15(A) – Dimensional Requirements***

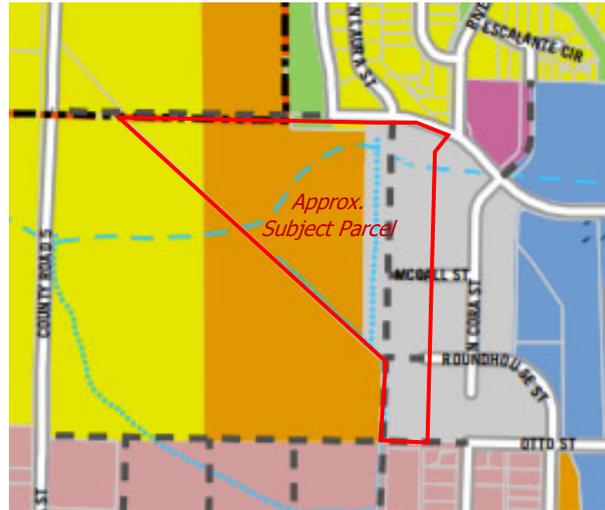
***§6-6 – Residential Design Standards***



**ANALYSIS**

**MASTER PLAN GOALS**

This parcel has three land use classifications on the Town’s Future Land Use Map. First, the furthest northwest corner of the parcel is identified as Single-Family Neighborhoods (yellow). The middle portion of the parcel is colored orange indicating a Mixed Neighborhoods classification, and the furthest east strip of the parcel is identified as Employment on the Future Land Use Map of the 2019 Master Plan. The tables below identify the uses anticipated in each of these future land use classifications.



<b>1) Single-Family Neighborhoods (pg. 56)</b>	
<b>Maximum Density / Height</b>	2 to 8 du/ac; 2.5 stories
<b>Primary Uses:</b>	Single-family homes and duplexes
<b>Supporting Uses</b>	Parks and recreational facilities, community gardens, and civic and government facilities. Accessory dwellings were permitted.
<b>Characteristics</b>	<ul style="list-style-type: none"> <li>• Single-Family Neighborhoods are made up primarily of single-family homes, with a small number of duplexes and smaller multi-family building mixed in, oftentimes near transitions between different land uses. Accessory dwelling units are encouraged where permitted.</li> <li>• The neighborhoods should incorporate open space into the overall design to provide recreational opportunities to residents and/or preserve wildlife habitat or environmentally sensitive lands.</li> <li>• While streets may not follow a grid pattern, connections to existing adjacent developments or areas should be provided for pedestrians and bicyclists to promote walkability.</li> </ul>

<b>2) Mixed Neighborhoods (pg. 57)</b>	
<b>Maximum Density / Height</b>	12 to 18 du/ac; 3 stories
<b>Primary Uses:</b>	Multi-family residential, townhomes, and duplexes



<b>Supporting Uses</b>	Other residential uses, small-scale retail or commercial services, parks and recreational facilities, community gardens, and civic and government facilities
<b>Characteristics</b>	<ul style="list-style-type: none"> <li>Mixed Neighborhoods provide for a range of housing types, particularly higher density types such as small multi-family buildings, quadplexes, triplexes, and townhomes.</li> <li>A range of supporting non-residential uses are also encouraged to provide services to residents of these and adjacent neighborhoods.</li> </ul>

<b>3) Employment (pg. 59)</b>	
<b>Maximum Density / Height</b>	3 stories
<b>Primary Uses:</b>	Light manufacturing and fabrication, professional offices
<b>Supporting Uses</b>	Storage and warehousing, wholesale retail, commercial services, alternative energy installations.
<b>Characteristics</b>	<ul style="list-style-type: none"> <li>Employment areas are intended to serve the employment needs of Ridgway and accommodate creative industries and other entrepreneurial pursuits.</li> <li>Higher intensity uses within these areas should mitigate impacts on adjacent residential neighborhoods.</li> </ul>

**Applicable 2019 Ridgway Master Plan Goals:**

The following Goals and Policies identified in the 2019 Master Plan should be considered in the review of this request.

- Goal COM-1:** Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.
  - Policy COM-1.1: Workforce Housing
  - Policy COM-1.3: Public-Private Partnerships
  - Policy COM-1.5: Distributed Approach
  - Policy COM-1.6: Multi-Generational Housing
  - Policy COM-1.7: Accessibility
- Goal COM-2:** Encourage a diversity of housing options that meet the needs of residents.
  - Policy COM-2.1: Diversity of Housing Types
  - Policy COM-2.2: Housing Options
  - Policy COM-2.3: Resident Occupied Housing
  - Policy COM-2.4: Accessible Housing
- Goal COM-5:** Encourage a range of health, human, youth, senior, and other community services in Ridgway.



- Policy COM-5.4: Improved Transportation Access
- Goal CHR-1: Support vibrant, diverse, safe and well-connected neighborhoods.
  - Policy CHR-1.1: Neighborhood Character
  - Policy CHR-1.2: Neighborhood Walkability and Bikeability
- Goal ECO-2: Support the retention and expansion of local businesses.
  - Policy ECO-2.2: Space Needs
- Goal ECO-3: Balance the need to preserve quality of life for residents with business needs.
  - Policy ECO-3.1: Locals-Serving Businesses and Services
  - Policy ECO-3.2: Local Goods, Products, and Services
- Goal GRO-1: Manage growth and development in order to maintain Ridgway's small town character, support a diverse community, and create employment opportunities.
  - Policy GRO-1.2: Balanced Mix of Uses.
  - Policy GRO-1.3: Mixed-Use Development
  - Policy GRO-1.5: Design of New Development
  - Policy GRO-1.6: Clustered Development
  - Policy GRO-1.7: Transitions
- Goal GRO-2: Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of residents and businesses as the town grows.
  - Policy GRO-2.1: Growth Pays for Growth
  - Policy GRO-2.2: Adequate Public Facilities
  - Policy GRO-2.3: Development Capacity
- Goal GRO-3: Proactively mitigate natural and human-made hazards.
  - Policy GRO-3.2: On-Site Stormwater Management
- Goal GRO-4: Develop a safe and efficient multi-modal transportation system, balancing the needs of all users.
  - Policy GRO-4.2: Traffic Impacts of Development
  - Policy GRO-4.6: Non-Motorized Transportation
  - Policy GRO-4.7: Connectivity of New Development
  - Policy GRO-4.9: Additional Roads
- Goal GRO-5: Utilize Ridgway's parking resources effectively.
  - Policy GRO-5.2: Accessible Parking
  - Policy GRO-5.4: Parking Requirements

The Master Plan provides important insight into the community's vision for the Town of Ridgway, and it is strongly encouraged to provide developments which strive for more quality housing. Though these goals are not firm requirements, it is important that the applicant showcase the various ways their project seeks to meet these goals.

#### **LAND USES**

The property is currently vacant, and this rezoning request doesn't include a development plan or intended uses for the property. The total acreage of the entire parcel, including the FD and I-1 zone districts, is 18.51. The area of the portion of the property requested to be rezoned to MR is unknown at this time. Staff's recommendation includes a condition that legal descriptions (metes and bounds) and areas for both the zone districts be provided prior to recording of the rezoning ordinance. While the area appears to be adequate to provide all required lot dimensions of the zone district and the intended uses, the actual acreage of the MR portion of the parcel must be determined prior to



development to fully understand the area can support sound planning methodologies through allowed uses, accesses, utility services, roadways, and setbacks allowed within the parcel.

**DIMENSIONAL STANDARDS**

Section §7-3-15(A) sets forth the required dimensional standards which shall be met for various uses within each zone district. For Mixed Residential, the following standards apply to all uses:

<i>Standard</i>	<i>MR Mixed Residential District Requirements</i>			
	<i>Single Family &amp; Duplex</i>	<i>Residential Uses with 3 or 4 Dwelling Units</i>	<i>All Other Residential and Mixed Uses</i>	<i>Non-Residential Uses</i>
Lot Width	25'	35'	50'	N/A
Lot Size	3,000	4,000	5,000	N/A
Max Lot Coverage	60%	60%	60%	70%
Front Setback	10'	10'	10'	15'
Rear Setback	8'	8'	8'	8'
Side Setback	3'	3'	5'	5'
Side Street Setback	7.5'	7.5'	7.5'	7.5'

Again, while the actual area of the proposed MR zone is unknown, there appears to be adequate space to develop the parcel while meeting the minimum standards of the zone district.

**RESIDENTIAL DESIGN STANDARDS**

All residential development in the MR District must comply with Section 6-6, Residential Design Standards, of the Town of Ridgway Building Regulations. Compliance with the standards set forth in Section 6-6-4, Development Standards, shall be demonstrated in conjunction with future development plans.

This section includes, but is not limited to, the following provisions:

- Varied roof structures that are compatible with those on adjacent homes (*Sec. 6-6-4(C)(1)*)
- Installation of sidewalks (*Sec. 6-6-4(D)*)
- Landscaping requirements (*Sec. 6-6-4(G)*)

**ACCESS**

The site does not currently have any access points, though it could be accessed via Railroad Street, McCall Drive, or Roundhouse Drive. Additional improvements may be necessary when connecting the property to any of these streets to ensure it is safe for two-way traffic from this site and future development in the vicinity.

**UTILITIES**

While there are water and sewer utilities in the area of this parcel, utilities and connections to the property are unknown at this point since there are no current plans for development. For future processes, a utility plan will need to be evaluated to understand the property's capacity for residential and commercial development.



**PUBLIC COMMENT**

No public comments, for or against the request, have been received at the time of drafting this report.

**STAFF RECOMMENDATION**

---

Pursuant to the Ridgway Municipal Code provisions for a Rezoning (Sec. 7-322(A) of the RMC), the Planning Commission shall recommend approval, approval with conditions, or disapproval the rezoning. If the rezoning is disapproved, the reason for disapproval shall be included in the minutes of the Planning Commission's proceedings and provided to the applicant in writing upon request. The rezoning shall be disapproved if it or the required submittals are inadequate or do not comply with the requirements of these Regulations. The Planning Commission may also continue the hearing to a date certain if additional information is needed to be considered by the Commission prior to rendering a recommendation.

Upon review of the application against the applicable Town standards, staff recommends that the Town of Ridgway Planning Commission recommend the Town Council approve the request to rezone Outlot P3/C, River Park Ridgway Business Park Filing 1 from FD Future Development to MR Mixed Residential with the following conditions:

- 1) The legal description of the proposed zone districts, including areas of each, shall be submitted Town Staff prior to Town Council approval of the rezoning request; and
- 2) The property shall be subdivided pursuant to Section 7-4-5 of the Ridgway Municipal Code so that no parcel has any more than one zone district classification prior to or concurrently with any future development application.

**ATTACHMENTS**

---

- A. Application and Support Materials



**Ridgway Light Industrial, LLC**

694 Twin Buttes Ave.

Durango, CO 81301

970-259-3637

7/22/2021

Preston Neill  
Town of Ridgway  
PO Box 10  
Ridgway, CO 81432

Preston,

This rezone request of Outlot P3C of Filing 1 River Park and Ridgway Business Park from FD to Mixed Residential is the first step necessary to complete Phase 3 Ridgway Business Park. We need to know what uses will be allowed on this area of land west of the 25' wide beautification easement so that we are providing the correct utilities to this parcel. It is also impossible to put a value on this portion of the parcel without knowing what the zoning will be on this lot.

We also believe that the rezone of this land is in line with our goals as well as the Town of Ridgway's master plan and don't see any reason to change the master plan at this time. This zoning request will give us the information we need to complete Laura St.

Thank you for considering this request for Rezone of a portion of Outlot P3C,

Glenn Pauls





Official Use Only  
Receipt # 2562  
Date Received: 7-9-21  
Initials: RP

## Planning Commission Hearing Request

### General Information

Applicant Name	<u>Ridgway Light Industrial, llc</u>	Application Date	
Mailing Address	<u>694 Twin Buttes Ave. Durango, CO 81301</u>		
Phone Number	<u>970-259-3637</u>	Email	<u>rlipauls@earthlink.net</u>
Owner Name	<u>Glenn Pauls</u>		
Phone Number	<u>same</u>	Email	<u>glennpauls@earthlink.net</u>
Address of Property for Hearing	<u>TBD Railroad St.</u>		
Zoning District	<u>FD future development</u>		

### Brief Description of Requested Action

Rezoning of the unzoned portion of Outlot P3/C of the River Park Ridgway Business Park Filing 1, which lies west of RLI Phase 3, future Laura St. and the 25' wide beautification easement; and south of Railroad St. Also known as the triangle parcel. We would like to rezone this lot to 7-3-7 "MR" Mixed Residential.

### Action Requested and Required Fee Payable to the Town of Ridgway

<input type="checkbox"/> Temporary Use Permit per 7-3-13(C)	\$150.00	<b>Subdivisions per 7-4 unless noted</b>	
<input type="checkbox"/> Conditional Use per 7-3-14	\$250.00	<input type="checkbox"/> Sketch Plan	\$300.00 (+ \$10.00/lot or unit)
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<input type="checkbox"/> Deviations from Single Family Design	\$175.00	<input type="checkbox"/> Plat Amendment	\$250.00
Standards per 6-6		<input type="checkbox"/> Planned Unit Dev. per 7-3-11	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. 7-3-20(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), like a narrative, site plans, and/or architectural drawings drawn to scale on paper size of 8.5 x 11 or 11 x 17.

**For Conditional Use Permits**

- 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.

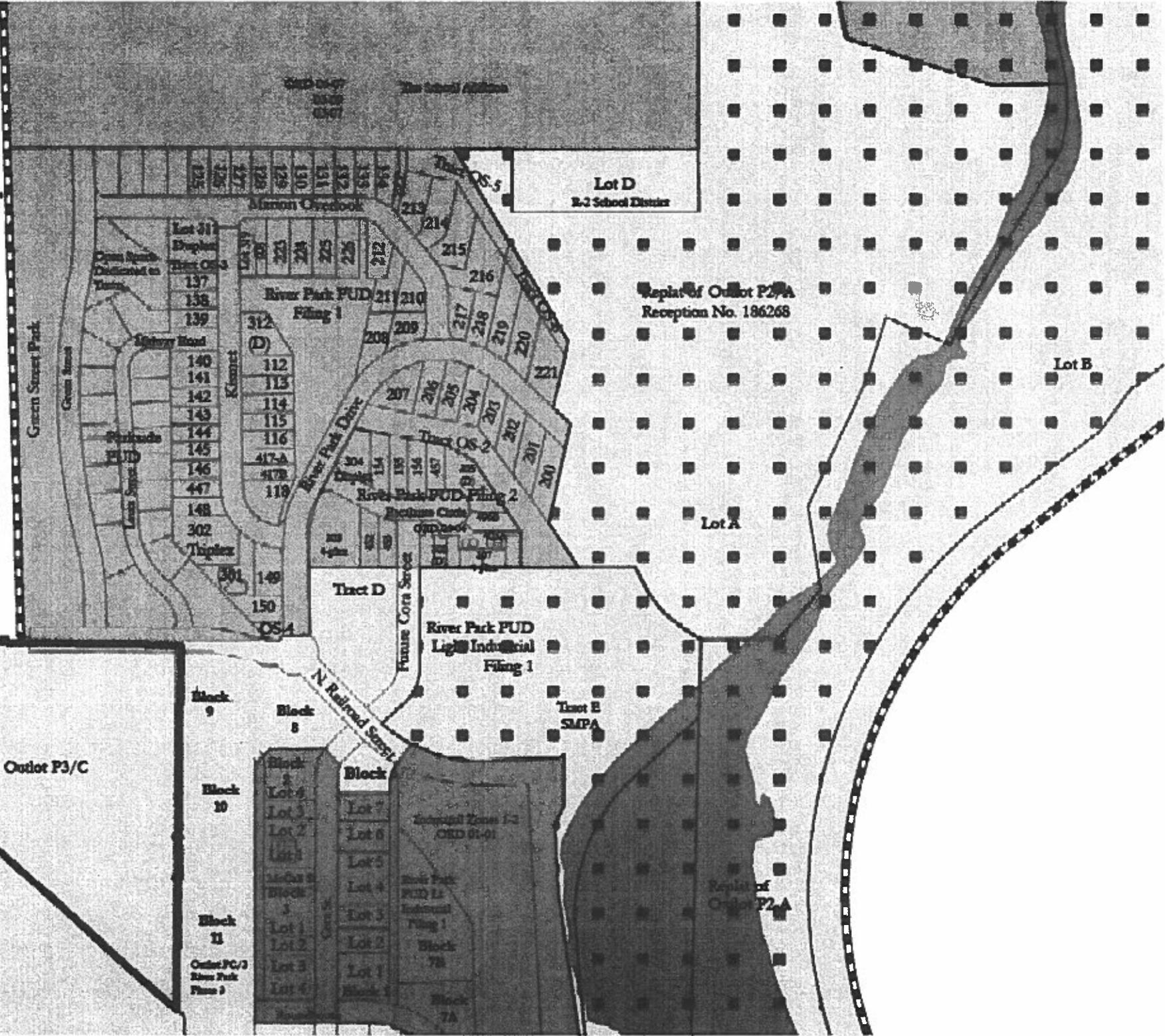
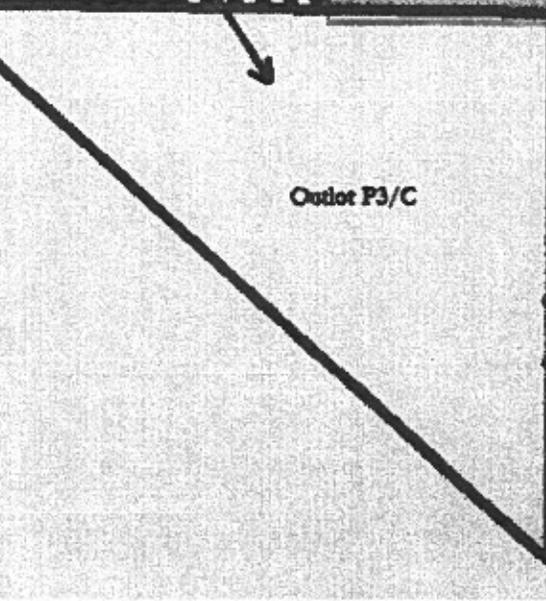
*Please note that incomplete applications will be rejected.*

Applicant Signature  Date 7-9-21

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

ent zoning for  
1 Ridgway

LOCATION of  
Outlot P3/C



Account: R005294

[-Prev 2 of 6 Results](#) [Next->](#)

Location

Address TBD  
City Ridgway  
Tax Area Id 201 - 201  
Parcel Number 430516223065  
Legal Summary Subd: RIVER PARK RIDGWAY  
BUSINESS PARK FILING 1, REPLAT OF BLOCKS  
, 8 AND ALLEY "A" Lot: OUTLOT PC/3-R2 S: 16  
E: 45 R: 8 S: 17 T: 45 R: 8

Owner Information

Owner Name RIDGWAY LIGHT INDUSTRIAL LLC  
Owner Address 694 TWIN BUTTES AVENUE  
DURANGO, CO 81301

Assessment History

Actual (2021) \$200,240  
Assessed \$58,070  
Tax Area: 201 Mill Levy: 58.663  
Type Actual Assessed Acres SQFT Unit  
Land \$200,240 \$58,070 19.070 0.000 0.000

Transfers

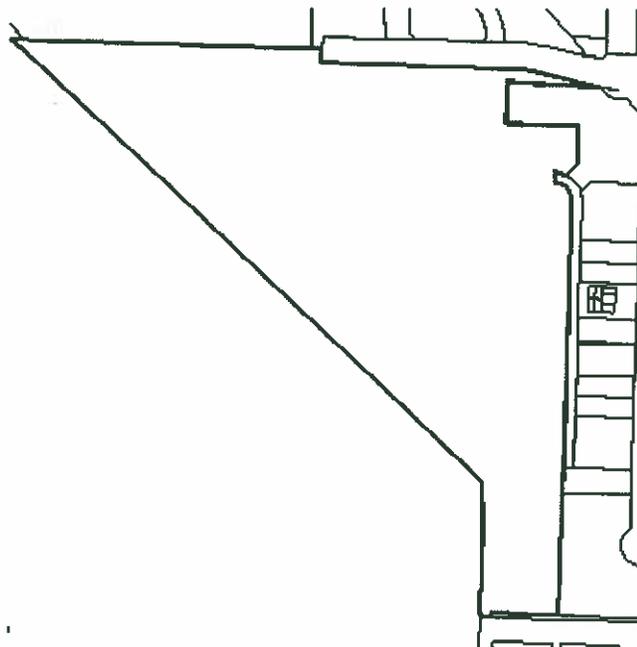
Reception Number	Sale Date	Sale Price	Doc Description
<a href="#">226971</a>		\$0	<a href="#">PLAT</a>
<a href="#">212490</a>		\$0	<a href="#">COV COND &amp; REST</a>
<a href="#">209901</a>			<a href="#">COV COND &amp; REST</a>
<a href="#">196492</a>			<a href="#">COV COND &amp; REST</a>
<a href="#">176460</a>			<a href="#">COV COND &amp; REST</a>
<a href="#">176459</a>		\$0	<a href="#">PLAT</a>
<a href="#">171768</a>	<a href="#">02/18/2000</a>	<a href="#">\$350,000</a>	<a href="#">WARRANTY DEED</a>
<a href="#">162538</a>			<a href="#">SURVEY</a>
<a href="#">153702</a>	<a href="#">06/24/1993</a>	<a href="#">\$500,000</a>	<a href="#">WARRANTY DEED</a>

Tax History

Tax Year	Taxes
*2021	\$3,406.56
2020	\$3,406.56
Estimated	

Images

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



## AGENDA ITEM #4

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

JULY 27, 2021

CALL TO ORDER

The Planning Commission convened in person at 201 N. Railroad Street and broadcast the meeting to the public 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 5:33 p.m. Commissioners Liske, Montague, Nelson, Mayor Pro-Tem Meyer, and Chairperson Canright were in attendance. Commissioner Emilson and Mayor Clark were absent.

PUBLIC HEARING

1. Application for Final Plat: Location: Parkside Subdivision, Lot 14; Address: To-Be-Determined (TBD) North Laura Street; Zone: Residential; Applicant: Josh and Terese Seal; Owner: Joshua C. Seal

Staff Report dated July 23, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

TJ Dlubac presented an application for final plat for 3 single family dwelling units on one parcel in the Parkside Subdivision. He explained a variance to lot width was included in the application at the April 27, 2021 Regular Planning Commission Meeting. That request has been withdrawn because the recently submitted plat reflects lot frontage adjustments so that each lot meets the minimum dimensional standard. Dlubac further noted the Applicant has also withdrawn the request to amend Plat Note 7 which includes Certificate of Occupancy requirements, and Staff received the Homeowners Association letter of approval as required in June. The Planner noted fifteen emails included in the hearing packet supporting the subdivision that were received before and after the Staff Report was prepared. He recommended approval of the request to the Town Council with the following conditions as noted in the Staff Report:

1. *A reproducible mylar properly executed by all parties except Town officials be submitted to the Town within 30 days of approval of the subdivision by the Town Council.*
2. *Note 9 stating that all 3 lots are to own the sewer line be removed.*
3. *Any water or sewer tap fees that have not been paid or waived pursuant to Note 6 of the Parkside Subdivision plat shall be paid in accordance with Section 9-1-9 of the Ridgway Municipal Code prior to issuance of the first building permit for any lot in this subdivision.*
4. *Amend the second line of the title of the subdivision to read: "An Amended Plat of Lot 14, Parkside Subdivision, Town of Ridgway".*

Marty Whitmore, representing the Applicants, reviewed Terese Seal's letter of request dated July 6, 2021, and noted the requested changes do not deviate from the intent of the original plat.

Town Manager Neill noted two letters of support for the subdivision were received after the hearing packet was published and were added to the electronic packet.

The Chairperson opened the hearing for public comment.

Jack Petruccelli spoke in favor of the project and commented the mortgage rate for a single-family dwelling unit is less for the end buyer, as opposed to a condominium or townhome, and that aspect increases the affordability.

Julie Mehrer shared the difficulties of living with shared walls and the Seal's creative, innovative quality construction and craftsmanship.

The Chairperson closed the hearing for public comment.

**ACTION:**

Councilor Montague moved to recommend approval to the Town Council for the North Seal Subdivision Final Plat with the following conditions: 1.) A reproducible mylar properly executed by all parties except Town officials be submitted to the Town within 30 days of approval of the subdivision by The Town Council. 2.) Note 9 stating that all 3 lots are to own the sewer line be removed. 3.) Any water or sewer tap fees that have not been paid or waived pursuant to Note 6 of the Parkside Subdivision plat shall be paid in accordance with Section 9-1-9 of the Ridgway Municipal Code prior to issuance of the first building permit for any lot in this subdivision. 4.) Amend the second line of the title of the subdivision to read: "An Amended Plat of Lot 14, Parkside Subdivision, Town of Ridgway". Mayor Pro-Tem Meyer seconded the motion and it passed unanimously.

2. Application for Sketch Plan; Location; Liddell-Stanton Subdivision, Block 3, Lot 10; Address: TBD Liddell Drive; Zone: Historic Business; Applicant Chris Hawkins; Owner: Revelation Investments CO., LLC

Staff Report dated July 23, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Planner Dlubac presented an application for sketch plan for a subdivision for 5 townhomes consisting of 10 units, to be constructed on .5 acres in the Liddell-Stanton Subdivision. He explained the Land Use Plan, which is a guiding document, proposes density at 12-18 units per acre and the Applicant is proposing 20 units per acre. The Planner further noted setbacks, density, design standards, access and utilities should be considered with the conceptual drawings submitted. He noted the proposed Sketch Plan is consistent with the policies and goals in the Master Plan and recommend approval of the application.

Applicant Chris Hawkins explained proposed changes to Liddell Drive to meet existing Town and fire code regulations and relocating the existing driveway entering the parcel. He commented the lot is not in the flood plain and requested copies of the future flood plain and drought maps to further study possible impacts. Mr. Hawkins asked for the Town to clarify if the front and side setbacks for townhomes apply to the parent parcel and not to each unit.

Hawkins asked for clarity regarding the requirement noted in the Staff Report for a looped water line since the subdivision was developed with dead end water lines. He also commented that other commercial properties in the subdivision were constructed with no sidewalk requirements.

The Chairperson opened the hearing for public comment.

Gary Dick commented he was stunned regarding the project's density and asked to be included in the discussions regarding access to the project, the widening of Liddell Drive and relocating the driveway. He noted that while the proposed project appears to not be in the flood plain the Federal Emergency Management Agency's (FEMA) map used to make this determination is from 1984. He asked about the disposition of the Town's progress to retrieve a current FEMA flood plain map. Mr. Dick also expressed concerns about clarifying the setbacks due to snow and watershed onto his adjacent property, the lack of provision for visitor parking and short-term rental allowances.

Dee Dee Decker requested she be included in the discussions for the proposed development. Ms. Decker also commented that while she is concerned about the development being situated by the river, she is not yet opposed to the project.

Jack Petruccelli express concerns about parking. He clarified there should be no parking in the cul-de-sac at the end of Liddell Drive, pursuant to the original plat note requirements and this will need to be addresses with any changes to Liddell Drive.

Joyce Bucknam spoke against the proposed project, saying "Liddell is such a little street with a short distance along the river...we are going to lose every charming spot in Ridgway...we came here to live, we didn't move here to make money!" She asked to be included in the discussions for the development as well.

Lori Greischel strongly opposed the proposed density by the river and expressed concerns about the Town providing adequate water supply.

Pricilla Peters said the density is insane and recalled flooding at the proposed site in years past. She said the river is a "treasure to the Town; gold that can't be replaced."

Chris MacIntire representing the property owner asked for clarification regarding building facade requirements.

Matt McIsaac received clarification regarding the intent of the sketch plan process compared to the preliminary plat process.

The Chairperson closed the hearing for public comment.

The Town Manager clarified that FEMA is currently working on revisions to the flood plain map and that should be available some time in 2022. He noted that while the map published in 1984 is still the current document, some preliminary revisions have been released.

The Planning Commission discussed the request with the Applicant. The Commissioners noted concerns regarding density, the flood plain, an outdated flood plain study, lack of sidewalks, connectivity to town, parking and the relocation of Liddell Street.

**ACTION:**

Mayor Pro-Tem Meyer moved to deny the application for Sketch Plan for Block 3, Lot 10; Location: Liddell-Stanton Subdivision due to concerns documented by the Planning Commission during this public hearing for density, the flood plain issues, lack of sidewalks, connectivity to town, the continuance of Liddell Street and parking. The Planning Commission requests the Applicant address these concerns and resubmit a new Sketch Plan. Commissioner Nelson seconded the motion and it passed unanimously.

**OTHER BUSINESS**

3. August 11, 2021, Joint Work Session

Town Manager Preston Neill explained members from the Telluride Foundation will present their vision for potential workforce housing and how to move forward with the concept at the next Town Council Meeting on August 11<sup>th</sup>. He asked the Planning Commission to attend the meeting and they agreed to attend.

**APPROVAL OF THE MINUTES**

4. Approval of the Minutes from the Regular Meeting of June 29, 2021

**ACTION:**

Commissioner Liske moved to approve the Minutes from June 29, 2021. The motion was seconded by Commissioner Nelson, and it passed unanimously.

5. Approval of the Minutes from the Special Meeting of July 13, 2021.

**ACTION:**

Councilor Montague moved to approve the Minutes from July 13, 2021. The motion was seconded by Commissioner Nelson, and it carried with Commissioner Liske abstaining.

**ADJOURNMENT**

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk

