

RIDGWAY PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, July 26, 2022

5:30 pm

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

Join Zoom Meeting

<https://us02web.zoom.us/j/82119174598?pwd=emRud2pgZGJnSHpXaktTdUY1M2tXUT09>

Meeting ID: 821 1917 4598

Passcode: 691204

To call in dial: 408.638.0968 or 253.215.8782 or 669.900.6833

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

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

PUBLIC HEARINGS:

1. **Continuance Request – Application:** Sketch Plan; **Location:** Lot 3, PUD Ridgway Land Company Subdivision; **Zone:** General Commercial (GC); **Applicant:** 2-Build Ridgway, LLC; **Owner:** Ridgway Land Company
2. **Continuance Request – Application:** Final Plat; **Location:** Town of Ridgway, Block 20, Lots 16-18; **Zone:** Historic Residential (HR); **Applicant:** Beth Lakin; **Owner:** Beth Lakin

APPROVAL OF MINUTES:

3. Minutes from the Regular meeting of May 31, 2022
4. Minutes from the Regular meeting of June 28, 2022

OTHER BUSINESS:

5. Updates from Planning Commission members

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: July 21, 2022
Subject: Lot 3 PUD 2Build Ridgway LLC Sketch Plan for July 26th PC Meeting

APPLICATION INFORMATION

Request: Approval of a Sketch Plan to create a mixed-use planned unit development and subdivision plat
Legal: Lot 3, Ridgway Land Co. Subdivision, Town of Ridgway, County of Ouray, State of Colorado
Address: n/a
General Location: East of HWY 550, on the northwest corner of Hunter Parkway and Redcliff Drive.
Parcel #: 4305-161-03-010
Zone District: GC General Commercial with PUD
Current Use 1 Commercial Office building and Vacant
Applicant Jack B. Young and Joseph Nelson, 2Build Ridgway LLC
Owner Rob Hunter, Managing Partner, Ridgway Land Company LLLP

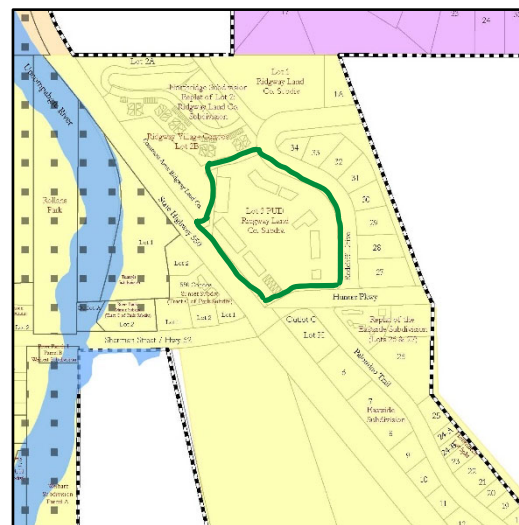
PROJECT REVIEW

BACKGROUND

This application for a Sketch Plan was submitted on March 29, 2022. A completeness review was conducted, and the application was accepted as complete on April 13, 2022.

This request encompasses all 8.95 acres of Lot 3, Ridgway Land Co. Subdivision ("Lot 3"). The property is currently zoned GC – General Commercial with a recorded Planned Unit Development (PUD). The intent of the GC District is to *"... create areas for a mix of retail and commercial services, office, and other supportive uses to meet the needs of residents and tourists. A mix of higher-density housing types are also supported to provide for live/work opportunities and to promote activity and vibrancy within these areas."*

The Ridgway Land Co. Subdivision was recorded in 1990 and created a total of 12 lots, right-of-way for Cimarron Drive (now called Redcliff Drive), various utility easements, and 4.23 acres of common open space &



greenbelt. Of the 12 lots, 9 were for commercial uses, 2 for motel uses, and Lot 3 was identified as being a separate PUD. The Lot 3 PUD was recorded in 1990 and identifies building envelopes, parking space requirements, maximum customer floor area, internal circulation, parking lot design and other dimensional standards. Lot 3 is encumbered by a number of easements for utilities, sewer line, irrigation lines, landscape, directional sign, and bike path uses.

The Ridgway Land Co. Subdivision Plat Restrictions, also recorded in 1990, provide additional limitations and restrictions, including parking lot design, access, and circulation design, building footprints, trash receptacle locations, the need for construction documents, and general procedures to submit plans to the Town for review and approval.

JULY 2022 UPDATE

At the May Planning Commission hearing on this request, the commission voted to continue the hearing on for two months to the July 26th meeting date to give the applicant an opportunity to address concerns and comments brought up by the Commission and Town Staff through the review of the application. Since that meeting, the applicant has met with staff to discuss how to address those items and both parties continue to work through the items identified. However, to bring forward an updated application that adequately addresses the items, both the Applicant and Staff agree that additional time is needed. Therefore, the applicant has submitted a request to continue this request for one month to the August 30th Planning Commission meeting.

CODE REQUIREMENTS

The purpose of a sketch plan is to understand how a proposed development may impact the community in areas such as utilities, streets, traffic, land use, master plan conformity, zoning regulation conformity, etc. The following are various town documents, plans, studies, standards, and/or regulations which have been reviewed while evaluating the requested Sketch Plan:

- 2019 Town of Ridgway Master Plan
- §7-4-5-(A) Informal Review and Sketch Plan
- §7-3-11 "GC" General Commercial District
- §7-3-15(A) Dimensional and Off-Street Parking Requirements
- §7-3-19 Supplemental Regulations (Employee Housing)
- §7-4-6 Required Improvements
- §7-4-7 Design Standards
- §6 Residential Design Standards
- Ch. 9 Water and Sewer

PUBLIC COMMENTS

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

As of the drafting of this staff report, the Town has not received any written public comments. Some public comment was received during the informal discussion with Planning Commission on February 22, 2022.



STAFF RECOMMENDATION

Staff agrees with the applicant's request to continue the public hearing for this application until the Planning Commission's regular meeting on August 30, 2022.

ATTACHMENTS

- A. Applicant Continuance Email from July 14, 2022



TJ Dlubac <tdlubac@planstrategize.com>

FW: Lot 3 PUD

1 message

Preston Neill <pneill@town.ridgway.co.us>
To: Joseph Nelson <joenel1951@gmail.com>
Cc: TJ Dlubac <tdlubac@planstrategize.com>

Thu, Jul 14, 2022 at 4:47 PM

Thanks for the email, Joe. I'm sorry to hear about Doug. We'll stand by for your new submittal.

Preston

From: Joseph Nelson <joenel1951@gmail.com>
Sent: Thursday, July 14, 2022 12:44 PM
To: Preston Neill <pneill@town.ridgway.co.us>
Subject: Re: Lot 3 PUD

Hi Preston,

Would you please extend our Lot 3 PUD Sketch Plan application submittal for 30 more days. I will submit a new preliminary plan by Monday, Aug 1st... For consideration at the Aug 30th P&Z meeting. Doug MacFarlane is still in hospital and is unable to continue on this project. I am preparing the new plan and anxious to get our new prelim plan up for consideration.

Thank you again,

Joe Nelson

On Thu, Jul 14, 2022 at 10:40 AM Preston Neill <pneill@town.ridgway.co.us> wrote:

Hey Joe,

Per our conversation last week, I believe you were planning to send us an extension request for your Lot 3 PUD Sketch Plan application. Would you please send us an email with the request and short explanation for the request? Thanks!

Preston Neill, Town Manager

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

pneill@town.ridgway.co.us

www.colorado.gov/ridgway



AGENDA ITEM #2



Building People, Places & Community

To: Town of Ridgway Planning Commission
Cc: Preston Neill, *Ridgway Town Manager*
From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*
Date: July 21, 2022
Subject: Lakin-Arnold Subdivision for July 26, 2022, PC Meeting

APPLICATION INFORMATION

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

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

Address: 377 N. Laura St

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

Parcel #: 430516204002

Zone District: Historic Residential (HR)

Current Use Single-Family Residence

Applicant Beth Lakin

Owner Beth Lakin

PROJECT REVIEW

BACKGROUND

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

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

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

JUNE 2022 UPDATE

The sewer extension design has been reviewed and approved by the Town Engineer; however, the Applicant has not been able to schedule contractors to come out and complete the work. RMC §7-4-5(C)(5)(a) states:

- (a) As-built plans containing information as required by the Town specifications and regulations, for water, sewer, electricity, gas, telephone and drainage systems, along with any other available as built plans.*

Therefore, since the improvements have not yet been installed, the as-builts, as required by this code section, have not been submitted and, thus, the file cannot be presented to Planning Commission.

JULY 2022 UPDATE

This application has been continued each month since April 2022 at the request of the Applicant. The Applicant has once again requested the Planning Commission table the application to their August 30, 2022, meeting to continue working on designing and extending the sewer line extension.

CODE REQUIREMENTS

RMC §7-4-10 REPLATS AND AMENDED PLATS

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

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

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

RMC §7-4-5(C)(8)(b):

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

- (i) The Town has received a reproducible mylar properly executed by all parties except Town officials, the original subdivision improvements agreement properly executed by the Subdivider accompanied by required security, and copies of properly executed corporate documents and covenants;*
- (ii) Compliance with all Planning Commission conditions of approval except those subject to a good faith dispute;*



- (iii) Payment of all costs due to date pursuant to 7-4-12(B), recording fees, development excise taxes, tap fees and other amounts due the Town.*

PUBLIC NOTICE AND PUBLIC COMMENT

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

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

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

STAFF RECOMMENDATION

Staff agrees with the applicant's request to continue the public hearing for this application until the Planning Commission's regular meeting on August 30, 2022.

ATTACHMENTS

- A. Application and Support Materials
- B. Applicant Continuance Email from July 18, 2022





Planning Commission Hearing Request

Official Use Only

Receipt # 181

Date Received: 9-17-21

Initials: [Signature]

General Information

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

Brief Description of Requested Action

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

Action Requested and Required Fee Payable to the Town of Ridgway

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

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



Attachments Required

For All Applications

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

For Conditional Uses

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

For Changes in Nonconforming Use

- ☐ Description of existing non-conformity.

For Variances

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

For Rezonings

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

For Subdivisions

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

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

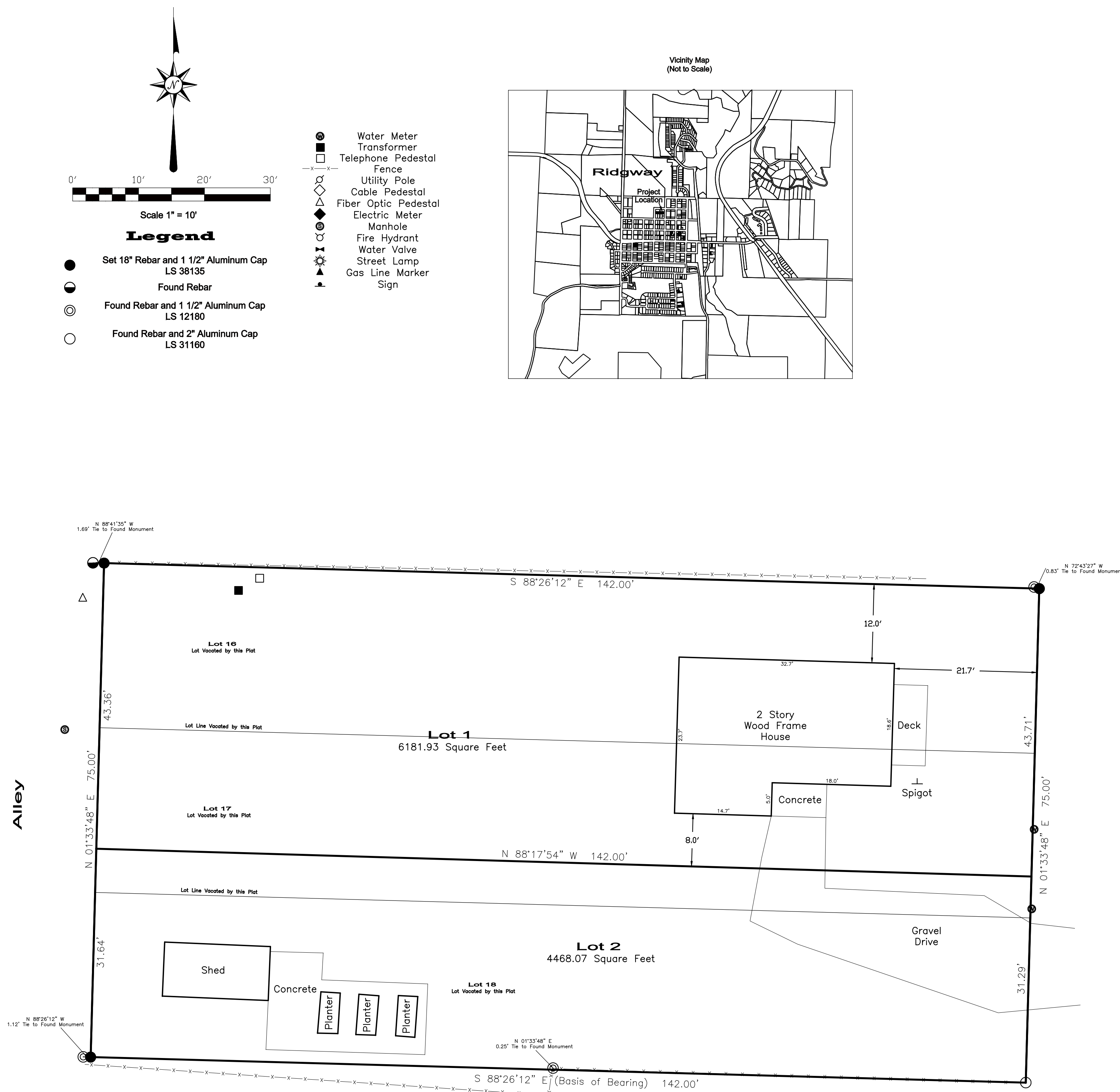

Applicant Signature

9/16/2021
Date


Owner Signature

9/16/2021
Date

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



CERTIFICATE OF DEDICATION AND OWNERSHIP

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

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

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

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

By: Beth Leigh Lakin

NOTARIAL:

STATE OF _____)
COUNTY OF _____) ss.

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

Witness my hand and official seal.

My commission expires: _____

Notary Public

ATTORNEY'S CERTIFICATE

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

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

_____, Attorney at Law

SURVEYOR'S CERTIFICATE

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

Peter C Sauer
License No. 38135

TREASURER'S CERTIFICATE:

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

Date: _____

Jill Mihelich, Ouray County Treasurer

NOTES

1. All outdoor lighting fixtures to comply with town of Ridgway regulations.
2. The property platted hereon is subject to the prior easements as shown hereon.
3. Easements for utilities shall include a blanket utility easement over and across all lots.
4. BASIS OF BEARINGS: The south line of LOT 18, BLOCK 20, TOWN OF RIDGWAY, COLORADO is recorded as being S 88°26'12" E, as shown hereon.
5. Linear Units: US Survey Foot.
6. Each lot is limited to one principal dwelling unit for which applicable excise tax has been paid.

NOTICE

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

TOWN COUNCIL:

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

by _____, Mayor.

PLANNING COMMISSION:

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

by _____, Chairman.

TOWN ATTORNEY'S CERTIFICATE:

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

Town Attorney

CERTIFICATE OF IMPROVEMENTS

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

Date: _____

Preston Neill, Town Manager


RECORDER'S CERTIFICATE

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

Reception No. _____

By _____
Michelle Nauer, Ouray County Clerk and Recorder

Deputy _____

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

Beth Lakin
377 N Laura St
Ridgway, CO 81432

September 28, 2021

Town of Ridgway:

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

Sincerely,

A handwritten signature in black ink that reads "Beth Lakin". The signature is written in a cursive, flowing style.

Beth Lakin



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

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

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

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

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

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

Acknowledged this 17 day of September, 2021.

APPLICANT:

By: Beth L Lakin

Beth L Lakin, authorized signer
(print name)

PROPERTY OWNER:

By: Beth L Lakin

Beth L Lakin, authorized signer
(print name)



TJ Dlubac <tdlubac@planstrategize.com>

FW: Amended Plat

1 message

Preston Neill <pneill@town.ridgway.co.us>
To: TJ Dlubac <tdlubac@planstrategize.com>

Mon, Jul 18, 2022 at 2:02 PM

TJ, see below.

Preston Neill, Town Manager

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

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

From: Beth Lakin <beth.l.lakin@gmail.com>
Sent: Monday, July 18, 2022 1:07 PM
To: Preston Neill <pneill@town.ridgway.co.us>
Subject: Re: Amended Plat

One month really should be sufficient this time.

So sorry this has been such a pain for a seemingly simple project.

On Thu, Jul 14, 2022 at 10:41 AM Preston Neill <pneill@town.ridgway.co.us> wrote:

Hey Beth,

The next Planning Commission meeting is coming up on 7/26. We're looking at continuing the application again since the sewer extension work hasn't been completed. Would you like to request a one month or multi-month continuance? Thanks!

Preston Neill, Town Manager

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

pneill@town.ridgway.co.us

www.colorado.gov/ridgway



AGENDA ITEM #3

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

MAY 31, 2022

CALL TO ORDER

The Planning Commission convened both in-person at 201 N. Railroad Street, Ridgway, Colorado and via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to the COVID-19 pandemic.

The Chairperson called the meeting to order at 5:30 p.m. Commissioners Emilson, Franz, Liske, Nelson, Mayor Pro-Tem Meyer and Mayor Clark were in attendance.

PUBLIC HEARING

1. Application for Sketch Plan and Preliminary Plat; Location: Town of Ridgway, Block 30, Lots 1-12; Zone: Historic Residential; Applicant: David Bruce; Owner: Ridgway Homes, LLC

Staff Report dated May 27, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

TJ Dlubac presented an application for a Sketch Plan and Preliminary Plat for a subdivision and Planned Unit Development (PUD) on a vacant lot in the Historic Residential District. He noted the Sketch Plan originally approved by the Commissioners at the September 28, 2021, Regular Meeting is revised, and the original plan review comments are still applicable. Dlubac explained the redesigned Sketch Plan proposes a variety of housing types and costs to provide affordability for the local workforce and was redesigned due to logistical issues with maintenance of the common areas and separated garages. With this revision the applicant is requesting to subdivide the parcel into 14 residential lots with a 15th lot dedicated to the Town for storm water management he continued. The proposed residential lots will be permanently deed restricted and the variance to lot sizes will be addressed through the PUD process. The Planner reviewed design and dimensional standards, Master Plan goals, landscaping, parking, utilities, access and roadways as outlined in the Staff Report. Mr. Dlubac noted Staff and the Town would not be in favor of the proposal for Lot 15, but recommended approval of the application to the Town Council with the following conditions: *(1.) The Preliminary Plat and PUD Plan for Yellow Brick Lane be approved by the Town Council and all conditions of such approval met. (2.) The applicant shall address all outstanding planning and engineering comments identified in the review comment letters attached to the Staff Report dated May 27, 2022, to the satisfaction of Town Staff prior to the application being scheduled for consideration at the Town Council.*

The Planning Commission discussed the application with Staff.

Applicant David Bruce explained the project is providing deed restricted units, targeting incomes within 60% - 120% of the area median income for Ouray County, with home values ranging from \$250,000 - \$450,000. Mr. Bruce commented that while the project contributor requested Yellow Brick Lane Townhomes for the name of the subdivision the name may change. He reviewed 3-dimensional renditions of the proposed structures in the Sketch Plan, access, and the projected timeline to deliver homes to customers by the end of the year. Mr. Bruce further explained the function of the detention ponds proposed for Lot 15 and requested dedication of the lot to the Town for maintenance. He noted a homeowners association is not proposed with the development to avoid upfront costs at the time of home purchase as well as overtime. Bruce suggested relief from the Town for tap fees, permitting and review fees; concessions for not paving asphalt in the rights-of-ways, and building Fredrick Street to the alley instead of to Cora Street. He noted the concessions would reduce the project costs, keeping the homes affordable.

The Planning Commission discussed Lot 15, street surfacing, Fredrick Street and other infrastructure design, with the Applicant and Staff.

The Chairperson opened the hearing for public comment.

Favorable comments about the proposed project were received from residents Eric Johnson, Joe Wodiuk, Julia Vollendorf, Ninah Hunter, Jill Mihelich, Pam Foyster, Kuno Vollenweider, and Clint Estes. However, concerns regarding traffic flow, extending the sidewalk on Otto Street, developing a pedestrian thoroughfare from the River Park Subdivision to Ridgway School, grey water recycling, transparency regarding the building cost per square foot, transparency for concessions received from the Town; developing and completing Laura, Fredrick and Otto Streets and paying for the road improvements were expressed. Questions from a non-resident were also received regarding environmental impacts.

The Chairperson closed the hearing for public comment.

The Commissioners discussed the application. The Planning Commission agreed they were not in favor of the applicant's solution for Lot 15. Owner Paul Major said a private covenant may be developed as an alternative to address the maintenance of Lot 15. The Commission noted the pedestrian throughfare will be considered through the Preliminary Plat process and Yellow Brick Lane implies a location in Ridgway that does not exist which may cause directional problems with visitors.

ACTION:

Commissioner Montague moved to approve the Sketch Plan for Yellow Brick Lane based on the Town's applicable standards with the condition that the Preliminary Plat and PUD Plan for Yellow Brick Lane be approved by the Town Council and all conditions of such approval met. The motion was seconded by Commissioner Liske. On a call for the roll call vote, the motion carried unanimously.

ACTION:

Mayor Clark moved to recommend approval of the Preliminary Plat and Preliminary PUD to the Town Council based on the Town's applicable standards with the condition that the Applicant shall address all outstanding planning and engineering comments identified in the review comment letters attached to the Staff Report dated May 27, 2022, to the satisfaction of Town Staff prior to the application being scheduled for consideration at the Town Council. The motion was seconded by Commissioner Liske. On a call for the roll call vote, the motion carried unanimously.

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

Staff Report dated May 27, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies. The Staff Report included public comment letters from Ridgway residents Charles and Kathy Ewert, Nichole Moorman, Fred and Margaret Quist, Glen and Connie Anderson, Anthony Gegauff, Kevin Chismire, Dan Brillon, David Burger, Jeannemarie Smith, Michelle and Mark Smail, Joan Chismire, Audra Duke, Jack and Karen Fay, Stephen McComb and Bob Tesch.

Dlubac presented the Application for Sketch Plan and explained a request to continue the hearing for one month was received from the Applicant on May 27. The Applicant is addressing public concerns and Staff comments in the Staff Report dated May 27, 2022.

Applicant Chris Hawkins said time is needed to sufficiently address the comments and contact outside agencies.

The Chairperson opened the hearing for public comment regarding the continuance.

Anthony Gegauff requested the Four Winds Sketch Plan Application be assigned as the first agenda item at the next meeting.

Clint Estes asked for clarification regarding Staff's further involvement with the Sketch Plan review.

Pam Foyster commented the Sketch Plan does not reconcile to the Town's Master Plan.

Dan Brillon asked if the public letters received by staff for this hearing will be carried forward in the next agenda packet for discussion at the next hearing.

Jennifer Cram asked if residents could be notified about continuances prior to the scheduled hearing.

Joe Wodiuk asked to be contacted regarding Sketch Plan changes so they can be reviewed and discussed with the Contractor and Engineer before the next hearing.

ACTION:

Mayor Clark moved to continue the Application for Sketch Plan for Lot 2 in the McChesney Subdivision to be reviewed at the June 28 Regular Planning Commission Meeting. The motion was seconded by Mayor Pro-Tem Meyer. On a call for the roll call vote, the motion carried unanimously.

The Commission paused for a break at 7:30 p.m. and resumed at 7:40 p.m.

3. Application for Sketch Plan; Location: Lot 3 PUD, Ridgway Land Company Subdivision; Zone: General Commercial; Applicant: 2-Build Ridgway, LLC; Owner: Ridgway Land Company, LLLP

Staff Report dated May 27, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

The Planner presented an Application for Sketch Plan that will *modify the overall development of Lot 3 including land uses, circulation, parking, utility alignment, accesses, and dimensional standards.* The Sketch Plan proposes residential uses which are not allowed with the current PUD he continued. Dlubac noted the Staff Report address concerns regarding unknown demands on the water/sewer system due to the proposed change in uses. He recommended approval of the request with the incorporation of the 21 staff review comments in the Staff Report dated May 27, 2022.

Architect Doug MacFarland, representing the Applicant reviewed changes in the Sketch Plan with the Commissioners noting the structures are low profile because this is a gateway project.

Joe Nelson, Applicant for 2 Build Ridgway, LLC commented that the infrastructure already in place on the parcel provides the perfect opportunity for a project of this nature. He explained the Sketch Plan has incorporated water features throughout the commercial areas for ambiance.

The Planning Commission discussed the proposal with the Applicant and Staff. They discussed pros and cons about commercial structures placed on the highway frontage. The Planning Commission agreed the water features should have a functional purpose for responsible water management. Mr. Nelson agreed the water use and deed restricted housing should be discussed in depth with Staff.

The Chairperson opened the hearing for public comment.

Joe Harnsberger expressed concerns regarding the proposed circulation patterns, noted an egress conflict on Redcliff Drive; no service truck access for the proposed commercial buildings, placement and drainage

for the retention ponds, no pedestrian access to the highway through Lot 2, the need for a play area, pollutants from the pond discharging to the river, and asked who will maintain the retention ponds.

Pam Foyster said the proposal comports conceptionally with the Master Plan, and expressed concerns regarding traffic control, and the proposed placement of the residential structures on the highway frontage. Ms. Foyster commented a pedestrian overpass should be considered for crossing the highway.

Shay Coburn said she is not in favor of the proposed placement for the commercial buildings and noted a lack of community benefits for the project. She also noted the layout could be designed with more efficient land use with the opportunity to add more density than proposed.

Dana Ivers said she is not in favor of adding more density to the project, and solar energy should be a requirement for a project this large.

The Chairperson closed the hearing for public comment.

The Planning Commission reviewed the Sketch Plan drawings and further discussed the project with the Applicant. The Commissioners agreed residential structures should not be placed along the highway frontage and too much parking and hard surface is proposed.

Jack Young, member of 2 Build Ridgway LLC commented the project is utilizing over a million dollars in previously placed infrastructure as part of the current proposal.

Joe Nelson requested the hearing be continued to provide the opportunity for the Commissions' concerns to be addressed in the Sketch Plan.

ACTION:

Mayor Clark moved to approve the continuance for the Application for Sketch Plan for Lot 3 PUD until the August 30, 2022, Regular Planning Commission Meeting. The motion was seconded by Commissioner Liske. On a call for the roll call vote, the motion carried unanimously.

4. Application for Final Plat; Location: Town of Ridgway, Block 20, Lots 16-18; Zone: Historic Residential; Applicant Beth Lakin; Owner: Beth Lakin

Staff Report dated May 27, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Mr. Dlubac presented and application for Final Plat for Block 20, Lots 16-18 and noted there has been difficulty scheduling the contractor to install the 50-foot extension. The Applicant has requested a one-month extension to provide for the completion of the sewer line installation.

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

ACTION:

Mayor Pro-Tem Meyer moved to approve a continuance for the Lakin/Arnold Subdivision to the June 20, 2022, Regular Planning Commission Meeting. The motion was seconded by Mayor Clark. On a call for the roll call vote, the motion carried unanimously.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the Meeting of April 26, 2022

ACTION:

Mayor Clark moved to approve the Minutes from April 26, 2022. The motion was seconded by Commissioner Liske. On a call for the roll call vote, the motion carried unanimously. with Commissioner Nelson abstaining.

6. Public Comment Received After the Agenda was Published

The Deputy Clerk read a public comment letter from Ridgway resident Jennifer Cram dated May 27, 2022. Ms. Cram expressed concern to the Planning Commission and Town Council regarding the growth rate of the proposed projects in town and how that may affect the projected water supply by 2050.

ADJOURNMENT

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk

AGENDA ITEM #4

The minutes from the June 28, 2022 Planning Commission meeting will be completed early next week and will be a “Late Add” to the packet.