

RIDGWAY PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, July 27, 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/86105748787?pwd=SGdHNDNjcTFLY2NJVnplUXhBUTRUUT09>

Meeting ID: 861 0574 8787

Passcode: 284164

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

PUBLIC HEARING:

1. **Application:** Final Plat; **Location:** Parkside Subdivision, Lot 14; **Address:** TBD N. Laura Street; **Zone:** Residential (R); **Applicant:** Josh and Terese Seal; **Owner:** Joshua C. Seal
2. **Application:** Sketch Plan; **Location:** Liddell-Stanton Subdivision, Block 3, Lot 10; **Address:** TBD Liddell Drive; **Zone:** Historic Business (HB); **Applicant:** Chris Hawkins; **Owner:** Revelation Investments CO LLC

OTHER BUSINESS:

3. Discussion regarding the scheduling of a Joint Work Session with the Town Council on August 11th to review and discuss a potential workforce housing project

APPROVAL OF MINUTES:

4. Minutes from the Regular meeting of June 29, 2021
5. Minutes from the Special meeting of July 13, 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: July 23, 2021
Subject: North Seal Subdivision Final Plat for July 27th PC Meeting

APPLICATION INFORMATION

Request: Approval of North Seal Subdivision creating three residential lots.
Legal: Lot 14, Parkside Subdivision
Address: N/A – N. Laura Street
General Location: North of and adjacent to N. Rail Road Avenue; west of and adjacent to N. Laura Street; and east of and adjacent to Green Street
Parcel #: 430508414014
Zone District: R Low Density Residential District
Current Use: Vacant
Applicant: Terese and Josh Seal
Owner: Terese and Josh Seal

PROJECT REVIEW

BACKGROUND

The parcel was originally platted as Parkside Subdivision (Rec. #197315). This plat created 23 residential lots and one open space tract. Six of the lots created were noted as allowing two or three single-family equivalents. A notation on Lot 14 states "3 Single Family Equivalents". This note is meant to allow up to three single family dwelling units on the parcel. The zoning district, R Low Density Residential, does not allow more than two dwelling units as a use by right and three units is a Conditional Use Permit. Therefore, the intent of this statement was to allow three units on this one parcel.

Lot 14 is bordered on three sides by streets; Laura Street to the east, North Rail Road Street to the south, and Green Street to the west. Furthermore, there is a drainage and utility easement (Rec. #197315) overlaying the southern 50' of this lot, an irrigation easement (Rec. #197315) along the western eight feet of the lot, and a utility easement (Rec. #197315) along the eastern 15' of the lot.

Lot 14 has a total lot area of 23,708 square feet (0.544 ac.). The minimum lot size for the R District is 6,000 square feet for single family and duplex uses and 10,000 square feet for all other uses.

Note 2 on the North Seal Subdivision states that the three proposed lots are subject to the original plat notes as recorded in Parkside Subdivision. A few of those notes to bring to the Planning Commission's attention related to this lot and request include:

- Note 2 states that “no lot bordering Green Street or Parkside Drive shall use these streets for driveway or construction access”. *Lot 14A borders Green Street.*
- Note 6 subjects Lot 14 to affordable housing provisions set forth in the note. *See additional discussion of this provision under the analysis section of this report.*
- Note 7 allows up to three dwelling units on Lot 14 provided that no occupancy permit will be approved unless all three units are under construction. *See additional discussion of this provision under the analysis section of this report.*

REQUEST

The applicant wishes to further subdivide Lot 14, Parkside Subdivision, into three separate lots so each of the three units permitted on the Lot 14 pursuant to Note 7 may be sold separately.

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 and hearing have been noticed and posted by the Town in accordance with RMC §7-3-23(D).

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 parcel was contemplated for three single family homes upon the original plat and there are no proposed changes to the easements established with the Parkside Subdivision. Therefore, the requirements set forth in 7-4-10(C) apply to this application.

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 replat to the Town Council:

- 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;*
- Compliance with all Planning Commission conditions of approval except those subject to a good faith dispute;*
- 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

LAND USES

The property is currently vacant, however, the drainage channel within the 50' easement on the southern portion of the lot is constructed. Also, the adjacent infrastructure, including roadways, curb, gutter, and sidewalk are installed.

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 R Low Density Residential District, the following standards apply to single family uses:

Standard	Requirement	Proposed		
		Lot 14A	Lot 14B	Lot 14C
Min. Lot Width	50'	50'	50'	89'+/-
Min. Lot Size	6,000sf	9,212.29sf	6,658.96sf	7,837.07sf
Max. Lot Coverage*	50%	TBD	TBD	TBD
Min. Front Setback*	15'	N. Laura Street: 15'+	N. Laura Street: 15'+	N. Laura Street: 15'+
Min. Rear Setback*	8'	50'+	50'+	50'+
Min. Side Setback*	5'	TBD	TBD	TBD
Max. Side on Corner Lot*	7.5'	Green Street: 8'+	TBD	TBD
Structure Height*	27'	TBD	TBD	TBD

**These dimensional standards will be confirmed at time of building permit review.*

The proposed subdivision either meets or is able to meet all dimensional standards.

UPDATE:

Updated subdivision plat submitted on 7/6/2021 depicted lot frontages for all three lots that meet the minimum 50' standards. Therefore, the variance that was originally requested for this application in April 2021 has been withdrawn by the applicant.

ACCESS

Each of the three proposed lots will have their own direct access onto N. Laura Street. The submitted sketch plan illustrates that all three proposed lots are providing driveways able to meet town parking requirements. Given the limited buildable area of the current lot, and each proposed subdivided lot (Lots 14A, 14B, and 14C), the proposed layout appears to strike a balance between access points, driveway locations, and building footprints. While the driveways will need to be defined better with a building permit, the accesses appear to be equally distanced from each other and laid out at points along N. Laura Street which appear to be a safe distance from the intersection with North Rail Road Avenue.

Encroachment Permit: Right-of-way encroachment permits must be obtained through the town for any work in the public right of way. This includes, but is not limited to, curb cuts, replacement of sidewalks, and water and/or sewer service connections to the main lines.



UTILITIES

Utilities were installed in conjunction with the original Parkside Subdivision, including water, sewer, and electrical services. Similarly, all financial surety requirements and agreements outlining obligations were tied to the original subdivision plat. Therefore, the applicant is responsible for the extension of service lines, but no additional main lines need to be extended. Since the main water and sewer lines are already in place and this is only a reconfiguration of a single lot, the town has not reviewed or approved any utility service alignment, concept, or design associated with the proposed three lots. At the time the applicant submits a building permit application, adequate water and sewer service lines shall be depicted on submitted plans and, if necessary, establishment of easement(s), payment of fees, or realignment(s) of service lines may be required before the Town is able to issue a building permit for this project.

Water Service: There are three water taps stubbed and located on the proposed Lot 14B. The owner will be responsible for extending those service lines to the final location of the proposed homes on each lot and providing adequate means for the service lines to be maintained and replaced, as necessary.

Sewer Service: No utility plan information was submitted in conjunction with this final plat and no cleanouts or sewer service lines were depicted on the final plat. Since the sewer has not been reviewed separately for this replat, staff recommends Note 9, which states the maintenance of the sewer line is the responsibility of the owners of Lots 14A, 14B, and 14C and not the Town's, be removed from the plat. We have not evaluated that statement, nor have we been able to discuss the specific section(s) of sewer line this statement is referring to for this application. This review will be accomplished at such time a building permit for each lot is submitted.

AFFORDABLE HOUSING PROVISIONS

The affordable housing provisions of Note 6 of the Parkside Subdivision are referenced and incorporated into this North Seal Subdivision. In general, these provisions require:

- The units be owned by Ouray County residents.
- The units be owner occupied unless and until the provisions terminate as provided in the provisions.
- The town waives excise tax required by RMC §3-4-1.
- At least one person in the household shall earn a majority of their income within Ouray County or from an employee based in Ouray County.
- The initial maximum sale of a unit shall meet the formula established in the note and be approved by the Town Manager prior to any transfer of property.

The applicant and the Town will have to coordinate on a number of these items as the project progresses to ensure the provisions are adequately met. This is no different than if Lot 14 were to develop as one parcel.

OCCUPANCY

UPDATE:

In their previous submittal, the applicant was requesting that Note 7 of the original plat which required all three units to be under construction prior to a Certificate of Occupancy (CO) being issued for any one unit be amended to require only building permits to be received prior to the Town issuing a CO. However, the applicant is no longer seeking to change Note 7, therefore, the previous condition (previous condition #3) to make such change on the plat is no longer applicable and has been removed from the staff recommendation.



HOA APPROVAL

UPDATE:

One concern of the Commission at the April hearing was that the Parkside HOA had not provided written approval of the subdivision. Since the last meeting, the applicant was able to obtain HOA approval letter dated June 28, 2021. That approval letter is attached to this memo as Attachment C for the Commission's review and consideration.

PUBLIC COMMENT

A number of public comments have been received via e-mail. Each of the received notes are attached to this report for the Commission's review. The following table identifies the names and general sentiment of each comment received.

<i>Name</i>	<i>Sentiment</i>
Amie Minnick Provisions at the Barber Shop	Supportive of application
Andrea Sokolowski Firehouse Investment Real Estate, LLC	Supportive of application
Elizabeth Dickerson 671 Golden Eagle Trail, Ridgway	Supportive of application
Jenny Williams Solar Ranch Residents	Supportive of application
Kit & Randy Cassingham Resident	Supportive of application
Lynn Kircher Doodles Designs	Supportive of application
Tim Stroh, AIA, Springboard Preservation Studio	Supportive of application

STAFF RECOMMENDATION

Upon review of the application against applicable Town standards, staff recommends that the Town of Ridgway Planning Commission recommend the Town Council approve the North Seal Subdivision 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 three lots are to own the sewer line be removed.
3. Any water or sewer tap fees which 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"

ATTACHMENTS

- A. Application and Support Materials
- B. Parkside Subdivision Plat, Reception #197315
- C. Parkside HOA Approval Letter



D. Public Comments



July 6, 2021

Town of Ridgway
Planning Commission
201 N. Railroad St.
Ridgway, CO 81432

Attention: TJ Dlubac, Planner

Dear Commissioners:

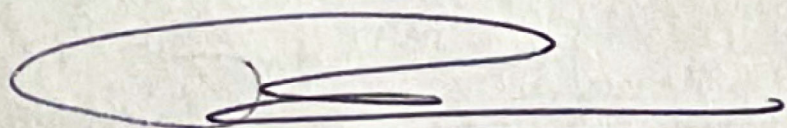
We are requesting approval of a subdivision of Lot 14, Parkside Subdivision. This application came before you in April, 2021 and there were a number of concerns expressed. We have worked with staff to address those concerns and are asking for approval, as amended.

1. We understand that staff has confirmed that final plat is the appropriate process to follow for this application as the original plat notes will be retained and the HOA has approved the application.
2. We have adjusted the lot boundary lines and deleted the need for and request for a variance. See revised proposed plat.
3. The Parkside Homeowners' Association approves of and supports this application. See attached letter.
4. We are renewing our request to subdivide Lot 14 into three (3) lots meeting the minimum dimensional standards of the zone district. We believe that this is the best configuration for the planned homes to be constructed for the following reasons:
 - Permitting three separate lots is consistent with the original plat note 6 which provides that "Lots 14 and 15 are required to have three units each (triplex, attached or detached)." Similarly, the Parkside Covenants provide that "(a) lot shown on the Plat with lot number 14 & 15 which shall consist of three separate Units and upon which three residences, *joint or separate*, may be constructed..." (emphasis added)
 - The homes constructed must still be "affordable" as also required by Plat Note 6, and so must still be owner-occupied and deed restricted. These will not be short term rental units, vacation units, or investment properties.
 - While a triplex was once less expensive to construct than three single homes,, new building code requirements have altered that. A triplex is now required to include an automatic interior sprinkler system. The Habitat triplex being currently constructed has expended approximately \$50,000 on just the sprinkler system. These additional costs are passed along to future owners and make the final homes less affordable.
 - One large foundation in the expansive soils found at the site will be more expensive than three smaller foundations.

- One large building is more massive visually than three smaller homes with individual yards and private spaces.
- Market demand is for single family homes rather than attached triplex units.
- A triplex would require a separate HOA, which involves additional costs, both at the inception, and continued additional monthly costs for new homeowners, as well as additional potential for building owner disputes.
- Single family units provide more privacy than attached units. Affordable housing does not need to scream that it is affordable and provide an image of lesser homeowner prestige.
- Three individual homes with their own yards and driveways provide a better transition into the neighborhood of larger and taller homes than a triplex.

Green Seal LLC is a very small, locally owned company in Ridgway that builds "smart." Josh and I have lived and worked in Ouray county for about twenty-five years. We have built quality homes over the years that are small, energy efficient, low maintenance, and attractive. The last three homes we built and sold in Ridgway were very popular and our buyers are all small business owners in Ouray County. Profits on affordable homes are limited to 15%, so this application is not simply an effort to increase profits. We believe in Ridgway, want what is best for the town, and believe that we are proposing homes that will be more affordable than triplex units, and will be desirable to future owners. Affordable housing should not be limited to apartments, condos and townhomes. Single family homes are sought after and desirable. The fact is, given current building codes, we can construct single family homes at a lower cost, which in turn makes them more affordable to the eventual purchaser. We believe these homes will be a long-term asset in the Town.

Sincerely,

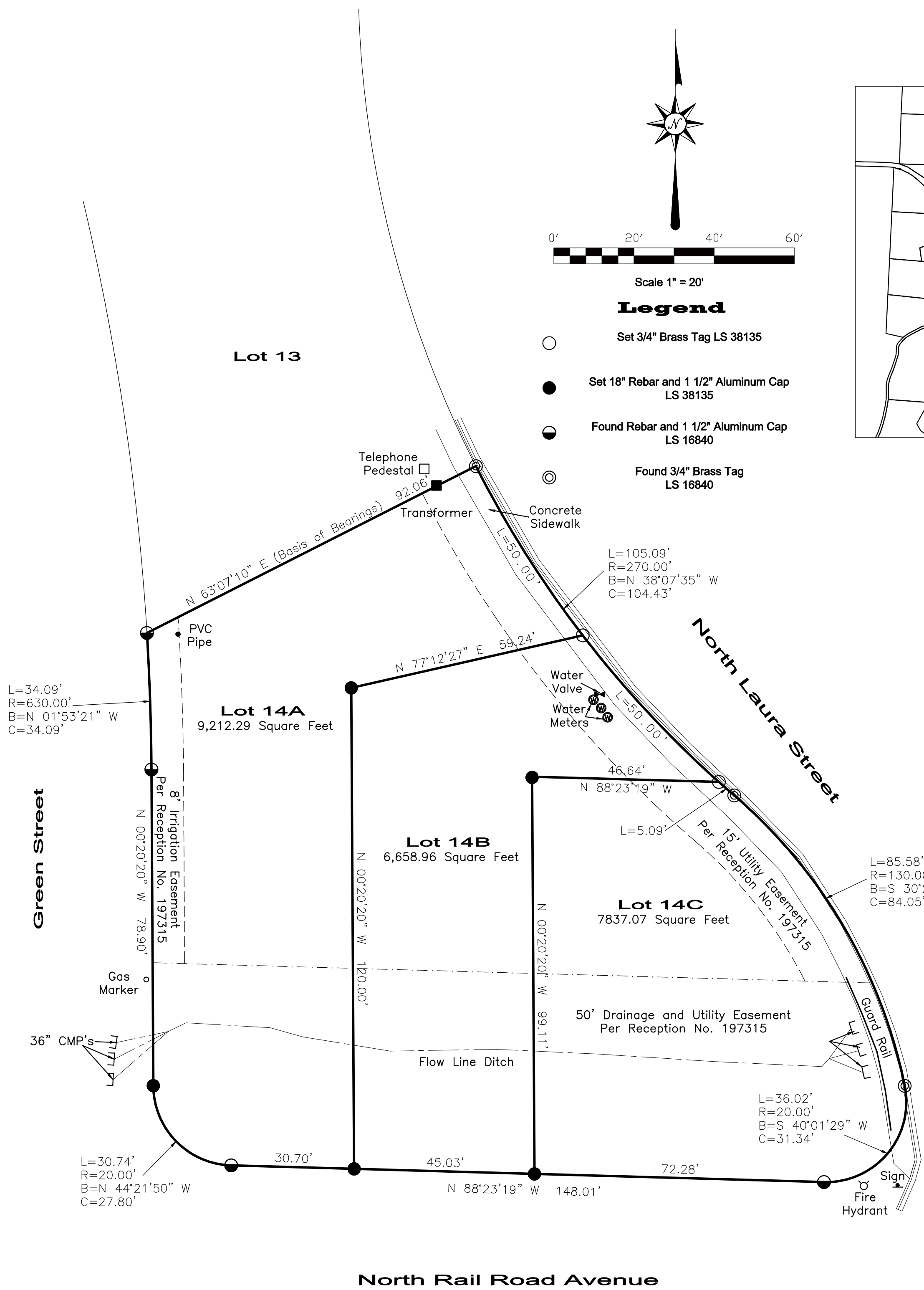
A handwritten signature in dark ink, appearing to read 'Terese Seal', with a long horizontal flourish extending to the right.

Terese Seal
Green Seal LLC

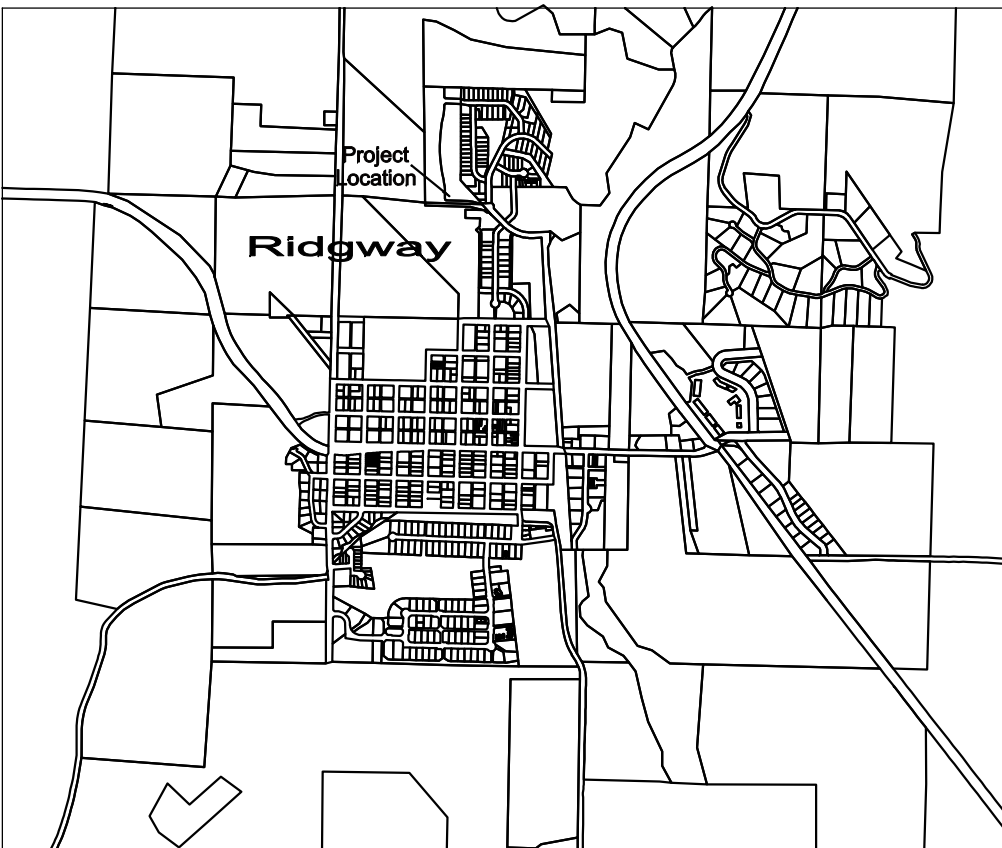
North Seal Subdivision

A Minor Subdivision of Lot 14, Parkside Subdivision, Town of Ridgway

Located in Southeast 1/4 Section 8, Township 45 North, Range 8 West, NMPM, Town of Ridgway, County of Ouray, State of Colorado



Vicinity Map
(Not to Scale)



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that Joshua C. Seal and Terese M. Seal, being Joint Tenants, as the owners ("Owners") of certain lands in the Town of Ridgway, Colorado, to wit:

Lot 14, Parkside Subdivision, 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 North Seal Subdivision. Private easements are reserved or conveyed for the purposes as indicated on the plat.

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

By: _____
Joshua C. Seal

By: _____
Terese M. Seal

NOTARIAL:

STATE OF _____)
COUNTY OF _____) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this ____ day of _____, 202____ by Joshua C. Seal.

Witness my hand and official seal.

My commission expires: _____

Notary Public

NOTARIAL:

STATE OF _____)
COUNTY OF _____) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this ____ day of _____, 202____ by Terese M. Seal.

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 non 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 Mithelich, Ouray County Treasurer

NOTES

- All outdoor lighting fixtures to comply with town of Ridgway regulations.
- The property platted hereby is subject to the plat notes as recorded in PARKSIDE SUBDIVISION as recorded in the Ouray County Records at Reception No. 197315, and the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKSIDE SUBDIVISION as recorded in the Ouray County Records at Reception No. 197316 and as may be amended from time to time.
- The property platted hereon is subject to the prior easements as shown hereon.
- Easements for utilities shall include a blanket utility easement over and across all lots.
- BASIS OF BEARINGS: The noth line of LOT 14, PARKSIDE SUBDIVISION, TOWN OF RIDGWAY, COLORADO per the plat recorded at reception No. 197315 in the office of the Ouray County Clerk and Recorder is recorded as as being S 63°07'10" W
- Linear Units: US Survey Foot.
- Each lot is limited to one principal dwelling unit for which applicable excise tax has been paid.
- Lot 14A, 14B and Lot 14C are served by a commonly-owned sewer line that is connected to the Town of Ridgway sewer system. The owners of Lot 14A, 14B and 14C shall jointly and severally responsible for any maintenance, repair, and or replacement of the common sewer line. The town of Ridgway shall bear no responsibility for the repair and upkeep of this sewer line.

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

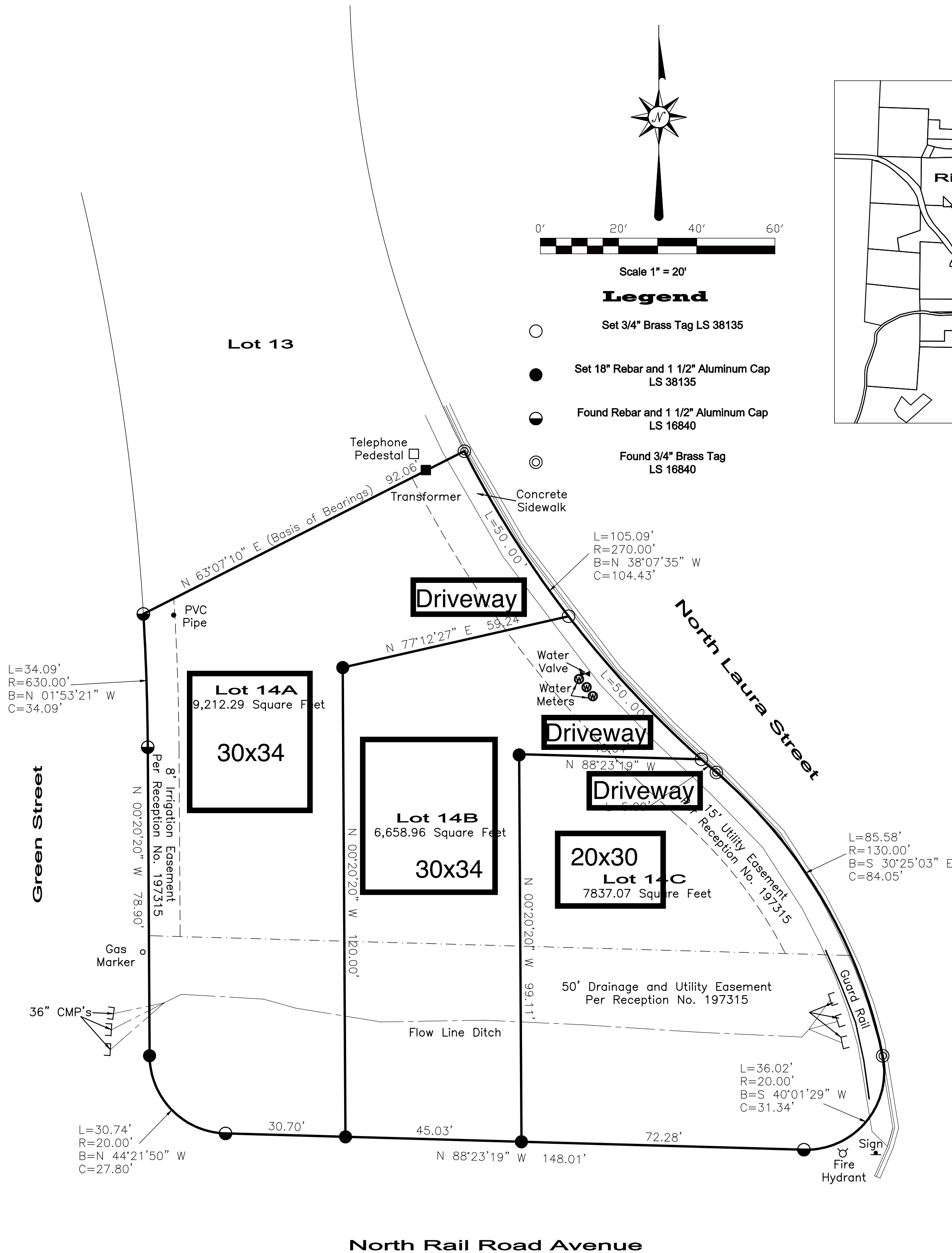
Deputy

PROJECT MANAGER: PS CADD TECH: PS CHECKED BY: PS START DATE: 3/4/21	REVISIONS	DATE	DESCRIPTION	BY
	1			
	2			
	3			
	4			
	5			
	OFFICE (970) 249-5349 CELL (970) 729-1289 23414 INCOMPAPHRE ROAD MONTROSE, CO 81403 WWW.ORIONSURVEYING.COM			
	DRAWING PATH: Replat 3-21			
SHEET No. 1 OF 1		PROJECT: 20021		

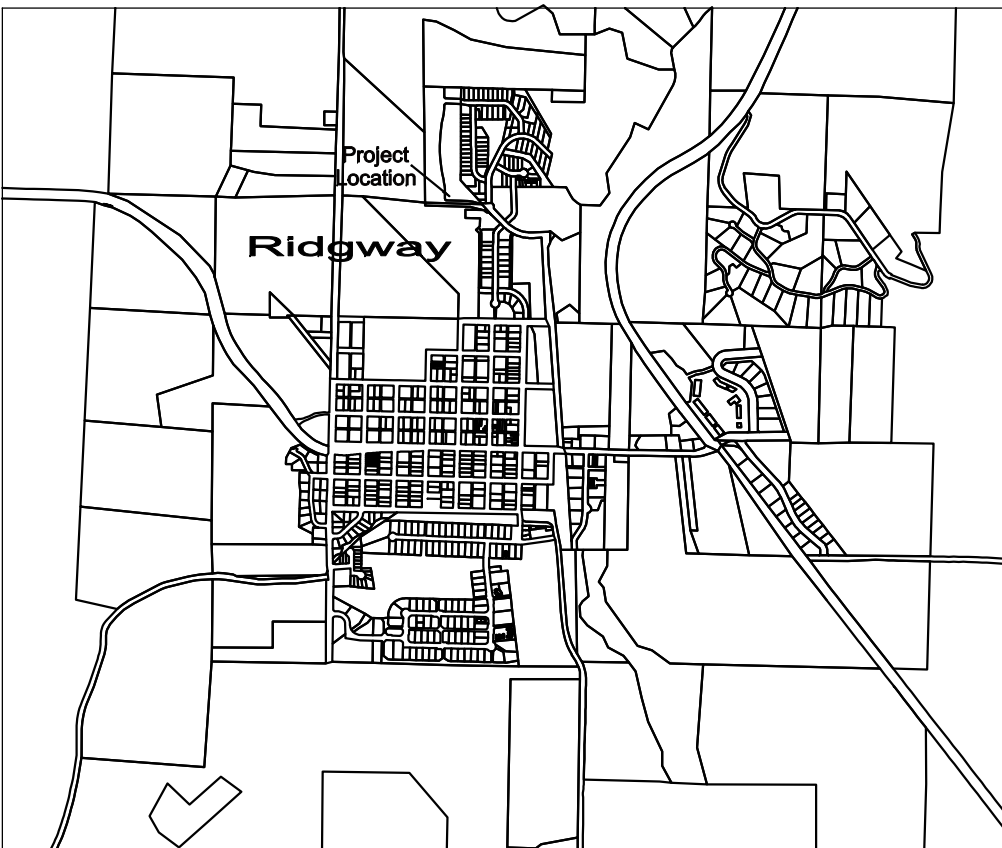
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Vicinity Map
(Not to Scale)



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Lot 14, Parkside Subdivision, 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 North Seal Subdivision. Private easements are reserved or conveyed for the purposes as indicated on the plat.

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

By: _____
Joshua C. Seal

By: _____
Terese M. Seal

NOTARIAL:

STATE OF _____)
COUNTY OF _____) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this ____ day of _____, 202____ by Joshua C. Seal.

Witness my hand and official seal.

My commission expires: _____

Notary Public

NOTARIAL:

STATE OF _____)
COUNTY OF _____) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this ____ day of _____, 202____ by Terese M. Seal.

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 non 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 Mithelich, Ouray County Treasurer

NOTES

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- The property platted hereby is subject to the plat notes as recorded in PARKSIDE SUBDIVISION as recorded in the Ouray County Records at Reception No. 197315, and the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKSIDE SUBDIVISION as recorded in the Ouray County Records at Reception No. 197316 and as may be amended from time to time.
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- BASIS OF BEARINGS: The noth line of LOT 14, PARKSIDE SUBDIVISION, TOWN OF RIDGWAY, COLORADO per the plat recorded at reception No. 197315 in the office of the Ouray County Clerk and Recorder is recorded as as being S 63°07'10" W
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- Lot 14A, 14B and Lot 14C are served by a commonly-owned sewer line that is connected to the Town of Ridgway sewer system. The owners of Lot 14A, 14B and 14C shall jointly and severally responsible for any maintenance, repair, and or replacement of the common sewer line. The town of Ridgway shall bear no responsibility for the repair and upkeep of this sewer line.

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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

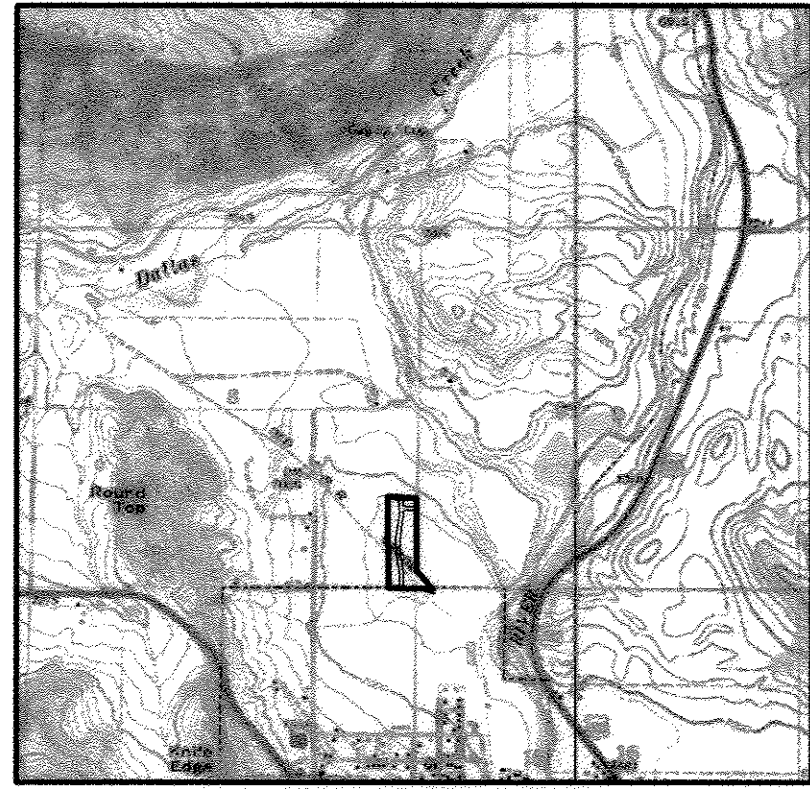
This plat was filed for record in the office of Clerk and Recorder of Ouray County at ____ M. on the ____ day of _____, A.D. 202____, under

Reception No. _____

By
Michelle Nauer, Ouray County Clerk and Recorder

Deputy

PROJECT MANAGER: PS CADD TECH: PS CHECKED BY: PS START DATE: 3/4/21	REVISIONS	DATE	DESCRIPTION	BY
	1			
	2			
	3			
	4			
	5			
	OFFICE (970) 249-5349 CELL (970) 729-1289 23414 INCOMPARE ROAD MONTROSE, CO 81403 WWW.ORIONSURVEYING.COM			
	DRAWING PATH: Replat 3-21			
SHEET No. 1 OF 1		PROJECT: 20021		



PARKSIDE SUBDIVISION
VICINITY MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

A parcel of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 9 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8, Township 45 North, Range 8 West, New Mexico Principal Meridian, Town of Ridgway, Ouray County, Colorado more particularly described as follows:

BEGINNING at Northwest corner of Lot 311 of River Park Ridgway Business Park Filing No. 1, said corner being on the South right of way line of Marion Overlook from whence the Southeast corner of said Section 8 bears S00°22'57"W, 1152.71 feet; thence N88°26'51"W, 173.58 feet; Thence 32.06 feet along the arc of a curve to the left, with a radius of 20.00 feet, a central angle of 91°50'02" and a chord of S45°38'10"W, 28.73 feet; Thence 140.78 feet along the arc of a curve to the right, with a radius of 630.00 feet, a central angle of 12°48'13" and a chord of S06°07'14"W, 140.49 feet; Thence 727.28 feet along the arc of a curve to the left, with a radius of 1620.00 feet, a central angle of 25°43'20" and a chord of S00°20'20"E, 721.19 feet; Thence 141.42 feet along the arc of a curve to the right, with a radius of 630.00, a central angle of 12°51'40" and a chord of S06°46'10"E, 141.12 feet; Thence S00°20'20"E, 78.90 feet; Thence 30.74 feet along the arc of a curve to the left, with a radius of 20.00 feet, a central angle of 88°03'00" and a chord of S44°21'50"E, 27.80 feet; Thence S88°23'19"E, 160.83 feet; Thence S88°42'59"E, 91.77 feet; Thence 50.28 feet along the arc of a curve to the right, with a radius of 232.62 feet, a central angle of 12°23'07" and a chord of S82°31'26"E, 50.19 feet; Thence S76°19'53"E, 108.23 to a point on the Westerly line of Tract 05-4 of said River Park Ridgway Business Park Filing No. 1; Thence N42°07'17"W along said Westerly line of River Park Ridgway Business Park Filing No. 1, 365.42 feet to a point on the east line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8; Thence N00°22'57"E along said East line of Section 8, 882.82 feet to the Point Of Beginning. Containing 6.185 acres, more or less. Basis of bearings - Ouray County Control

A parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8, Township 45 North, Range 8 West, New Mexico Principal Meridian, Town of Ridgway, Ouray County, Colorado more particularly described as follows: BEGINNING at Southwest corner of Lot 125 of River Park Ridgway Business Park Filing No. 1 recorded at Reception No. 176459, said corner also being on the North right of way line of Marion Overlook from whence the Southeast corner of said Section 8 bears S00°22'57"W, 1212.72 feet; Thence N00°22'57"E, 130.03 feet to the Northwest corner of said Lot 125 of River Park Ridgway Business Park Filing No. 1, said corner also being on the south line of that property described in Warranty Deed recorded at Reception No. 180738; Thence N88°26'51"W along the South line of said property, 196.65 feet; Thence S00°20'20"E, 110.72 feet; Thence S0.76 feet along the arc of a curve to the left, with a radius of 20.00 feet, a central angle of 88°06'31" and a chord of S44°23'35"E, 27.81 feet; Thence S88°26'51"E, 175.66 feet to the the Point Of Beginning. Containing 0.583 acres, more or less.

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name of PARKSIDE SUBDIVISION, and does hereby dedicate, grant and convey to the Town of Ridgway, State of Colorado, for the use of the public North Laura Street and Parkside Place, together with OPEN SPACE as indicated on the plat as hereon shown. Also the following easements are dedicated, granted and conveyed to the Town of Ridgway, Colorado as shown: Utility, Drainage and Irrigation.

Executed this 29th day of December, A.D. 2007.

Marsim Development, LLC, a Colorado Limited Liability Company

by Spencer Simmons, Manager

STATE OF COLORADO)
) ss.
COUNTY OF Ouray)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 29th day of December, A.D. 2007 by Spencer Simmons, Manager of Marsim Development, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.
My Commission expires

My Commission Expires
8/12/11

Lien Holder: Alpine Bank

The undersigned holder of a lien pursuant to an instrument recorded in the Ouray County records at Reception No. 195124 on June 8, 2007, hereby joins in this subdivision, any applicable subdivision improvements agreement, and the dedication of easements, property and streets as shown hereon.

Alpine Bank

By Andrew A. Karow, President
(Print signatory's name and representative capacity)

STATE OF COLORADO)
) ss.
COUNTY OF OURAY)

The foregoing Certificate was acknowledged before me this 29th day of December, A.D. 2007 by Andrew A. Karow, President of Alpine Bank.
Witness my hand and official seal.
My Commission expires

My Commission Expires
8/12/11

AREA SUMMARY

LOTS	5.015 ACRES
ROAD DEDICATION	0.949 ACRES
OPEN SPACE	0.803 ACRES
TOTAL	6.767 ACRES

PARKSIDE SUBDIVISION

SITUATED IN THE SE $\frac{1}{4}$ SECTION 8 AND THE SW $\frac{1}{4}$ SECTION 9, TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN, PART OF THE SCHOOL ADDITION TO THE TOWN OF RIDGWAY, RECEPTION NO. 180714, COUNTY OF OURAY, STATE OF COLORADO

FINAL PLAT

Parkside Plat Notes

- All structures within Parkside Subdivision shall require an engineered foundation. Soils throughout the Ridgway area have been found to have swell potential and produce radon gas. Therefore the improvements should be designed to ventilate radon gas away from living spaces. All owners, contractors, and engineers are encouraged to investigate soil and groundwater conditions on a particular lot prior to deed to real property located in this subdivision, the owners of land herein agree to hold the Town of Ridgway harmless from any claim related to soils conditions present in the subdivision.
- No lot bordering Green Street or Parkside Drive shall use these streets for driveway or construction access.
- The tract of land marked OPEN SPACE shall be dedicated to the Town of Ridgway for ownership. Maintenance of the Open Space shall be the obligation of the Parkside Subdivision Homeowner's Association created under the covenants for this subdivision. The HOA agrees to maintain OPEN SPACE in, at minimum, native grasses and vegetation, free of noxious and invasive weeds, and agrees to maintain drainage ditches and culverts in good operating condition. The owners of Lots 1 through 23 within this subdivision shall also be jointly and severally liable for said maintenance. In the event that said maintenance is not properly performed, the Town of Ridgway may cause the work to be done, assess the cost to the said owners, may certify such charges as delinquent charges to the County Treasurer to be collected similarly to taxes, may record a lien on said lots which may be foreclosed in any lawful manner, or may pursue any other remedy available in order to collect such charges. These obligations shall run with the land and be binding upon all successors in interest to the said lot(s).
- By accepting a deed to this real estate, Owner agrees to be subject to the Parkside subdivision Covenants, Conditions and Restrictions as recorded and amended in the future, and agrees to avail design, siting and construction of improvements to the Parkside Subdivision Design Review Process, and agrees to abide by the findings and decisions of that process without recourse.
- Outdoor Lighting: All outdoor lighting shall conform to Ridgway Municipal Code Section 6-5 "Outdoor Lighting Regulations."
- AFFORDABLE HOUSING PROVISION: Lots 14 and 15 are required to have three units each (triplex, attached or unattached) subject to the following Affordable Housing restrictions:
 - On the date of application, the prospective owner of an affordable unit shall maintain his/her sole residence and abode in Ouray County, Colorado, or provide written intent of his/her desire and intent to do so within 30 days of purchasing the affordable unit. Proof of this must be presented to the Town in advance of any transfer of property. Proof shall include written documentation verifying residency within Ouray County, or residency within 30 days of application.
 - The above referenced affordable housing units shall be owner occupied until and unless these covenants terminate pursuant to plat note 6(c) and 6(i) below.
 - The re-sale price of each affordable unit shall be limited to an annual price appreciation cap of 3.2% of the initial gross purchase price for the first five years, commencing on the date of legal occupancy of the unit and then subject to the following annual appreciation caps: 5% in year six; 6% in year 7, 7% in year 8, 8% in year 9 and 9% in year 10. After the tenth year, the cap shall terminate entirely and, provided that a single owner has resided in the property for ten consecutive years, these covenants stated here in this plat note shall terminate and no longer apply to that specific unit. In the event a unit owner sells the unit prior to living in the unit for ten years or more, the lot shall continue to be burdened by these price cap and affordable housing restrictions and the time period regarding the annual price cap increase shall restart and begin to run anew on the date of acquisition by a new owner based upon the new owner's gross purchase price. If an owner of a unit makes any capital improvements requiring a building permit to the property during his/her term of ownership, the cost of those capital improvements as indicated on the building permit shall be added to the gross purchase price of the property for the purpose of computing the annual price appreciation cap created herein. Any costs of capital improvements to be added to the gross purchase price of the property, including but not limited to upgrades during construction, shall require the prior, written approval of the Town.
 - The Town hereby waives development excise tax RMC 3-4-1, et. seq., all six units.
 - Notwithstanding any other provision to the contrary, Declarant and successor Declarant reserves the right to sell such lots to another developer or an affordable housing developer at any time hereafter, subject to these restrictions. For the purpose hereof, "developer" shall mean any person or nonprofit or for profit entity that receives a significant part of their income from real estate development, home building, construction, plumbing, electrical, carpentry, etc. that is in the business of providing housing or who has current license to sell real estate in the State of Colorado.
 - At the time of purchase, at least one person in the household shall earn the majority of their income in Ouray County or from an employer based in Ouray County. Proof of this must be presented to the Town in advance of any transfer of property. Proof shall include written documentation verifying employment within Ouray County.
 - The Town waives all "plan check fees" and building permit fees charged by the Town on all affordable housing units.
 - In the event of Public Trustee's foreclosure or a Judicial foreclosure by a beneficiary of a deed of trust and or holder of a mortgage on a lot governed by these affordable housing covenants contained in this plat note, the covenants stated herein shall terminate and hence forth not burden the specific unit which was the subject matter of the foreclosure. In the event of foreclosure, the Town of Ridgway shall have a 30 day right of first refusal to purchase the note for the remaining balance plus costs incurred by the bank as a result of non-payment by debtor. The beneficiary of the deed of trust and/or holder of a mortgage, is required to provide written notice to the Town Clerk as a condition precedent to filing and/or commencing a foreclosure action. The written notice shall state the cause and amount of the borrower's default and state an offer by the lien holder to sell the town its rights as lien holder for the stated amount. The notice shall provide the Town 30 days to accept the offer. The Town's acceptance must provide a closing date no later than 30 days from the date of the Town's letter of acceptance. If the Town fails to respond and/or declines to accept the offer contained in the lien holder's letter, the Town shall have no further rights under this provision and, upon consummation of the foreclosure proceeding, the covenants state herein shall terminate with respect to said unit. In no way shall these covenants be read to terminate if the owner of the foreclosed unit successfully exercises its redemption rights and/or otherwise cures its default in foreclosure.
 - Any owner subject to the above stated covenants may apply to the Town Planning Commission for a waiver from the strict application of any one or more of these provisions. A waiver from the strict application of these provisions may be granted at the discretion of the Planning Commission and may only be granted if the applicant can establish that the following criteria are substantially met:
 - There are practical difficulties or unnecessary hardships caused to the individual lot owner if these provisions are strictly applied. Any such practical difficulty and/or unnecessary hardship must be of such a nature as to create an individually differentiated situation from any and all other owners' of units burdened by these regulations; and
 - The spirit of these provisions will be observed, the public health safety and welfare secured and substantial justice done by granting the waiver.The burden shall be on the applicant to establish by a preponderance of the evidence that these criteria have been met. No waiver under this provision shall be granted with less than four (4) concurring votes of the Planning Commission.
 - There shall be an initial maximum sales price on every unit of affordable housing built by a developer on these affordable housing lots. The initial maximum sales price of a housing unit on any of the lots burdened by these covenants which house is built by a developer shall be equal to the developer's cost of acquiring and developing the lot and building the housing unit, plus fifteen (15%) profit. Evidence of the Developer's cost shall be submitted to the Town Manager who shall review the Developer's computation of cost and approve, in writing, the proposed initial maximum sales price. The documents establishing the developer's cost must be approved by the Town Manager prior to any transfer of property. The guiding principal in determining initial sales price of any unit is that the Developer should be constructing and selling these units without exceeding the prescribed profit. In no manner should this covenant be read to require a Developer of units on these lots to lose money by establishing an initial maximum sales price which causes the developer to lose money in the construction and sales of these units.
 - Lots 14 and 15 shall be deed restricted in accordance with the terms of this plat note 6, and any instrument of conveyance shall contain such restriction by an appropriate reference approved by the Town.
- All lots platted hereon are limited to a maximum of one dwelling unit, except for Lots 14 and 15 which have 3 dwelling units each and Lots 4, 5, 6, and 13 which may have two dwelling units each. No occupancy permit will be approved on either Lot 14 or Lot 15 unless all three required units for said lot are under construction.
- The drainage easement(s) shown hereon shall be maintained by an owner's association, or until such time as an owner's association is lawfully formed for such purposes, by the owners of all lots encumbered by the easement, jointly and severally in a manner that preserves the grade as originally established and so as to not impede the free flow of water in any way, including but not limited to the construction of fencing and other improvements, or the planting or encroachment of trees and shrubs and other impeding vegetation. The Town is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or improvements as located within said easements. Upon failure to properly maintain the drainage easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the Town may cause the maintenance or repair to be performed and assess the costs thereof to such owners, and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.
- The irrigation easement(s) shown hereon shall be maintained by an owner's association, or until such time as an owner's association is lawfully formed for such purposes, by the owners of all lots encumbered by the easement, jointly and severally and shall not be impeded or altered in any way as to impact the delivery of water. The irrigation easement that lies between Lots 20 and 21 shall also serve as a connecting irrigation line to the adjoining River Park Ridgway Business Park Filing No.s 1 and 2. The Town is not responsible or liable in any manner for the maintenance, repair, or operation of any irrigation pipelines, improvements or ditches as located within said easements. Upon failure to properly maintain the irrigation easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the Town may cause the maintenance or repair to be performed and assess the costs thereof to such owner(s), and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

Attorney's Certificate

I, Michael J. Lyew, 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: ALPINE BANK (state record name of lienholder, nature of lien and recording data) LOAN #
Dated this 29 day of DECEMBER, A.D., 2007.
Michael J. Lyew Attorney at Law
REPT. No. 195124
6-08-07 OURAY COUNTY
COLORADO

Certificate of Improvements Completion

The undersigned, Town Manager of the Town of Ridgway, do certify that all improvements and utilities required by the current Subdivision Regulations of the Town of Ridgway have been installed in this Subdivision in accordance with the specifications of the Town except for the following which have been secured pursuant to Town subdivision regulations: street lights, street signs, mail boxes
drainage, as-built

Date: 2-4-08

Gary Culp
Town Manager

Approval of Planning Commission

Approved by the Ridgway Town Planning Commission this 24th day of April, A.D. 2007.
by [Signature] Chairman.

Approval of Town Council

Approved by the Town Council this 9th day of MAY, AD, 2007.
[Signature] Mayor.

Approval of Town Attorney

Approved for recording this 4 day of FEBRUARY, AD, 2008, by
John Kappa, Town Attorney

[Signature] Attorney

ENGINEERS CERTIFICATE

I, LARRY M. RESCHKE, a Registered Engineer in the State of Colorado, do certify that the streets, curb gutter & sidewalk, sanitary sewer system, the water distribution system, fire protection system and the storm drainage system for this subdivision are properly designed, meet the Town of Ridgway specifications, are adequate to serve the Subdivision shown hereon.

Date: 01/09/08

[Signature]
Larry M. Reschke
P.E. 19691

SURVEYORS CERTIFICATE

I, Merlin Rawson, do hereby certify that I am a Registered Land Surveyor of the State of Colorado and that this plat accurately represents a survey made by me or under my supervision and conforms to all applicable Ouray County and State regulations and I further certify that the monuments shown actually exists and their positions are as shown.

[Signature] Date 1/7/08
Merlin Rawson
R.L.S. 16840

Recorder's Certificate

This plat was filed for record in the office of the Clerk and Recorder of Ouray County at 9:45 AM a.m. on the 19 day of MARCH, AD, 2008, under Reception No. 197315

by Michelle Nauer
County Clerk & Recorder

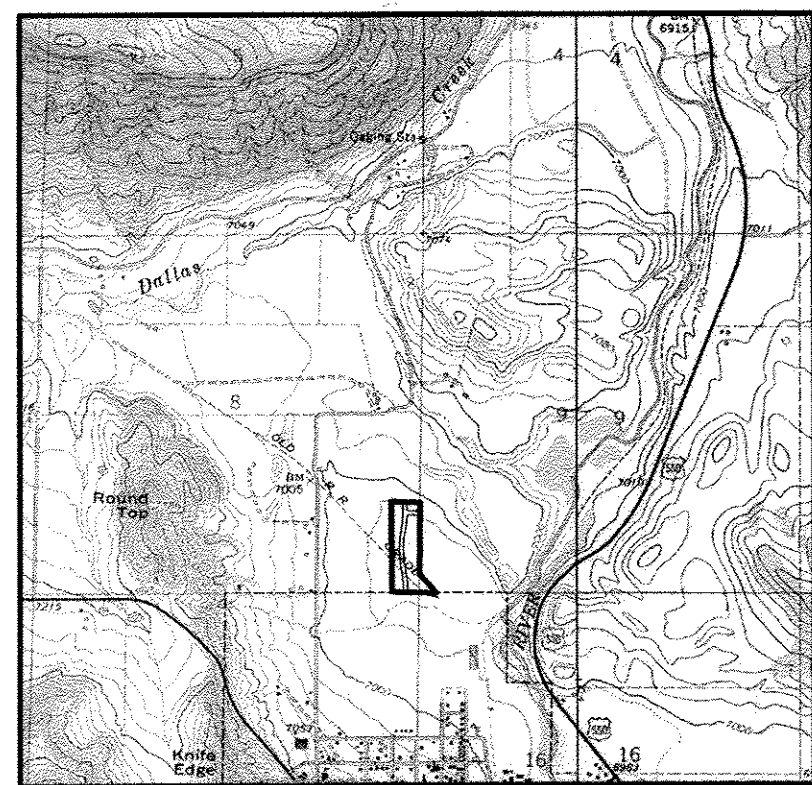
[Signature]
Deputy

Page 1 of 2

TITLE:	PARKSIDE SUBDIVISION FINAL PLAT
CLIENT:	MARSIM, LLC
DEL-MONT CONSULTANTS, INC	ENGINEERS - SURVEYORS MONTROSE, COLORADO - PH. 249-2251
DRAWN BY: ARL/JH	DATE: 12/26/07
FILE:0456-PLAT-FINAL	JOB NO.: 0456

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

FIELD BOOK:
SHEET:
1 OF 2



PARKSIDE SUBDIVISION
VICINITY MAP
N.T.S.

PARKSIDE SUBDIVISION

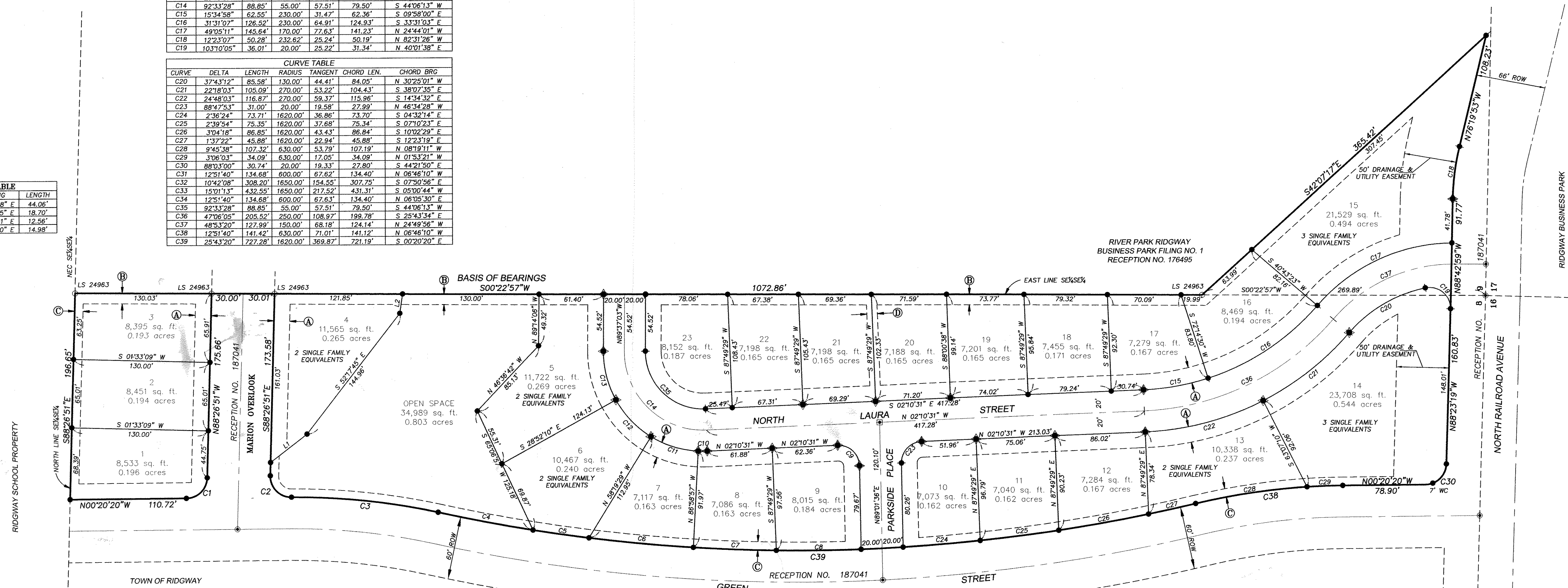
SITUATED IN THE SE1/4 SECTION 8 AND THE SW1/4 SECTION 9, TOWNSHIP 45
NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN, PART OF THE
SCHOOL ADDITION TO THE TOWN OF RIDGWAY, RECEPTION NO. 180714,
COUNTY OF OURAY, STATE OF COLORADO

FINAL PLAT

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD LEN.
C1	88°06'31"	30.76'	20.00'	19.35'	27.81'
C2	91°50'02"	32.06'	20.00'	20.65'	28.73'
C3	12°48'13"	140.78'	630.00'	70.69'	140.49'
C4	31°15'10"	91.97'	1620.00'	46.00'	91.96'
C5	1°54'19"	53.87'	1620.00'	26.94'	53.87'
C6	3°31'53"	99.85'	1620.00'	49.94'	99.83'
C7	2°47'46"	79.06'	1620.00'	39.54'	79.05'
C8	2°51'19"	80.73'	1620.00'	40.37'	80.72'
C9	91°12'07"	31.84'	20.00'	20.42'	28.58'
C10	51°11'34"	8.61'	95.00'	4.31'	8.61'
C11	28°39'29"	47.52'	95.00'	24.27'	42.02'
C12	29°27'19"	48.84'	95.00'	24.97'	48.30'
C13	29°15'07"	48.50'	95.00'	24.79'	47.98'
C14	92°33'28"	88.85'	55.00'	57.51'	79.50'
C15	15°34'58"	62.55'	230.00'	31.47'	62.36'
C16	31°31'07"	126.52'	230.00'	64.91'	124.93'
C17	49°05'11"	145.64'	170.00'	77.63'	141.23'
C18	12°23'07"	50.28'	232.62'	25.24'	50.19'
C19	10°31'09"	36.01'	20.00'	25.22'	31.34'

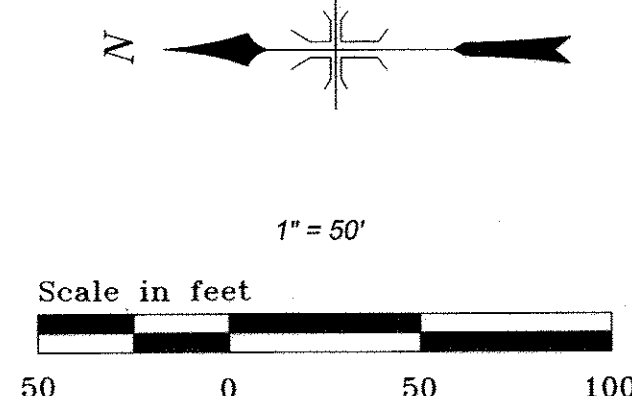
CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD LEN.
C20	37°43'12"	85.58'	130.00'	44.41'	84.05'
C21	22°18'03"	105.09'	270.00'	53.22'	104.43'
C22	24°48'03"	116.87'	270.00'	58.37'	115.96'
C23	88°47'53"	31.00'	20.00'	18.58'	27.99'
C24	2°36'24"	73.71'	1620.00'	36.86'	73.70'
C25	2°39'54"	75.35'	1620.00'	37.68'	75.34'
C26	3°04'18"	86.85'	1620.00'	43.43'	86.84'
C27	1°37'22"	45.88'	1620.00'	22.94'	45.88'
C28	9°45'38"	107.32'	630.00'	53.79'	107.19'
C29	3°06'03"	34.09'	630.00'	17.05'	34.09'
C30	88°03'00"	30.74'	20.00'	19.33'	27.80'
C31	12°51'40"	134.68'	600.00'	67.62'	134.40'
C32	10°42'08"	308.20'	1650.00'	154.55'	307.75'
C33	15°01'13"	432.55'	1650.00'	217.52'	431.31'
C34	12°51'40"	134.68'	600.00'	67.63'	134.40'
C35	92°33'28"	88.85'	55.00'	57.51'	79.50'
C36	47°06'05"	205.52'	250.00'	108.97'	199.78'
C37	48°53'20"	127.99'	150.00'	68.18'	124.14'
C38	12°51'40"	141.42'	630.00'	71.01'	141.12'
C39	25°43'20"	727.28'	1620.00'	369.87'	721.19'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 37°42'48" E	44.06'
L2	S 81°43'05" E	18.70'
L3	S 88°26'51" E	12.56'
L4	S 16°07'50" E	14.98'



- (A) 15' UTILITY EASEMENT
- (B) 10' DRAINAGE & UTILITY EASEMENT
- (C) 8' IRRIGATION EASEMENT
- (D) 10' DRAINAGE AND IRRIGATION EASEMENT

NOTE:
BUILDING SETBACK AND
HEIGHT SUBJECT TO
CURRENT MUNICIPAL CODE



NOTE:
THIS PLAT CONTAINS TWO PAGES. ON THE COMPANION PAGE,
THERE ARE IMPORTANT PLAT NOTES THAT AFFECT THE USE
OF THE PROPERTY.

LEGEND:

- = FD. REBAR & CAP (L.S. AS NOTED)
- = FD. REBAR & CAP IN MONUMENT WELL (L.S. 16840)
- = SET REBAR & CAP IN MONUMENT WELL L.S. 16840
- = SET 5/8"x18" REBAR W/ 1 1/2" CAP, LS 16840
- ◆ = SET 5/8"x18" REBAR W/ 1 1/2" CAP, LS 16840
- = CENTERLINE (CL)
- - - = EASEMENT AS NOTED

Reception 197315
Pg 2 of 2

TITLE:
PARKSIDE SUBDIVISION
FINAL PLAT

CLIENT:
MARSIM, LLC

DEL-MONT CONSULTANTS, INC
ENGINEERS - SURVEYORS
MONTROSE, COLORADO - PH. 249-2251
DRAWN BY: ARL/JH DATE: 12/26/07
FILE: 0456-PLAT-FINAL JOB NO.: 0456

FIELD BOOK:
SHEET:
2 OF 2

PARKSIDE RIDGWAY COMMUNITY ASSOCIATION

June 28, 2021

Re: Lot 14 Triplex - Subdivided

To The Town of Ridgway,

The Board of Directors of Parkside Ridgway Community Association have discussed and reviewed the intent of the owners of Lot 14. The Board agreed to approve the subdivision of Lot 14 because of several issues that should help create more affordable housing such as, the elimination of a fire sprinkler system, lower interest rates for a single family dwelling, a single HOA fee for each home and a lower overall cost to the future home owner. Other things we like about their plan is it creates lower density housing with individual yards and it creates better view corridors for the other members. We are in favor of the Town granting Josh and Terese Seal's wishes to subdivide Lot 14.

Thank you.

Jack Petruccelli
Parkside HOA President

Tim Malone
Parkside HOA VP

Brittany Martin
Parkside HOA Sec/Tres



TJ Dlubac <tdlubac@planstrategize.com>

RE: Green Seal Affordable Housing Project

1 message

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

Tue, Jul 13, 2021 at 11:29 AM

To: Amie Minnick <amieminnick@gmail.com>, Karen Christian <kchristian@town.ridgway.co.us>, "tdlubac@planstrategize.com" <tdlubac@planstrategize.com>

Hi Amie,

This confirms receipt of your email. It will be relayed to members of the Planning Commission in advance of the July 27th Planning Commission meeting, when they are scheduled to consider the North Seal Subdivision Final Plat. Thank you for taking the time to pen your thoughts on this matter.

Preston Neill, Town Manager

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

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

From: Amie Minnick <amieminnick@gmail.com>**Sent:** Tuesday, July 13, 2021 11:25 AM**To:** Preston Neill <pneill@town.ridgway.co.us>; tdlubac@planstragize.com; Karen Christian <kchristian@town.ridgway.co.us>**Subject:** Green Seal Affordable Housing Project

town of ridgway:

i am writing in support of the lot 14 parkside affordable housing project proposed by green seal llc. as three single dwelling units.

as a business owner in this community, i have witnessed the struggle with the lack of community based affordable housing for my own labor force

over the past 6 years.

the town of ridgway needs to address this situation with urgency and terese & josh have proposed a reasonable & affordable start to solving the towns problem with their three single family unit homes.

i personally have experience with the quality of their construction and i can say with confidence that these proposed dwellings will be of the highest standards and visually pleasing.

i ask that you please approve the subdivision for the lot 14 project at the planning meeting on july 27th, 2021.

kind regards,

amie minnick

provisions at the barbershop

amie minnick

provisions at the barber shop

owner/chef

970-708-7154

www.provisionschef.com



TJ Dlubac <tdlubac@planstrategize.com>

Lot 14 Parkside Subdivision1 message

Andrea Sokolowski <dreasoko@gmail.com>

Wed, Jul 21, 2021 at 2:12 PM

To: "pneill@town.ridgway.co.us" <pneill@town.ridgway.co.us>, tdlubac@planstrategize.com, kchristian@town.ridgway.co.us

Cc: Terese Seal <joshterese@yahoo.com>

Hi,

Just wanted to say that I am in support of subdividing the Parkside triplex lot (Lot 14) being developed by Josh and Terese Seal.

Because they are building three individual homes, rather than a triplex, it makes sense to subdivide.

As long as they have HOA approval, which it looks like they do, then I support the town of Ridgway in allowing this subdivision.

Andrea Sokolowski

Firehouse Investment Real Estate LLC

Ridgway, CO

dreasoko@gmail.com

(970)309-9314



TJ Dlubac <tdlubac@planstrategize.com>

Re: Letter in support of subdividing Lot 14, Parkside

1 message

Elizabeth Dickerson <elizabetheric@msn.com>
To: TJ Dlubac <tdlubac@planstrategize.com>

Tue, Jul 13, 2021 at 8:53 AM

Thanks for the response.

Our address:

Elizabeth and Eric Dickerson
671 Golden Eagle Tail
Ridgway, CO 81432

From: TJ Dlubac <tdlubac@planstrategize.com>
Sent: Monday, July 12, 2021 8:53 PM
To: Elizabeth Dickerson <elizabetheric@msn.com>
Cc: Preston Neill <pneill@town.ridgway.co.us>; Karen Christian <kchristian@town.ridgway.co.us>
Subject: Re: Letter in support of subdividing Lot 14, Parkside

Thank you for your letter of support for this project. Would you mind including your address for the record? Thank you!

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

From: Elizabeth Dickerson <elizabetheric@msn.com>
Sent: Monday, July 12, 2021 8:41:41 PM
To: tdlubac@planstrategize.com <tdlubac@planstrategize.com>
Subject: Fwd: Letter in support of subdividing Lot 14, Parkside

Begin forwarded message:

From: Elizabeth Dickerson <elizabetheric@msn.com>
Date: July 12, 2021 at 6:03:39 PM MDT
To: pneill@town.ridgway.co.us, tdlubac@planstragize.com, kchristian@town.ridgway.co.us
Subject: Letter in support of subdividing Lot 14, Parkside

We would like to share out FULL support of the subdivision of Lot 14 in Parkside. The proposed three separate housing lots will be more manageable, more affordable, and infinitely more attractive.

Green Seal LLC builds interesting, quality homes that are an asset to our town. Please continue to support the good work of this fine, local small business.

Elizabeth & Eric Dickerson



TJ Dlubac <tdlubac@planstrategize.com>

RE: Support for subdivision of Lot 14, Parkside Subdivision

1 message

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

Tue, Jul 13, 2021 at 8:55 AM

To: Jenny Williams <jennydwilliams@gmail.com>, Karen Christian <kchristian@town.ridgway.co.us>, "tdlubac@planstrategize.com" <tdlubac@planstrategize.com>

Hi Jenny,

This confirms receipt of your email. It will be relayed to members of the Planning Commission in advance of the July 27th Planning Commission meeting, when they are scheduled to consider the North Seal Subdivision Final Plat. Thank you for taking the time to pen your thoughts on this matter.

Preston Neill, Town Manager

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

pneill@town.ridgway.co.us

www.colorado.gov/ridgway



From: Jenny Williams <jennydwilliams@gmail.com>**Sent:** Tuesday, July 13, 2021 8:14 AM**To:** Preston Neill <pneill@town.ridgway.co.us>; Karen Christian <kchristian@town.ridgway.co.us>; tdlubac@planstrategize.com**Subject:** Support for subdivision of Lot 14, Parkside Subdivision

Hello,

I'm writing to express my support for the subdivision of Lot 14, Parkside Subdivision, a request brought to you by Terese Seal. Our community is in desperate need of affordable housing--which shouldn't have to mean *inferior* housing. I own and live in a duplex, and while I appreciate the flexibility of a multi-unit property, single-family housing offers much greater privacy and comfort; if it can be achieved at the same cost, the shift can only bring good things to our neighbors and our neighborhoods.

Please consider the strong support that's already been expressed and approve this request.

Best,
Jenny Williams

Homeowner & resident, Solar Ranch



TJ Dlubac <tdlubac@planstrategize.com>

RE: Lot 14 Triplex - Subdivided proposal

1 message

Karen Christian <kchristian@town.ridgway.co.us>

Mon, Jul 19, 2021 at 10:25 AM

To: Kit Cassingham <kitcassingham@gmail.com>

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

Hi Kit,

This confirms receipt of your email. It will be relayed to members of the Planning Commission in advance of the July 27th Planning commission meeting, when they are scheduled to consider the North Seal Subdivision Final Plat. Thank you for taking the time to pen your thoughts on this matter.

Karen Christian
Deputy Clerk

RIDGWAY TOWN HALL
PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432
970.626.5308 ext. 213 | kchristian@town.ridgway.co.us

-----Original Message-----

From: Kit Cassingham <kitcassingham@gmail.com>

Sent: Friday, July 16, 2021 5:32 PM

To: Karen Christian <kchristian@town.ridgway.co.us>Cc: joshterese@yahoo.com

Subject: Lot 14 Triplex - Subdivided proposal

July 16, 2021

Re: Lot 14 Triplex - Subdivided

Town Council
Town of Ridgway

Dear Counselors:

Ridgway desperately needs affordable housing, as you know. While a triplex sounds like a good idea and would address the problem, because of it's increased expense over three single-family homes, it detracts from the affordability concept Ridgway needs.

Josh and Terese Seal have presented a good solution to this triplex vs three single-family homes conundrum. They need the town's approval to subdivide Lot 14 in the Parkside Subdivision to accomplish their proposal.

I want to voice my support for the change of how Lot 14 in the Parkside Subdivision is developed as proposed by Josh and Terese Seal.

Affordable housing is at a critical low, as I believe everyone sees. That shortage is impacting the community in many ways, including teachers who are leaving the area because they can't find homes to live in; that impacts our children's educations.

Having three single-family homes on a lot that is subdivided into three lots seems like a brilliant solution to getting the much-needed affordable housing in the area. The deed restriction that these homes be only sold to and occupied by local residents, that will help ease the situation. The Seal's reputation for build quality,

environmentally-friendly homes is another plus, in my opinion. They can build an affordable home that is affordable to operate, just what people on a tight budget want and need. I further believe that the environmentally-friendly component of the Seal's construction style will help put Ridgway on the map as a green town and thus great place for people to live in and visit.

Approving this subdivided Parkside lot will help ease the affordable housing shortage. You owe it to your constituents to approve this well-considered proposal and request.

Sincerely,
Kit and Randy Cassingham

--

-Kit

Kit Cassingham, L.I.F.E. Coach * * * +01.970.626.6057

Transform Your Life:

Create a plan.

Thrive in confidence.

Live your plan.

I'd love to help you accomplish this. * Live In Focused Energy, live a long, vibrant life: <https://LiveInFocusedEnergy.com>



TJ Dlubac <tdlubac@planstrategize.com>

FW: Lot 14 Parkside Subdivision

1 message

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

Mon, Jul 19, 2021 at 10:29 AM

I forgot to copy you this one, assuming all these emails will make it to the packet.

**Karen Christian**

Deputy Clerk

RIDGWAY TOWN HALLPO Box 10 | [201 N. Railroad Street](#) | [Ridgway, Colorado 81432](#)970.626.5308 ext. 213 | kchristian@town.ridgway.co.us

From: Karen Christian
Sent: Wednesday, July 14, 2021 10:11 AM
To: Lynn Kircher <lynnkircherdesigns@gmail.com>
Subject: RE: Lot 14 Parkside Subdivision

Hi Lynn,

This confirms receipt of your email. It will be relayed to members of the Planning Commission in advance of the July 27th Planning Commission meeting, when they are scheduled to consider the North Seal Subdivision Final Plat. Thank you for taking the time to pen your thoughts on this matter.

**Karen Christian**

Deputy Clerk

RIDGWAY TOWN HALL

PO Box 10 | [201 N. Railroad Street](#) | [Ridgway, Colorado 81432](#)

970.626.5308 ext. 213 | kchristian@town.ridgway.co.us

From: Lynn Kircher <lynnkircherdesigns@gmail.com>
Sent: Wednesday, July 14, 2021 10:04 AM
To: Karen Christian <kchristian@town.ridgway.co.us>
Cc: Lynn Kircher <lynnkircherdesigns@gmail.com>
Subject: Lot 14 Parkside Subdivision

dear Deputy Clerk:

As presented by the owners, Green Seal, LLC, I support the proposed subdivision of Lot 14, Parkside Subdivision, into three lots. My thinking is based upon these factors:

- they state that the three lots are consistent with the original plat which means there is no need for a variance.
- they also state that the plat requires that these houses must be affordable and be owner-occupied and deed restricted.
- their research shows that by building three separate homes on the lots, for a multiple of reasons, the cost can be kept down. Very important fact.
- I am an architectural designer and in my studies of housing desired, all across our county in both rural and urban areas, people like to have their own detached space. Where affordable housing is provided, for example for veterans and released prisoners, they want their own home, even if it is small and it results in their piece of land being minimal. Another example, a development was built several years back in Telluride, which had many apartment units and only three "tiny houses". Those were most asked for on their waiting list.
- I have long stated that Ridgway has been a town with individual homes that are attached to their own piece of land. The birth of condominiums is a move in the direction of being a resort town. Most often the scale of such structures do not fit in our Town.
- If an applicant can meet the requirements of not needing a variance, creating housing that is affordable and owner occupied, and meets the needs for the workforce of our community, I am in support of the three individual homes rather than a triplex on the same piece of land.

Thank you for listening to my thoughts. Creating together.

7/21/2021

Community Planning Strategies, LLC Mail - FW: Lot 14 Parkside Subdivision

Lynn Kircher,
Doodles Designs, LL.

July 14, 2021

Attn: Town of Ridgway
Planning Staff: TJ Dlubac
Planning Commission
201 N. Railroad St.
Ridgway, CO 81432



Re: Approval of a subdivision of Lot 14, Parkside Subdivision

July 22nd, 2021

Dear Commissioners,

Please find this letter of support for the above project. I have served as a planning commissioner, worked at the State of Colorado for both the Department of Local Affairs/Main Street program and History Colorado as a Deputy State Preservation Officer and the Director of the State Historical Fund. During that time I was involved in the creation of the Space to Create program, worked with housing agencies and private developers at the State and regional levels who were trying to find solutions to our current housing issues.

I live and work in the area as an architect and am involved in a number of local Ridgway projects. Recently, I have had the pleasure of working directly with Green Seal LLC and cannot say enough about their ethics and philosophy as a builder. Communities across the State of Colorado are desperate to find the small developer willing to take on projects with only a few units at a time. Most incentives for housing are only available to bigger projects with the density of units to achieve large incentives and make the numbers work for the developer - similar to the Space to Create project. This leave smaller local developers like Green Seal LLC, with few resources to create feasible project and very little in the way of incentives.

Local municipalities are actively removing barriers in the process of planning and permitting is an incentive. Smaller developers are able to make projects more feasible by keeping up front development costs and time from design to construction low. They do not have the resources or financial backing for lengthy planning and permitting processes.

Recent Colorado legislation, House Bill 21-1117 has started to address guidance for local jurisdictions to help in regulating development for the promotion of constructing new affordable housing. This legislation provides actions to promote zoning or land use policies, to help increase housing being created and create incentives for construction of affordable housing.

Ridgway has always been held as a Statewide model of success and I hope the application by Green Seal LLC is wholeheartedly supported as another example of community success. I would also recommend this project could be used as a starting point to find more local incentives for the smaller housing developer. Incentives could be through more streamlined zoning and permitting process for affordable housing, reduction or elimination of utility charges or taxes imposed by local jurisdiction for the small housing developer. You have a committed local developer who I'm sure would be a good precedent and partner.

There are so few developers who are willing to take on affordable housing development projects. Ridgway is fortunate to have this team!

I can be reached directly and excited to see Green Seal LLC and Ridgway succeed in this effort.
Cell: 970-302-7730

Sincerely,

Timothy J. Stroh, AIA
Owner, Principal
Springboard Preservation Studio

springboard preservation studio

www.springboardpreservation.com

532 north tejon street **colorado springs** colorado 80903 719-581-3225 ext 2
64669 ranger road **montrose** colorado 81403 719-581-3225 ext 1

July 21 ,2021

Re: Lot 14 submission

To the Town of Ridgway,

I am writing in support of the proposal for Parkside lot 14.

We live at 590 Marion Overlook, and we have been living full-time in Ridgway since Last December.

While we are 'newbies', I also spent many summers here in the '70's and 80's. We really appreciate the mix of housing types and families that are in the neighborhood, especially the families with young kids. We have a son enrolled at Ridgway Secondary School, and we are committed to being contributing members of the town.

Additionally, my brother Scott owns lot 1 in Parkside. He did not have time to write a letter, but he wishes to express his support for the application, as it will be less impactful to his view.

I have met Josh and Terese through playdates our new dog, Samantha. I am an architect, and we have talked about the importance of quality design. We also talked about the urgent need for affordable/attainable housing. They have been here for a long time and have a track record of responsible development projects in this area.

I support their application, and echo the reasons cited in the letter from the HOA, and in the belief that the best affordable housing project is the one that gets built. I believe it supports the mix of housing we need in Ridgway, and while I am not opposed to multi-family housing, I think their application provides a more flexible solution to this multi-faceted problem of affordable housing.

Thank you for your consideration,


Douglas Unfug

590 Marion Overlook

Ridgway

From: John Burchmore <skiburch@gmail.com>

Sent: Saturday, July 10, 2021 2:39 PM

To: Preston Neill <pneill@town.ridgway.co.us>; tdubac@planstragize.com; Karen Christian <kchristian@town.ridgway.co.us>

Subject: Subdivision of Lot 14, Parkside Subdivision.

Greetings,

As a neighbor in the county and after having reviewed the application for the proposed development and subdivision of Lot 14, Parkside Subdivision, I wanted to lend my support to the applicant.

Please provide this email to the Town of Ridgway Planning Commission. I have a background in serving nearby communities as a member of Town Council and Design Review Board (Mountain Village, CO) and after a review of the plan for the Lot 14 application, it makes good sense to me. I believe the community will be well served by the plan presented by the applicant and without objection from the HOA, I do hope that the Planning Commission and the Town approves the plan presented by the Green Seal LLC. I think it's a good one.

Thank you for your consideration,

John Burchmore

--

John Burchmore

181 County Road 5
Ridgway, CO 81432

From: Angela Hawse <alpinist007@mac.com>

Sent: Sunday, July 11, 2021 6:20 AM

To: Preston Neill <pneill@town.ridgway.co.us>; tdubac@planstragize.com; Karen Christian <kchristian@town.ridgway.co.us>

Subject: Support for affordable housing project

Town of Ridgway,

I am writing in support of affordable housing in Ridgway and in River Park that is designated to be a detached or attached triplex that will be deed restricted affordable housing owned and occupied by Ouray residents. The developers are proposing 3 separate homes on their own plots of land and I am very much in favor of supporting this effort.

Thank you,
Angela Hawse
1029 Clinton Street
Ridgway
970-318-9000

-----Original Message-----

From: Vicki Hawse <vickihawse@gmail.com>

Sent: Sunday, July 11, 2021 7:00 AM

To: Preston Neill <pneill@town.ridgway.co.us>; tdlubac@planstragize.com;
kchristian@townridgway.co.us

Cc: joshterese@yahoo.com

Subject: Affordable housing project

Greetings all,

I just got wind of Josh and Terese's proposal for three affordable housing units in Parkside. Josh and Terese have consistently built quality houses that add to the the community of Ridgway both in terms of a small and intelligent footprint as well as aesthetic assets to the community. I want to express my support for their project.

Thank you for your consideration

Vicki Hawse

30 South Elizabeth street

Ridgway, Co

81432

Vicki.hawse.massagetherapy.com

970-318-0341

From: Kerry Wilson <kgwenwilson@gmail.com>

Sent: Sunday, July 11, 2021 7:30 AM

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

Subject: Separate but Equal

I have lived in Ouray county Since 2005 and in Colorado since I was born. I am a homeowner in Solar ranch and recently retired. I am writing in regards to Green Seals LLC proposal to provide three separate homes in Parkside rather than one large triplex. I understand that the original plans for the plot allows for separate as well as attached style housing. I agree with Teresa that restricted houses do not have to "scream" low income, That the sprinkler system would pass on higher cost to the new owner, and that having separate houses allows a modicum of privacy as well as their own separate yards, Provides pride and self respect.

I did not come to this area retired with a large income but I arrived as a single female sole wage earner and even in 2005 housing prices were high but within reach. Now, we all realize the price

Of housing will limit a variety of county residence to those that can afford the astronomical prices we currently are experiencing. I am saddened to think that we will be unable to house our teachers, our tradesmen, our librarians, or even medical professionals.

If affordable housing is the goal, Then I would strongly recommend: separate but equal small houses not a large triplex! Thank you for your time and consideration.

Sincerely,

Kerry Wilson

620 Tabernash Ln., Ridgway, CO 81432

----- Forwarded Message -----

From: Brad Wallis <grandcanyonwally@yahoo.com>

To: tdlubac@planstragize.com <tdlubac@planstragize.com>

Sent: Sunday, July 11, 2021, 11:36:51 AM MDT

Subject: Green Seal LLC proposal for Parkside development

TJ Dlubac
Planner

I would like to express my support of the requested revision which has been submitted by Green Seal LLC to divide the existing tri-plex lot in Parkside Subdivision into three single family units. I concur that three single family homes would be more desirable than another large tri-plex in the neighborhood.

I applaud the efforts of Green Seal LLC to develop deed restricted affordable properties in the community.

Thank you for your consideration.

Brad L. Wallis, Principal of BTB Construction LLC

From: Elizabeth Dickerson <ElizabethEric@msn.com>

Sent: Monday, July 12, 2021 6:04 PM

To: Preston Neill <pneill@town.ridgway.co.us>; tdubac@planstragize.com; Karen Christian <kchristian@town.ridgway.co.us>

Subject: Letter in support of subdividing Lot 14, Parkside

We would like to share out FULL support of the subdivision of Lot 14 in Parkside. The proposed three separate housing lots will be more manageable, more affordable, and infinitely more attractive.

Green Seal LLC builds interesting, quality homes that are an asset to our town. Please continue to support the good work of this fine, local small business.

Elizabeth & Eric Dickerson

From: Jenny Williams <jennydwilliams@gmail.com>

Sent: Tuesday, July 13, 2021 8:14 AM

To: Preston Neill <pneill@town.ridgway.co.us>; Karen Christian <kchristian@town.ridgway.co.us>;
tdlubac@planstrategize.com

Subject: Support for subdivision of Lot 14, Parkside Subdivision

Hello,

I'm writing to express my support for the subdivision of Lot 14, Parkside Subdivision, a request brought to you by Terese Seal. Our community is in desperate need of affordable housing--which shouldn't have to mean *inferior* housing. I own and live in a duplex, and while I appreciate the flexibility of a multi-unit property, single-family housing offers much greater privacy and comfort; if it can be achieved at the same cost, the shift can only bring good things to our neighbors and our neighborhoods.

Please consider the strong support that's already been expressed and approve this request.

Best,

Jenny Williams

Homeowner & resident, Solar Ranch

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: July 23, 2021

Subject: Ironrail Townhomes Subdivision Sketch Plan for July 27th PC Meeting

APPLICATION INFORMATION

Request: Subdivision Sketch Plan to create a subdivision with 5 townhomes, 10 units on Lot 10 of the Liddell-Stanton Subdivision on Liddell Drive

Legal: Lot 10, Liddell-Stanton Subdivision

Address: N/A – Lot 10 on Liddell Drive

General Location: South of Sherman Street; west of and adjacent to Liddell Drive

Parcel #: 430516308010

Zone District: HB Historic Business District

Current Use: Vacant

Applicant: Chris Hawkins of Alpine Planning, LLC.

Owner: Revelation Investment Co.

PROJECT REVIEW

BACKGROUND

The subject property is located on Liddell Drive, which is Lot 10 of the Liddell-Stanton Subdivision. The lot is currently vacant with no existing structures or improvements. There are currently no other structures or development on the property. One residential home borders the applicant's property to the south and the property bordering the north line is vacant. The property is zoned Historic Business (HB) and is accessible from Liddell Drive. The property is in the southeastern part of the town with only a few other uses surrounding it, which include both residential and commercial. A map showing the location of this property can be seen in Figure 1.



Figure 1. Property location

REQUEST

RMC 7-4-5 provides the subdivision procedures for an informal review and sketch plan, as well as application requirements for the formal submittal. The applicant is currently requesting a 10-unit townhome subdivision development on one lot.

The applicant has submitted a hearing application, fee, and sketch plan for the public hearing to the town on June 30, 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 considered with a Sketch Plan Review RMC §7-4-5(A). The purpose of a sketch plan is to understand how a proposed development may impact the community, including: utility, streets, traffic, land use, master plan conformity, zoning regulation conformity, etc.

2019 Town of Ridgway Master Plan

§7-4-5-(A) Informal Review and Sketch Plan

§7-3-9 "HB" Historic Business 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 which anticipates the following land uses:

<i>Maximum Density / Height</i>	12 to 18 du/ac; typically, 3 stories or less, but may be taller in some instances
<i>Primary Uses:</i>	Retail stores, professional offices, commercial services, restaurants
<i>Supporting Uses</i>	Parks and recreational facilities, civic and government facilities, higher density residential uses, and alternative energy installations
<i>Characteristics</i>	<ul style="list-style-type: none">• Mixed-Use Business areas are intended to support a range of commercial uses that serve residents and tourists.• 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.• Higher-density residential uses are encouraged, either above ground floor commercial uses or in standalone buildings, generally as part of a mixed-use development.

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 ENV-3: Proactively manage and protect Ridgway's water resources.
- Policy ENV-3.4: Design site developments to avoid excessive runoff concentrations and minimize the need for storm sewer infrastructure.
- Policy COM-1.7: Require new development to provide for full accessible sites under the ADA for all new and improved infrastructure on public properties.
- Policy COM-2.2: Support the development of a range of housing options in Ridgway, including but not limited to townhomes...
- Policy CHR-1.1: Encourage the development of neighborhoods that enhance and reflect the character of Ridgway through quality design.
- Policy CHR-1.2: Enhance walkability and bikeability within existing neighborhoods and between other areas of town.
- Policy GRO-1.1: Direct growth to occur in a concentric fashion from the core outward, in order to promote efficient and sustainable Town services, strengthen the Historic Town Core and existing neighborhoods, and preserve the rural character of the surrounding landscape.
- Policy GRO-1.4: Encourage infill development on vacant parcels and the redevelopment or adaptive reuse of or underutilized parcels or structures in the Historic Town Core or other areas where infrastructure and services are already in place.
- Policy GRO-1.5: Ensure new development and infill/redevelopment is compatible with the surrounding area or neighborhood.
- Policy GRO-1.6: Encourage clustering of residential development where appropriate to preserve open space, agricultural land, wildlife habitat, visual quality and other amenities.
- Policy GRO-1.7: Ensure smooth transitions and/or compatibility between distinct land uses.

The applicant must adhere to the policy goals defined by the Master Plan. 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.

Generally, the subdivision accounts for housing variety by being comprised of ten adjoining townhome units. The design of the townhomes, as depicted so far in the plans, show the use of several quality materials which fit the design and character objectives for the Town of Ridgway. The parcel is currently a vacant lot in the Liddell-Stanton Subdivision, which has utilities in place for the parcel to connect with. This development supports the need for development in an underutilized parcel in the Historic Business district. Lastly, this townhome encourages the clustering of residential development with ten townhomes being placed on one parcel.

LAND USES

The property is currently vacant. The proposed use is for 5 attached townhome buildings with a total of 10 units. The property is 0.504 acres; therefore, the proposed density is 20 units per acre.

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 HB Historic Business District, the following standards apply to all uses:

<i>Standard</i>	<i>HB District Requirement</i>	<i>Affected Lots</i>
Lot Width	25'	Lots 1-10
Lot Size	N/A	Lots 1-10
Max Lot Coverage	N/A	Lots 1-10
Front Setback	8' for first two stories; 15' for 3 rd story.	Lots 1-10
Rear Setback	8'	Lots 1-10
Side Setback	8' for first two stories; 15' for 3 rd story.	Lots 1-10
Side Street Setback	8' for first two stories; 15' for 3 rd story.	Lot 1

RESIDENTIAL DESIGN STANDARDS

All residential development in the HB District must comply with Section 6-6, Residential Design Standards, of the Town of Ridgway Building Regulations. Adequate information to allow staff to complete a full review of the proposed architecture was not included in the submission. However, compliance with the standards set forth in Section 6-6-4, Development Standards, shall be demonstrated with the Preliminary Plat submission. Any provision of these sections which are unable to be met by the project may request deviations from standards following the procedures set forth in Sec. 6-6-6 Deviations.

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)*)
- No two townhome structures of substantially similar elevations shall be located adjacent to each other (*Sec. 6-6-5(A)(4)*)

ACCESS

The site is accessed from Liddell Street which is adjacent to the east. A majority of Liddell Street is gravel except for a short portion – the apron – at the intersection with SH62. The portion of Liddell Street directly adjacent to this site appears to be a driveway for the one residential home directly south of the property. Additional improvements to Liddell Street will be needed to ensure it is safe for two-way traffic from this site and future development in the vicinity. The appropriate level of improvement will be discussed further in connection with the review of the preliminary plat.

UTILITIES

At this early stage in the project, there appears to be adequate supply and capacity in the Town's water and sewer systems, but additional analysis and calculations will be needed at subsequent stages of this project to determine adequacy.



All necessary utilities appear to be located within Liddell Street as demonstrated on the Sketch Plan. Upon review (See staff review comments below), staff has identified issues which will need to be addressed with the submittal of the preliminary plat materials such as refining the number of required water/sewer taps, service line alignments, looping of the water line, and other design and layout comments.

ENGINEERING REPORTS

A soils report and drainage plan were not provided with the Sketch Plan, however, the application noted that these will be provided with future application submittals (Sec. 7-4-5-(A)(1)(b)). Understanding that the applicant is seeking approval of the concept of the project including proposed density and land use, delaying these technical reports until the preliminary plat submission is reasonable

STAFF REVIEW FINDINGS

The submitted materials were reviewed by the Town's engineering and planning departments. Below is a combined list of observations and comments made related to the submitted materials. As appropriate, additional information, explanation, and/or justification will need to be provided with the Preliminary Plat application:

1. A full storm report will need to be submitted with the preliminary plat submittal.
2. The application should check the proposed flood map to see if that will impact this property. While the latest flood map has not been officially adopted, the applicant should check with mortgage lender and insurance provider to confirm this property is not impacted by any revisions to the map.
3. The application proposes a dead-end water line. Since they are tapping an existing dead-end line, it is not clear whether the design standards prohibiting dead end water lines apply to this project. If they do apply, they would have to address the looping requirement. Water line looping standard states:

Water mains shall be designed through a subdivision and other type of multi-unit development so that a continuous loop is provided for an alternate route of water, better circulation, and more even pressure. A variance of the looping requirement will be considered when the amount of pipe required to complete the loop will exceed 70% of the line required to serve the subdivision in accordance with Town specification and the total cost of the water system extension will exceed \$6,000 per tap plus inflation (based on Ordinance 4-2016).

4. Not all infrastructure to which the project is connecting was installed in 1984. Some, including at least the sewer to which they will connect was done years later.
5. The water main isn't shown on the utility sheet. Main lines need to be shown on Preliminary Plat.
6. Each of the five two-unit buildings can be viewed as individual buildings. Each building must have its own tap, but the utility plans show a single tap to the main for sewer and one does the same for water and the other shows water service lines at odd and varying angles from



- the water main. Additional discussion and design shall be done to ensure layout meets standards with the submittal of the Preliminary Plat. (*Sec. 9-1-9(G)2 of RMC*)
7. No narrative was provided about how the road would be improved to handle the density or how pedestrian facilities would be provided. This will need to be addressed further, pursuant to applicable RMC standards, with the Preliminary Plat submission. (*Sec. 7-4-6(B) of RMC*)
 8. Additional information on how parking standards (*7-3-9(E)(4)(a) and 7-3-15(C)(1) of the RMC*) are being met will need to be provided with the Preliminary Plat submission
 9. While all utilities appear to be located in close proximity of the project, additional calculations, design, and information will need to be provided with the Preliminary Plat application to a level adequate for staff to ensure there are adequate capacities and supply for this project. (*7-3-9(A)(1)(c) of the RMC*)
 10. Additional discussion and understanding will be needed to understand the applications claim that no water is being dedicated because the use is a use by right. This will have to be better explained and justified with the Preliminary Plat application.
 11. Dimensional standards (setbacks, lot width, etc.) are not provided for all parcels. Since the applicant is requesting to subdivide the property into 10 lots, all required dimensional standards of the HB district must be met for each created lot. For any dimension unable to be met, including the shared party wall between the attached units, shall receive a setback variance to allow a 0' setback. The following table identifies the required dimensional standards:

STAFF RECOMMENDATION

Pursuant to the Ridgway Municipal Code provisions for Sketch Plan review (Sec. 7-4-5(A) of the RMC), the Planning Commission shall approve, conditionally approve, or disapprove the sketch plan after the plan has been submitted in full compliance with all submittal requirements to the Commission. If the sketch plan is disapproved, the reason for disapproval shall be included in the minutes of the Planning Commission's proceedings and provided to the subdivider in writing upon request. The sketch plan shall be disapproved if it or the proposed improvements and required submittals are inadequate or do not comply with the requirements of these Regulations. Approval of a sketch plan shall lapse automatically in six months from the date of submittal, unless a preliminary plat is submitted.

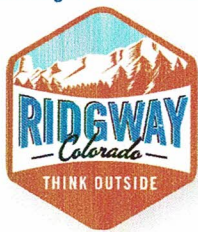
While it appears the applicant could make efforts to meet additional identified policies and goals of the 2019 Master Plan, the proposal seems to be consistent with many identified policies and goals of the master plan. It is a higher density residential infill development adjacent to the Town Core.

Therefore, staff recommends approval of the Sketch Plan for Ironrail Townhomes Subdivision with the considerations in this staff report being addressed with the submitted preliminary plat.

ATTACHMENTS

- A. Application and Support Materials





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

Official Use Only

Receipt # _____

Date Received: _____

Initials: _____

Planning Commission Hearing Request

General Information

Applicant Name **Chris Hawkins dba Alpine Planning, LLC** Application Date **06/30/21**

Mailing Address **P.O. Box 654, Ridgway, CO 81432**

Phone Number **(970) 964-7927** Email **chris@alpineplanningllc.com**

Owner Name **Revelation Investments CO LLC**

Phone Number **(832) 995-6101** Email **amerakhras@me.com**

Address of Property for Hearing **TBD Liddell Drive, Ridgway, CO 81432**

Zoning District **Historic Business**

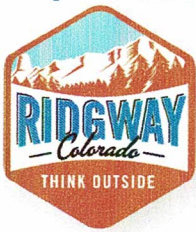
Brief Description of Requested Action

Subdivision to create ten (10) townhouse units.

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

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



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

Attachments Required

For All Applications

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

For Conditional Uses

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

For Changes in Nonconforming Use

- ☐ Description of existing non-conformity.

For Variances

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

For 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

07/13/21

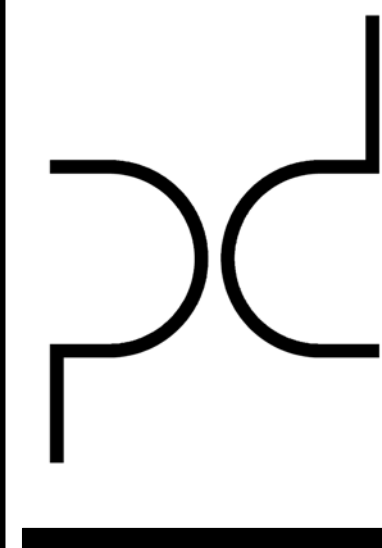
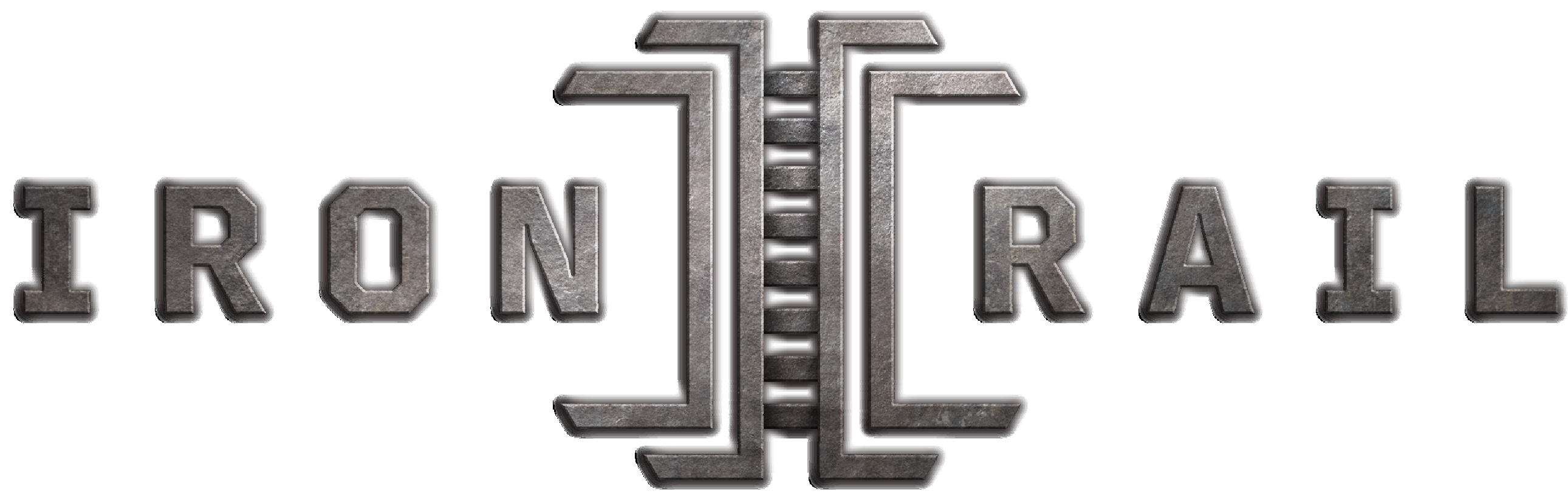
Date

Owner Signature

7/13/21

Date

IRONRAIL TOWNHOMES



THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OR RECORD OR UNDER HIS DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY FOR THE PROJECT AND SITE SHOWN HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REPRODUCTION, ALTERATION, OR MISUSE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR ANY EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION, OR ANY DOCUMENTS DRAWINGS OR OTHER INFORMATION USED FOR ANY PART OF THIS PROJECT WHICH DO NOT BEAR THE ARCHITECT'S SEAL. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AND THE SITE SHOWN HEREON. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE SITE SHOWN HEREON. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE SITE SHOWN HEREON. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE DRAWING AND THE ACTUAL CONDITIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE SITE SHOWN HEREON. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL UNLESS OTHERWISE INDICATED. CALCULATE AND READ DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

SHEET NUMBERING SYSTEM

20 BOXES:

20	16	12	8	4
19	15	11	7	3
18	14	10	6	2
17	13	9	5	1

EXAMPLE DETAIL #4/XXXX

16 BOXES:

16	12	8	4
15	11	7	3
14	10	6	2
13	9	5	1

EXAMPLE DETAIL #9/XXXX

PROJECT CONTACTS

OWNER:
REVELATION INVESTMENT CO, LLC

ARCHITECT:
PURE DESIGN
1330 BURLINGTON ST
SUITE 200
NORTH KANSAS CITY, MO 64116
CONTACT: CASEY CULBERTSON
T: 816.715.1392
CASEY@PUREDESIGNKC.COM

INTERIOR DESIGNER:
PURE DESIGN
1330 BURLINGTON ST
SUITE 200
NORTH KANSAS CITY, MO 64116
CONTACT: MADISON BREEDING
T: 816.715.1392
MADISON@PUREDESIGNKC.COM

STRUCTURAL ENGINEER:
BSE
11320 WEST 79TH ST
LENEXA, KS 66214
CONTACT: STEVE BUSEY
T: 913.492.7400
SBUSEY@BSESTRUCTURAL.COM

MEP ENGINEER:
PKMR
13300 W. 98TH STREET
LENEXA, KS 66215
CONTACT: BRYAN LEINWETTER
T: 913.492.2400
BRYAN.LEINWETTER@PKMRENG.COM

CIVIL ENGINEER:
SMH CONSULTANTS
411 SOUTH TEJON STREET, SUITE 1
COLORADO SPRINGS, CO 80903
CONTACT: BRETT LOUK
T: 719.465.2145
BLOUK@SMHCONSULTANTS.COM

CODE DATA

APPLICABLE CODES:

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. DIRECTIVES ISSUED IN THESE DRAWINGS OR BY OTHER ARTICLES OF THESE OR OTHER CONSTRUCTION DOCUMENTS RELATED TO THIS PROJECT SHALL NOT ALLEVIATE THE CONTRACTOR FROM COMPLIANCE WITH THESE CODES AND THE AHJ. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

Zoning Map



VICINITY MAP



STANDARD ABBREVIATIONS

AFF ABOVE FINISHED FLOOR	FLUR FLOOR	FLUOR FLUORESCENT FLOOR	RECPT RECEPTACLE, REFLECTED, REFLECTING
ACT ACOUSTICAL	FLR FLOOR	FLR FLOOR	REFL REFLECTED, REFLECTING
ADJ ADJUSTABLE	FRP FIBERGLASS REINFORCED	FRP FIBERGLASS REINFORCED	REFL REFLECTED, REFLECTING
AHJ AUTHORITY HAVING JURISDICTION	FS FLOOR SINK	FS FLOOR SINK	RELOC RELOCATED
ALUM ALUMINUM	FSE FOOD SERVICE EQUIP	FSE FOOD SERVICE EQUIP	REQ'D REQUIRED
AMB AIR-MOISTURE BARRIER	FT FEET	FT FEET	REV REVISION, REVERSED
ANC ANCHOR	FV FIELD VERIFY	FV FIELD VERIFY	RO ROUGH OPENING
ANOD ANODIZED	GA GAGE	GA GAGE	RTU ROOF TOP UNIT
ARCH ARCHITECT(URAL)	GALV GALVANIZED	GALV GALVANIZED	SC SOLID CORE
ASSY ASSEMBLY	GC GENERAL CONTRACTOR	GC GENERAL CONTRACTOR	SF SQUARE FOOT(FEET)
BD BOARD	GL GLASS	GL GLASS	SHT SHEET
BFG BELOW FINISHED GRADE	GYP BD GYPSUM BOARD	GYP BD GYPSUM BOARD	SHTH SHEATHING
BFF BELOW FINISHED FLOOR	HC HOLLOW CORE	HC HOLLOW CORE	SS STAINLESS STEEL
BLDG BUILDING	HM HOLLOW METAL	HM HOLLOW METAL	SSF SOLID SURFACE
BLK'G BLOCKING	HT HEIGHT	HT HEIGHT	SCHED SCHEDULE
BM BEAM	HDWD HARDWOOD	HDWD HARDWOOD	SIM SIMILAR
BOT BOTTOM	HOUR HOUR	HOUR HOUR	SM SHEET METAL
BRG BEARING	HVAC HEATING, VENTILATION, AND AIR CONDITIONING	HVAC HEATING, VENTILATION, AND AIR CONDITIONING	SPEC'D SPECIFIED
BS BOTH SIDES	IN INSULATION, INSULATE	IN INSULATION, INSULATE	STD STANDARD
BTWN BETWEEN	INT INTERIOR	INT INTERIOR	STL STEEL
CAB CABINET	JST JOIST	JST JOIST	STRUCT STRUCTURAL (ENGR)
CJ CONTROL JOINT	LAM LAMINATED	LAM LAMINATED	SUSP SUSPENDED
CL CENTERLINE	LAV LAVATORY	LAV LAVATORY	T TEMP
CLG CEILING	LLH LONG LEG HORIZONTAL	LLH LONG LEG HORIZONTAL	T&B TOP AND BOTTOM
CLO CLOSET	LLV LONG LEG VERTICAL	LLV LONG LEG VERTICAL	TYP TYPICAL
CLR CLEAR	MANUF MANUFACTURER	MANUF MANUFACTURER	VCT VINYL COMPOSITION TILE
CMU CONCRETE MASONRY UNIT	MAX MAXIMUM	MAX MAXIMUM	VERT VERTICAL
COL COLUMN	MECH MECHANICAL	MECH MECHANICAL	VINYL WALL COVERING
CONC CONCRETE	MILL MILLWORK	MILL MILLWORK	UNLESS NOTED
CONT CONTINUOUS	MISC MINIMUM	MISC MINIMUM	UNO OTHERWISE
CONST CONSTRUCTION, CONSTRUCT	MLD MOLDING	MLD MOLDING	W/ WITH
CT CERAMIC TILE	MO MASONRY OPENING	MO MASONRY OPENING	W/O WITHOUT
DBL DOUBLE	MTD MOUNTED	MTD MOUNTED	WC WATER CLOSET
DEMO DEMOLITION	MUL METAL	MUL METAL	WD WOOD
DIA DIAMETER	NIC NOT IN CONTRACT	NIC NOT IN CONTRACT	WH WATER HEATER
DN DOWN	NOM NOMINAL	NOM NOMINAL	WDW WINDOW
DR DOOR	NTS NOT TO SCALE	NTS NOT TO SCALE	WP WATERPROOFING OR WATERPROOF
DS DOWNSPOUT	OD OUTSIDE DIAMETER	OD OUTSIDE DIAMETER	WAINSCOT
DTL DETAIL	OFCD OWNER FURNISHED, CONTRACTOR INSTALLED	OFCD OWNER FURNISHED, CONTRACTOR INSTALLED	WT WEIGHT
DWG DRAWING	OPNG OPENING	OPNG OPENING	WWF WELDED WIRE FABRIC
EA EACH	OPT OPTIONAL	OPT OPTIONAL	
EIFS EXTERIOR INSULATION AND FINISH SYSTEM	OTS OPEN TO STRUCTURE	OTS OPEN TO STRUCTURE	
EF EXHAUST FAN	OTFC OWNER FURNISHED, CONTRACTOR INSTALLED	OTFC OWNER FURNISHED, CONTRACTOR INSTALLED	
EJ EXPANSION JOINT	PL PLATE	PL PLATE	
EL ELEVATION	PLAM PLASTIC LAMINATE	PLAM PLASTIC LAMINATE	
ELEC ELECTRICAL	PLUMB PLUMBING	PLUMB PLUMBING	
ELEV ELEVATION/ELEVATOR	PNL PANEL	PNL PANEL	
ENGR ENGINEER	PR PAIR	PR PAIR	
EQ EQUAL	PREP PREPARATION	PREP PREPARATION	
EQUIP EQUIPMENT	PTD PAINTED	PTD PAINTED	
EW EACH WAY	QT QUARRY TILE	QT QUARRY TILE	
EWG ELECTRIC WATER COOLER	QTY QUANTITY	QTY QUANTITY	
EXIST EXISTING	RA RETURN AIR	RA RETURN AIR	
EXP EXPANSION	RAD RADIUS	RAD RADIUS	
EXT EXTERIOR	RCP REFLECTED CEILING PLAN	RCP REFLECTED CEILING PLAN	
FBD FIBERBOARD	REF REFERENCE	REF REFERENCE	
FBO FURNISHED BY OTHERS			
FD FLOOR DRAIN			
FE FIRE EXTINGUISHER			
FEC FIRE EXTINGUISHER & CABINET			
FFE FIXTURES, FURNITURE, AND EQUIPMENT			
FUN FINISH			

IRONRAIL TOWNHOMES

LIDDELL DRIVE, RIDGWAY

JOB NO: 21-017

DATE: 06.30.2021

ISSUE RECORD:

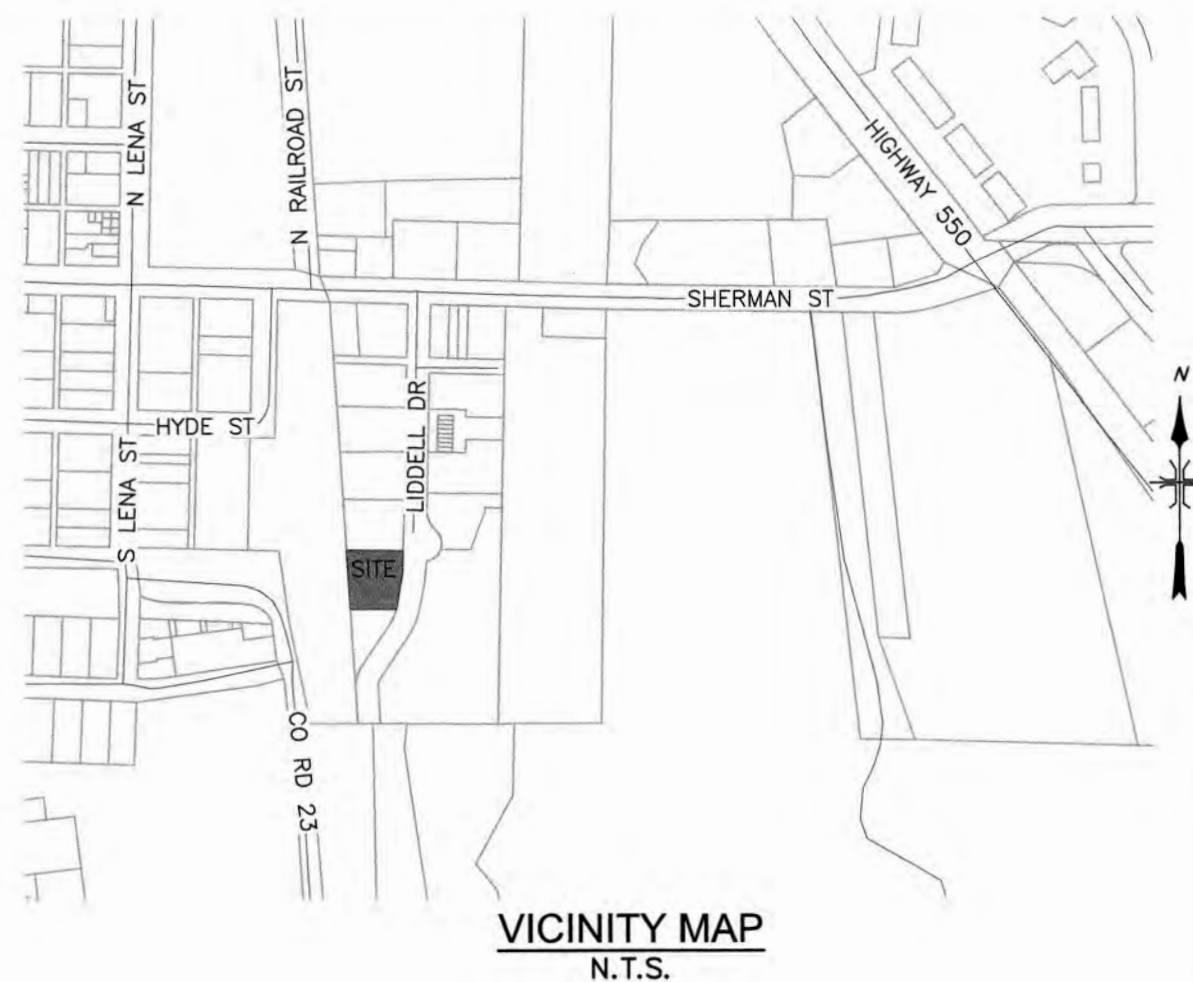
REVISIONS:

COVER SHEET

A0.00

IMPROVEMENT SURVEY PLAT

SITUATED IN SECTION 16, TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO



LEGEND

o = FOUND REBAR & CAP (L.S. AS NOTED)

PROPERTY DESCRIPTION:

Lot 10, Block 3 of Liddell-Stanton Business Park Subdivision at Reception No. 135151 Ouray County Clerk and Recorder Town of Ridgway, County of Ouray

BASIS OF BEARINGS:

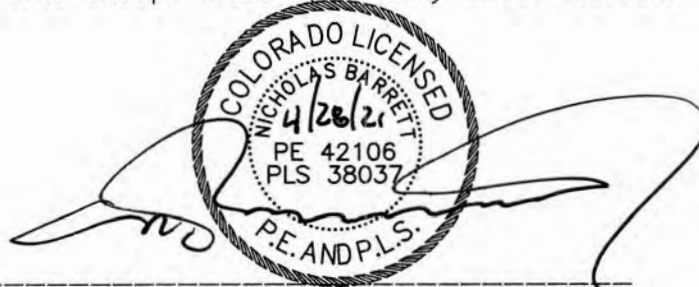
The bearing between the found rebar and plastic cap LS 4431 at the Southwest corner of the property and the found rebar and plastic cap LS 4432 at the Northwest corner of the property bears N03°30'47"W (ASSUMED)

LINEAL UNITS STATEMENT:

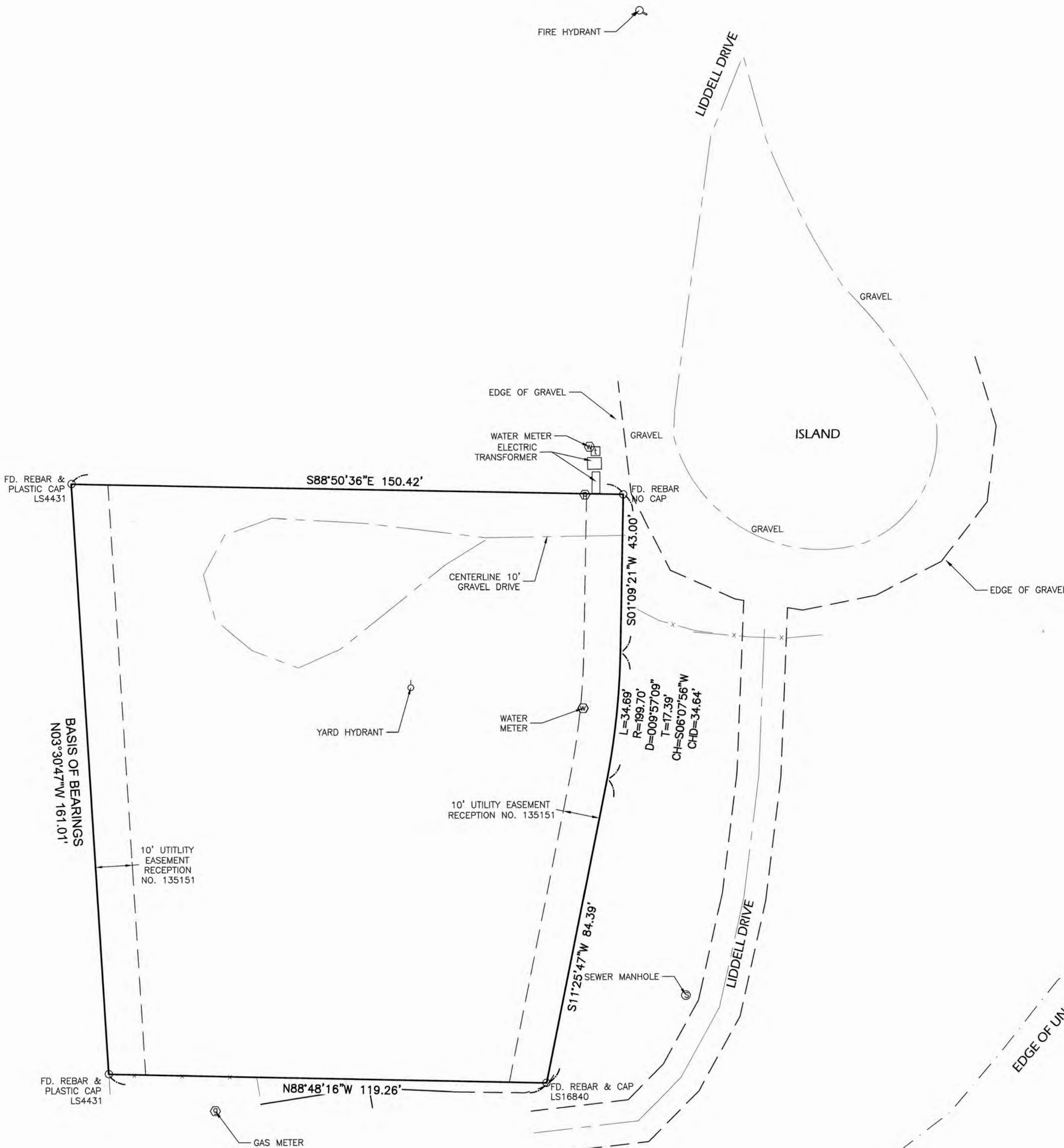
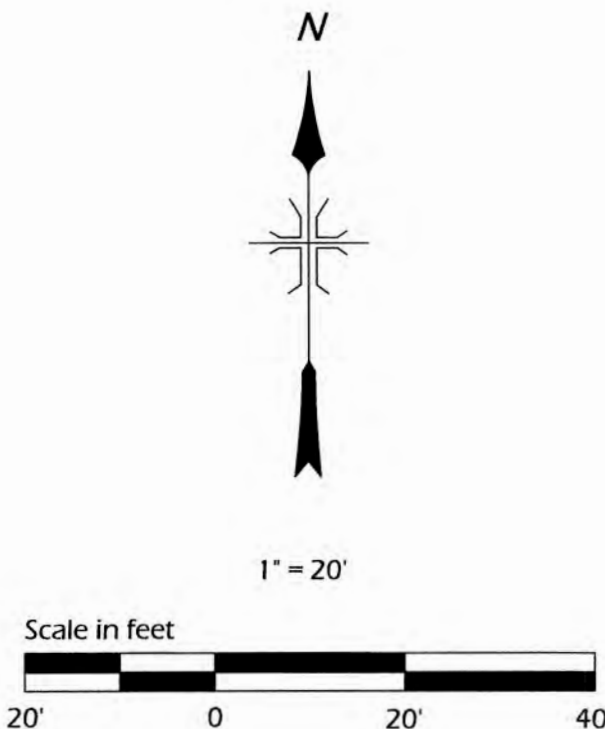
The Lineal Unit used on this plat is U.S. Survey Feet

SURVEYORS CERTIFICATE:

I Nicholas Barrett, hereby certify that I am a Registered Land Surveyor of the State of Colorado, that this map consisting of 1 sheet, correctly represents a survey made under my supervision, that all monuments shown hereon actually exist and their positions are as shown. This survey does not include easements except those specifically shown hereon.



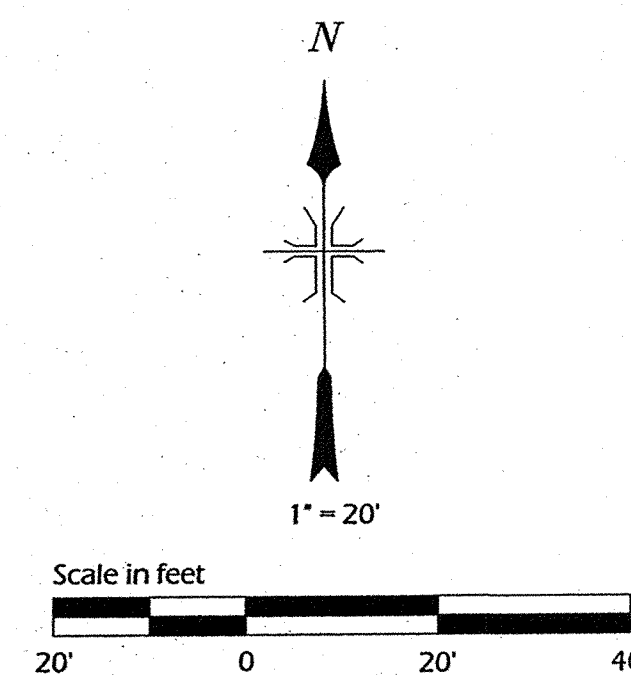
Nicholas Barrett L.S. 38037




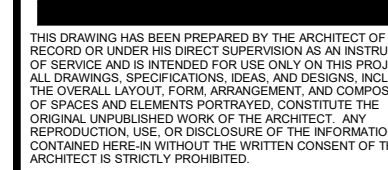
NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

TITLE:			
IMPROVEMENT SURVEY PLAT			
CLIENT:			
BRUCE MACINTIRE			
ADDRESS & PHONE:			
PO BOX 1552 TELLURIDE, CO 81435 970-729-0979			
FIELD BOOK:		DATE:	
763		2021-04-28	
SHEET:		JOB NO.:	
1 of 1		21049	
DRAWN BY:		TYPE:	
DCC		ISP	
FILE:		JOB NO.:	
21049V_ISP		21049	

SITUATED IN SECTION 16, TOWNSHIP 45 NORTH, RANGE 8 WEST, N.M.P.M., TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO



 DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2322 FAX: www.delmont.com ▼ survey@del-mont.com				TITLE: LIDDELL-STATION LOT 10 TOPOGRAPHICAL SURVEY	
				CLIENT: CRAIG JACKMAN	
FIELD BOOK: 750		DRAWN BY: ELB / FAB		DATE: 5-26-2015	
SHEET: 1 of 1		F&E: 13110V RIDGWAY TOPO		TYPE: TOPOGRAPHICAL SURVEY	
		JOB NO.: 13110		ADDRESS & PHONE:	



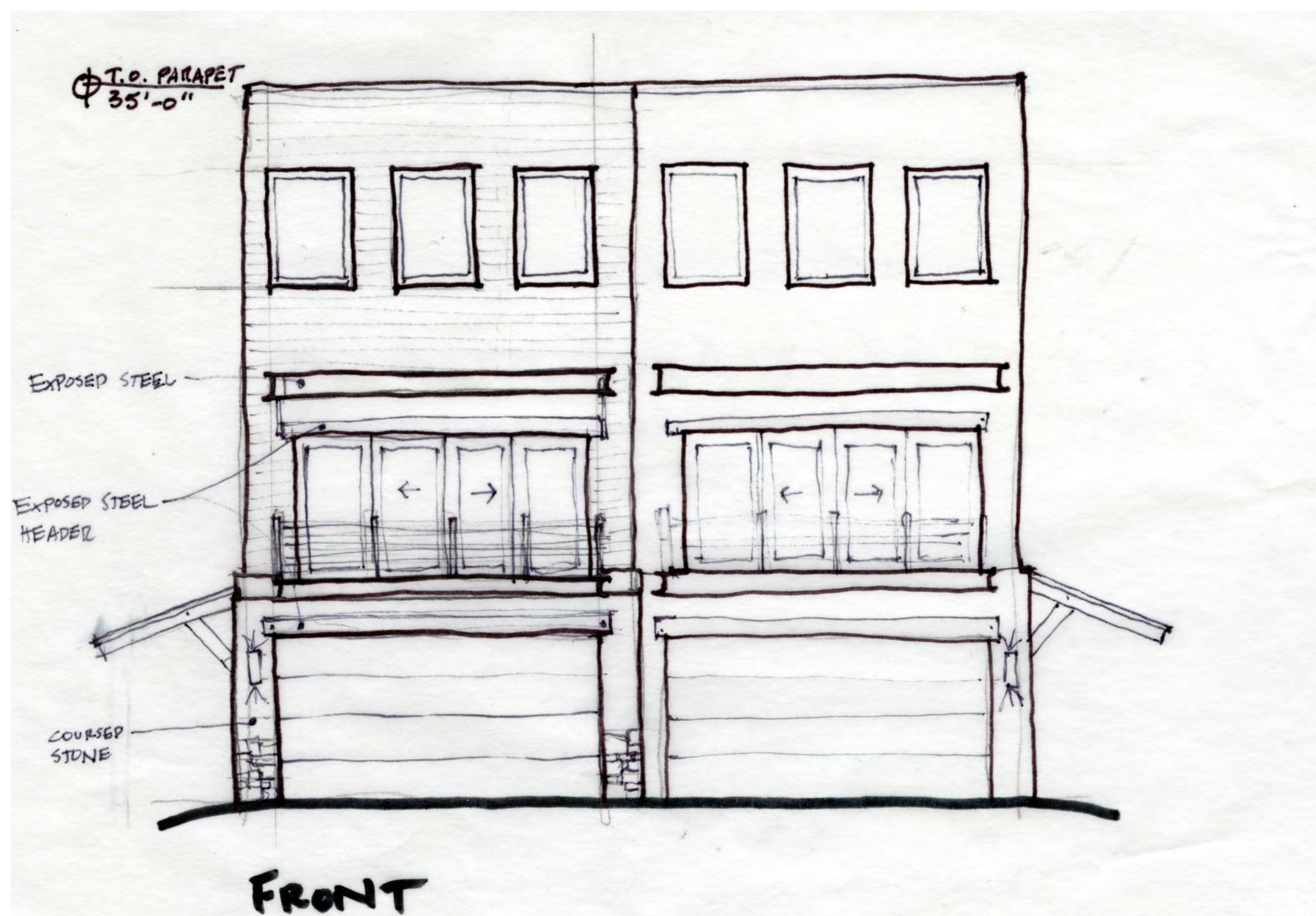
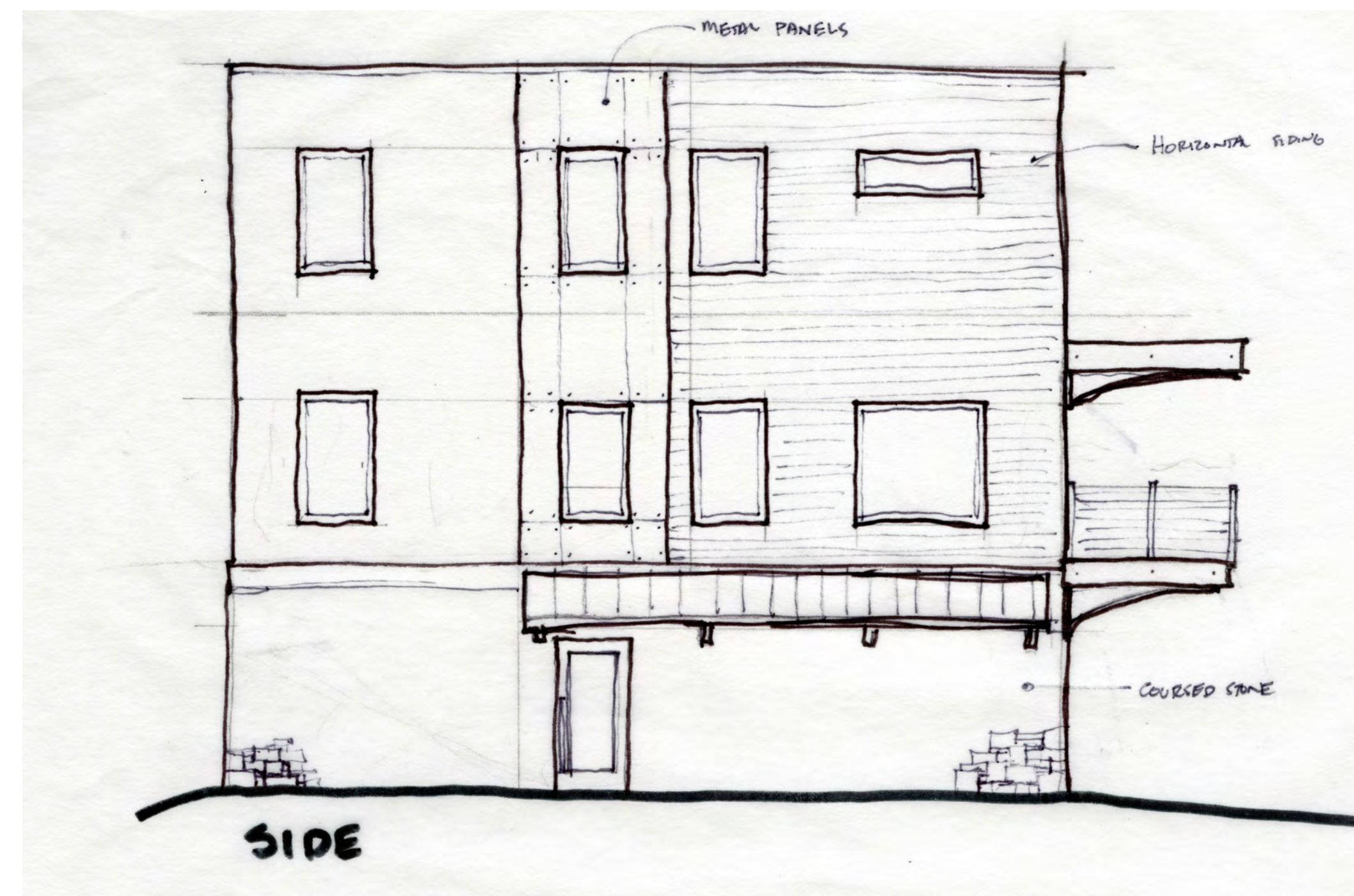
THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR ANY EXISTING OR FUTURE BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION, OR OTHER ELEMENTS OR ANY DOCUMENTS, DRAWINGS OR OTHER INSTRUMENTS USED FOR ANY PART OF THIS PROJECT WHICH DO NOT BEAR THE ARCHITECT'S SEAL. THE ARCHITECT'S SERVICE UNDER TAKEN ON IN THE INTEREST OF THE PROJECT OWNER AND NOT BE ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER ENTITY.

RELATED DOCUMENTS: THIS DRAWING IS A SINGLE COMPONENT OF AN INTEGRATED SET OF CONSTRUCTION DOCUMENTS. GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT, GENERAL REQUIREMENTS, SPECIFICATIONS, AND OTHER DRAWINGS MUST BE READ AND REFERRED TO IN ORDER TO DESIGN AND INTEGRATE THE DESIGN INTENT OF THE WHOLE OF THE CONSTRUCTION DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

COMPLY WITH ALL LAWS, CODES, ORDINANCES AND REGULATIONS WITH THE AUTHORITIES HAVING JURISDICTION, AND WITH REQUIREMENTS OF THE LANDLORD IF REQUIRED AS PART OF WORK CONTAINED WITHIN. DO NOT START WORK UNTIL ALL

VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES VERIFICATION AND ACCEPTANCE OF ALL EXISTING CONDITIONS. APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT ITEM AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION.

DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIALS, UNLESS OTHERWISE INDICATED



IRONRAIL TOWNHOMES
LINDELL DRIVE RINGWAY

JOB NO: 21

DATE: 01.01.2

ISSUE RECORD: CONCEPT DES

CONCLUSION

REVISIONS:

[illegible][illegible][illegible]

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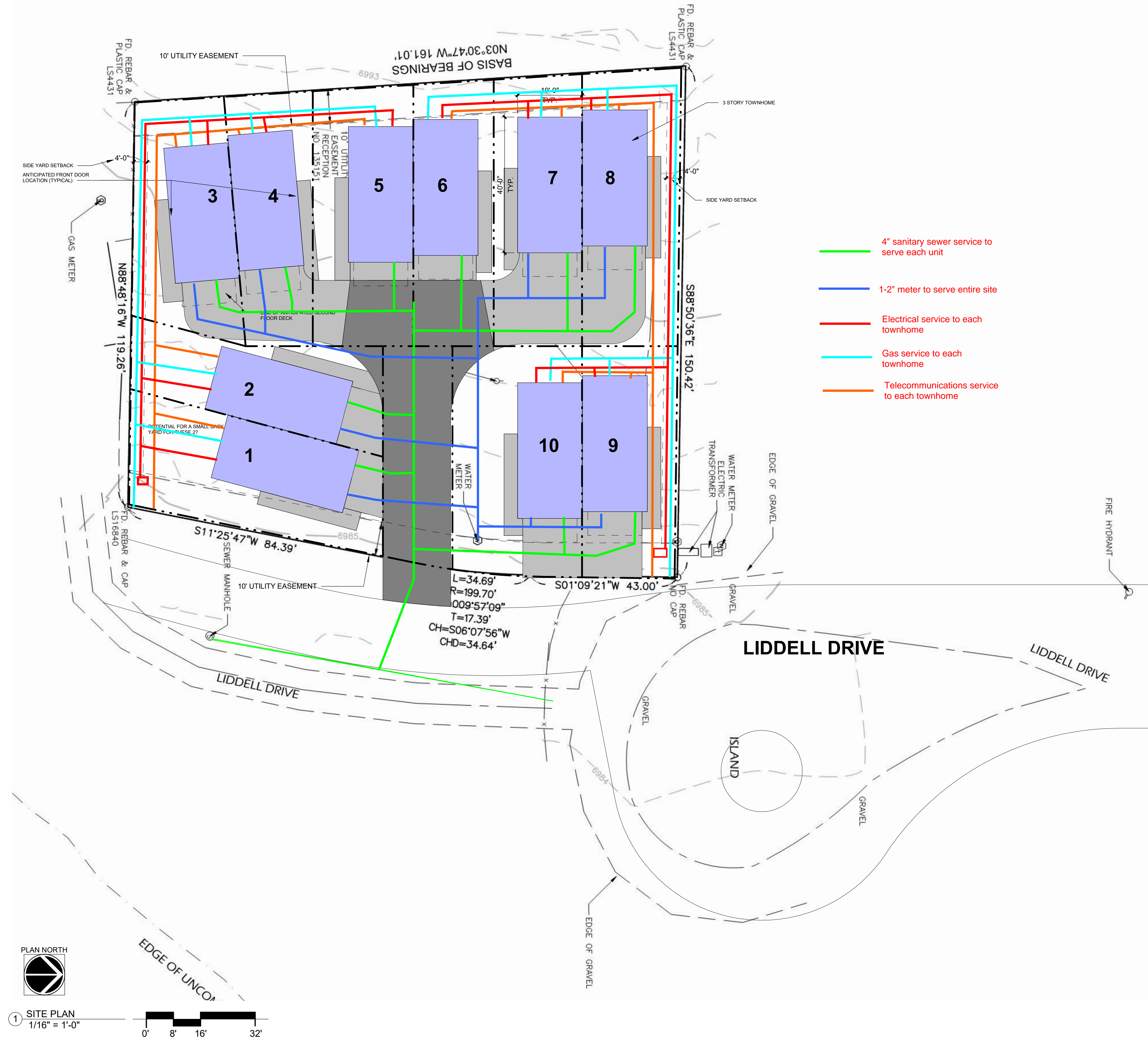
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EXTERIOR ELEVATIONS

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GENERAL NOTES

1. EACH UNIT HAS CONTAINS TWO INTERNAL PARKING STALLS.

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OF RECORD OR UNDER HIS DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, NOTES, AND CONDITIONS, INCLUDING THE OVERALL LAYOUT, FORM, ARRANGEMENT, AND COMPOSITION OF SPACES AND ELEMENTS SHOWN HEREON, CONSTITUTE THE ARCHITECT'S ENTIRE WORK ON THE PROJECT. ANY REPRODUCTION, REVISION, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR ANY EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION, OR ANY DOCUMENTS, RECORDS, OR OTHER INFORMATION. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE PROJECT AND DO NOT INCLUDE ANY OTHER SERVICES. THE ARCHITECT'S SERVICES ARE NOT BEAR THE ARCHITECT'S SEAL. THE ARCHITECT'S SERVICES ARE NOT BEAR THE ARCHITECT'S SEAL. THE ARCHITECT'S SERVICES ARE NOT BEAR THE ARCHITECT'S SEAL.

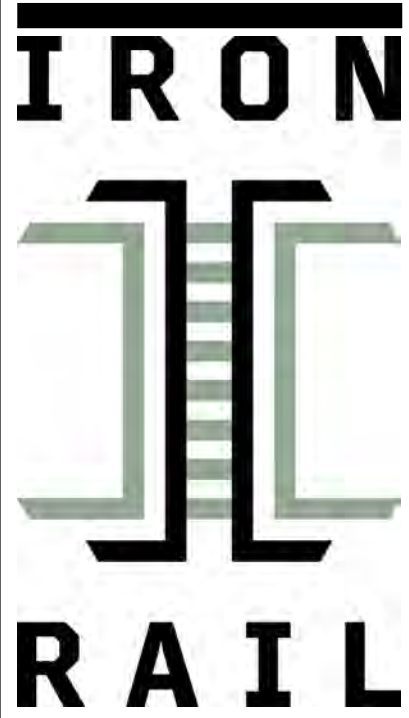
THIS DRAWING IS A SINGLE COMPONENT OF AN INTEGRATED SET OF CONSTRUCTION DOCUMENTS. GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT, GENERAL NOTES, AND SPECIFICATIONS ARE PART OF THE CONTRACT. ANY CHANGES TO THE CONTRACT, GENERAL NOTES, AND SPECIFICATIONS MAY AFFECT THE WORK DESCRIBED. FAILURE TO REVIEW AND APPROVE THE CONTRACT DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

COMPLY WITH ALL LAWS, CODES, ORDINANCES, AND REGULATIONS WITH THE AUTHORITY HAVING JURISDICTION, AND WITH THE REQUIREMENTS OF THE LIDDELL DRIVE RIGWAY. DO NOT START WORK UNTIL ALL PERMITS AND REQUIRED APPROVALS ARE OBTAINED.

VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS OF WORK CONSTRUCTED SHALL BE VERIFIED AND ACCEPTANCE OF ALL EXISTING CONDITIONS, APPLICATION OF MATERIALS, OR EQUIPMENT SHALL BE VERIFIED BY OTHER COMPETENT ACCEPTANCE OF THAT WORK, AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION.

DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL, UNLESS OTHERWISE NOTED.

CALCULATE AND READ DIMENSIONS. DO NOT SCALE THESE DRAWINGS.



Ironrail Townhomes

LIDDELL DRIVE, RIGWAY

JOB NO: 21-017

DATE: 06.29.2021

ISSUE RECORD: CONCEPT DESIGN

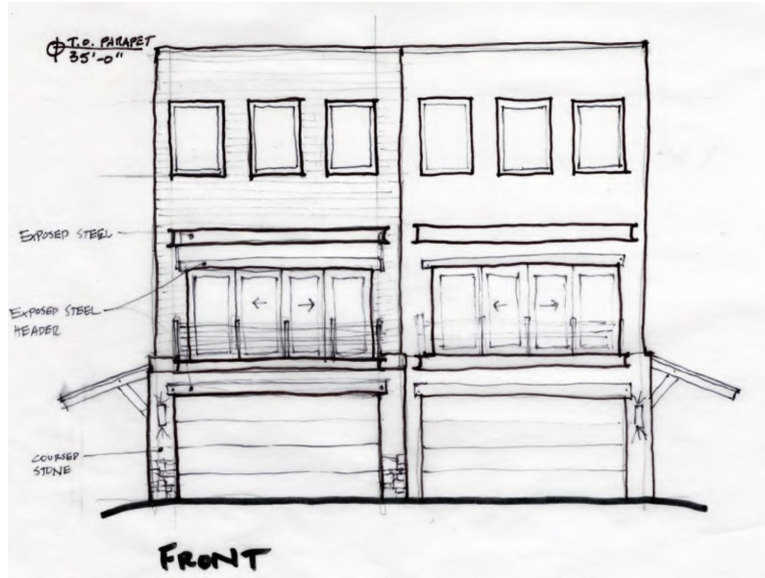
REVISIONS:

ARCHITECTURAL SITE PLAN & DETAILS

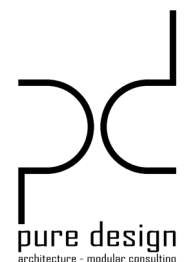
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Ironrail Townhomes

Sketch Review



June 1, 2021



Background

Revelation Investment CO LLC (“**Owner**”) is the owner of property that is legally described as Lot 10, Block 3, Liddell-Stanton Business Park Subdivision (“**Site**”) as shown in Figure 1 and documented in Exhibit A. The Property is located in the Historic Business (“**HB**”) Zone District (Figure 2). The Site is not located in the Uncompahgre River Overlay District. The Site contains 0.504 acres.

The Owner purchased the Site with the sole intent of developing a multi-family project as a “use by right” without any variances or other discretionary approvals. The current plans for the Site include five (5) townhouse dwelling buildings with a total of 10 dwelling units. The HB Zone District permits townhouse dwellings as a Use By Right in Zoning Regulations Section 7-3-9(B)(2).

Sketch Plan Criteria

Subdivision Regulations Section 7-4-5(A)(1) requires that subdivision proposals be consistent with the town standards and be reviewed on the following criteria, with our response on compliance shown in *italics*:

(a) Conformance with the master plan and zoning regulations. *The proposed townhouse project is envisioned by the Ridgway Master Plan (“**Plan**”) with the Future Land Use Map showing Mixed Use Business. The Plan envisions higher density residential projects as supporting uses to the overall HB Zone District. The recent overhaul to the zoning regulations and the adoption of the current Zoning Regulations removed the requirement to provide commercial or non-residential development uses within each project in the HB Zone District. The Town approved a single-family residential use to the south of the site as a residential use.*

(b) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics. *The Site has a gentle sloping topography with a low USGS elevation of 6985 and a high USGS elevation of 6993 for an elevation change of approximately 8 feet and a 6%*



Figure 1. The Site



Figure 2. Zoning Map

grade. A soils report will be provided with a future application as required by the Subdivision Regulations. A civil engineer will design the civil plans in accordance with Town regulations, including the required drainage plan. The Site is not located in any mapped floodplain with a narrow floodplain located along Cottonwood Creek to the west.

(c) Availability of water, means of sewage collection and treatment, access and other utilities and services. *All utility infrastructure is located in the adjacent Liddell Drive Right-of-Way.*

(d) Compatibility with the natural environment, wildlife, vegetation and unique natural features. *The Site does not have any significant natural environment, wildlife, vegetation or unique natural features.*

(e) Public costs, inefficiencies and tax hardships. *The proposed development will pay for all required improvements on the Property and connections to existing infrastructure in the Liddell Drive Right-of-Way. The Town approved the Liddell-Stanton Subdivision in 1984 with required infrastructure installed in the Liddell Drive Right-of-Way per the effective Town Regulations as noted with a Certificate of Completed Improvements that is signed on the 1984 plat. There will be no public costs associated with the development of the Property, and property taxes will pay for ongoing City and County services.*

Project Information Table

Number of Townhouse Units	10
Estimated Water and Sewer Use Per Unit	500 GPD
Estimated Maximum Water and Sewer Use	5,000 GPD
Number of Bedrooms Per Unit	3
Total Bedrooms	30
Estimated Maximum Population	60 (2 persons per bedroom)
Parking Spaces Per Unit	2
Amount of Parking Provided in Garage Parking	20 spaces
Amount of Required Parking (1 space per Unit)	10 spaces
Extra Parking	10 spaces
Estimated Subdivision Infrastructure Cost	\$230,000*
General Land Use Divisions	Townhouse Units that are permitted in the HB Zone District (Please refer to Background section.
Dedication of Water Rights	None for this use by right project.
Public Use Areas	No public use areas proposed.

*Civil engineer will provide refined costs for the preliminary application.

AGENDA ITEM #3

AGENDA ITEM #4

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

JUNE 29, 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 5:30 p.m. Commissioners Liske, Montague, Nelson, Mayor Pro-Tem Meyer, Mayor Clark and Chairperson Canright attended the meeting in-person and Commissioner Emilson attended the meeting virtually via Zoom.

PUBLIC HEARINGS

1. Application for Temporary Use Permit; Location: Phillips Resubdivision, Block 34, Lots A-B; Address: To-Be-Determined (TBD) Clinton Street; Zone Historic Business; Applicant: Karl Thees; Property Owner: Jenny Lee Phillips Revocable Funded Living Trust

Staff Report dated June 22, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Planner Dlubac presented an application to temporarily use for an off-premises staging area on Lots A and B which are adjacent to the demolition and reconstruction project site of lots C and D, at 540 Clinton Street. He reviewed the scope of the project, noting the applicant will use Town rights of way by utilizing a public parking space and sidewalk. Dlubac recommended approval for the request with the following conditions:

- 1) *Equipment shall not be idled between the hours of 7pm – 7am.*
- 2) *Temporary Use Permit shall expire on March 31, 2022.*
- 3) *Adequate signage identifying the sidewalk being closed to pedestrians and that a detour is in place to use the sidewalk on the north side of Clinton should be used by pedestrians shall be added to the site plan.*
- 4) *Obtain an encroachment permit from the Town for right-of-way infringement on Town sidewalks and parking spaces for construction fencing.*

Applicant Karl Thees reviewed the demolition and reconstruction schedule with the Commissioners. He explained a fence barrier blocking the sidewalk is needed for pedestrian safety because the existing structure abuts to the sidewalk. The fence will be set in place and removed as need during the project so that the sidewalk will not be blocked during down times.

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

ACTION:

Commissioner Montague moved to approve the Temporary Use Permit for Lots A and B, in the Phillips Resubdivision with the following conditions: 1) Equipment shall not be idled between the

hours of 7pm – 7am. 2) The Temporary Use Permit shall expire on March 31, 2022. 3) Adequate signage identifying the sidewalk being closed to pedestrians, and that a detour is in place to use the sidewalk on the north side of Clinton Street should be used by pedestrians, shall be added to the Site Plan. 4) Obtain an encroachment permit from the Town for right-of-way infringement on Town sidewalks and parking spaces for construction fencing. Mayor Clark seconded the motion. On a call for the roll call vote, the motion passed unanimously.

2. Application for Preliminary Plat for Riverfront Village Planned Unit Development (PUD); Location: Triangle Subdivision, Lot 1; Address: TBD Highway 550; Zone: General Commercial; Applicant: Joel Cantor, Alpine Homes Ridgway, LLC; Owner: Alpine Homes Ridgway, LLC

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

TJ Dlubac presented the Staff Report dated July 23, 2021, and explained the previous hearing for the preliminary plat application was continued as requested by the Applicant at the April 27th Regular Planning Commission Meeting because more time was needed to respond to staff review comments and questions. Mr. Dlubac noted though progress has occurred, he and the Development Team for Riverfront Village PUD agree more time is needed to ensure a comprehensive review of the project. He further explained the Applicant is requesting the hearing be continued to a Special Planning Commission Meeting where time can be devoted only to this application due to the complexity of the proposed project.

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

The Planning Commission agreed there would be a quorum for a Special Meeting to hear the request on July 13, 2021.

ACTION:

Commissioner Nelson moved to approve a continuance of the hearing for the Preliminary Plat Application for Riverfront Village PUD at a Special Planning Commission Meeting on July 13, 2021, to allow time for the Applicant to comply with the Ridgway Municipal Code requirements. Mayor Clark seconded the motion. On a call for the roll call vote, the motion passed unanimously.

3. Application for Final Plat; Location: Parkside Subdivision, Lot 14; Address: TBD North Laura Street; Zone: Residential; Applicants: Josh and Terese Seal; Owner: Joshua C. Seal

Staff Report dated July 22, 2021, presenting background and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Mr. Dlubac presented the Staff Report dated July 22, 2021, and noted the previous hearing for the final plat application was continued as requested by the Applicants at the April 27th Regular Planning Commission Meeting. The hearing was continued so the Applicants could address the Planning Commissions concerns outlined in the Staff Report, and the Applicants have requested to continue this hearing to the July Regular Planning Commission Meeting.

Planner Dlubac explained the Applicants had also requested a variance to lot width at the April 27, 2021, Regular Planning Commission Meeting. The Applicants have been working with a surveyor to ensure the lot widths for each of the 3 individual single family dwelling units allowed

on the parcel meet the minimum lot width required in the Ridgway Municipal Code. The Applicants now anticipate that a variance request may not be needed.

Dlubac noted progress has been made addressing the Planning Commissions concerns, and a letter from the Homeowners Association approving the subdivision of Lot 14 has been received. However, the Applicants have not resubmitted an application with the updated information which will require staff review. He recommended a continuance for this hearing to the July Planning Commission Regular Meeting provided the Applicants resubmit the required materials by July 6, 2021, to allow for a thorough staff review prior to the meeting.

Applicant Terese Seal said the requirements for the resubmittal have been met and will be presented to Staff on June 30, 2021.

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

ACTION:

Mayor Clark moved to continue the subdivision process for the Parkside Subdivision, Lot 14 to the July 25, 2021, Regular Planning Commission Meeting. Mayor Pro-Tem Meyer seconded the motion. On a call for the roll call vote, the motion passed unanimously.

OTHER BUSINESS

4. Review of Proposed Updates to the Landscaping Regulations

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

Planner Katie Schwarz presented a comprehensive update to the Town's Landscaping Regulations based on the comments received from the public and Planning Commission at the May 25, 2021, Regular Planning Commission Meeting; and on public comments received after the meeting. She reviewed the updates with the Planning Commission and presented scenarios showing how the updates would apply to existing parcels in town.

The Commissioners provided feedback and requested a few changes to the updates. Ms. Schwarz agreed to update the regulations as discussed in the meeting before presenting the final document to the Town Council.

ACTION:

Commissioner Nelson moved to recommend approval to the Town Council for the Landscaping Regulations as presented to the Planning Commission, along with the requested changes as discussed. Commissioner Liske seconded the motion. On a call for the roll call vote, the motion passed unanimously.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the Meeting of May 25, 2021

ACTION:

Mayor Pro-Tem Meyer moved to approve the Minutes from May 25, 2021. The motion was seconded by Mayor Clark. On a call for the roll call vote, the motion carried with Commissioner Emilson abstaining.

ADJOURNMENT

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk

AGENDA ITEM #5

PLANNING COMMISSION
MINUTES OF THE SPECIAL MEETING

JULY 13, 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 5:30 p.m. Commissioners Montague, Nelson, Mayor Pro-Tem Meyer, Mayor Clark and Chairperson Canright attended the meeting in-person. Commissioner Emilson attended the meeting virtually via Zoom, and Commissioner Liske was absent.

PUBLIC HEARING

1. Application for Preliminary Plat for Riverfront Village Planned Unit Development (PUD); Location: Triangle Subdivision, Lot 1; Address: To-be-determined (TBD) Highway 550; Zone: General Commercial; Applicant: Joel Cantor, Alpine Homes Ridgway, LLC; Owner: Alpine Homes Ridgway, LLC

Staff Report dated July 9, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

The Planning Commission met for a Special Meeting as requested by the Applicant at the June 29, Regular Planning Commission Meeting. Planner Dlubac reviewed the Staff Report and noted the mix of uses has changed from what was submitted in the Sketch Plan in 2020. He recommended approval to the Town Council for the application with the following 5 conditions listed in the Staff Report dated July 9, 2021:

1. *The landscape plan be updated to include a table that clearly indicates the calculation of required number of trees and shrubs, distribution of trees and shrubs in the front yard area and calculates and identifies the groundcover type as required in the Ridgway Municipal Code (RMC)6-6-4(G) and accepted by the Town Council.*
2. *The Lighting Plan be updated to identify the correlated color temperature of each fixture as required in RMC 6-5-1(A)(5) and accepted by town staff prior to the PUD plan and preliminary plat application being considered by the Town Council.*
3. *The Master Sign Plan be updated to comply with the maximum of 195 sq. ft. of sign area as required by RMC 7-3-17(J)(e)(ii) and accepted by town staff prior to the PUD plan and preliminary plat application being considered by Town Council.*
4. *All outstanding engineering comments dated June 22, 2021, in Attachment 16 shall be adequately addressed by the applicant and accepted to town staff prior to the PUD plan and preliminary plat being considered by the Town Council.*
5. *Easements dedicated on the preliminary plat shall met Town standards and be accepted by town staff prior to the PUD plan and preliminary plat application being considered by Town Council.*

Designer Jim Kehoe, member of the Alpine Homes Ridgway LLC Development Team, provided an update via PowerPoint showing the proposed current layout and amenities for the development. He revealed pedestrian connectivity to town via a pedestrian bridge west of the subdivision, a river walk with a paved trail, the compatibility of the residential units with the existing area and tuck-under parking within most residential units. Open space increased with the current rendition, providing community open space with a park that includes a picnic pavilion and barbeque, a concrete pedestrian path connecting the imposed path from Highway 550 to the development, park, river trail and town. Kehoe also reviewed the exterior building finishing's, facade and proposed landscaping. He noted the project would break ground this fall or early winter if the Preliminary Plat is approved and encouraged a series of in-person meetings with Staff to assist in meeting the conditions of approval and proposed timeline.

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

The Planning Commission discussed the application with Staff and the Development Team. They expressed concern regarding the traffic flow from Highway 550. Mr. Kehoe noted the Colorado Department of Transportation has granted all necessary approvals for the proposed concept regarding egress and will review the traffic design for approval once the Town has approved the Preliminary Plat. The Commissioners agreed that only one entrance and one emergency access to the development is inadequate. They continued to discuss traffic flow for residential and emergency vehicles within the development with the Applicant and Staff. The Planning Commission requested the Applicant reach out to the Ridgway Fire Marshal to receive documented input about the traffic flow.

The Commission noted 4 deed restricted units within the development and that the Applicant's goal is to offer the sale of the residential units at a more affordable market rate to make them attainable. The Development Team proposed that costs will be reduced using various construction techniques along with the proposed square footage of the units. They noted that the preliminary sale price is \$5.50 per sq. ft. Depending on real estate market conditions, soaring construction costs, and depending on the size and location of the units within the development, the selling price for townhomes may start at \$1,000,000, with 1-bedroom condominiums starting at \$400,000-, and 3-bedroom condominiums selling for up to \$700,000.

The Planning Commission noted projected water reserves are based on historic water flows and that basis may not be accurate in prolonged drought conditions. They discussed water supply availability for this development as well as future developments. The Commission was assured water-wise trees and plantings will be used for landscaping and non-potable water will be used to maintain them. It was also noted the non-potable water is proposed to be supplied by Tri-County Water.

ACTION:

Commissioner Nelson moved to recommend approval of the Application for Preliminary Plat to the Town Council for the Riverfront Plaza PUD in the Triangle Subdivision, Lot 1R, TBD Highway 550 with the conditions read into the record by TJ Dlubac, AICP, and listed in the Staff Report dated July 9, 2021. Additional conditions to be met will be to provide an additional separate legal emergency access for the development. Mayor Clark seconded the motion and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk