

RIDGWAY PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, June 28, 2022

5:30 pm

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

Join Zoom Meeting

<https://us02web.zoom.us/j/82235032875?pwd=Q21icDVCWVJ0S0FEUDhzRHgxL0dzZz09>

Meeting ID: 822 3503 2875

Passcode: 640832

To call in dial: 408.638.0968 or 253.215.8782 or 669.900.6833

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

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

PUBLIC HEARINGS:

1. **Application:** Sketch Plan; **Location:** McChesney Minor Subdivision, Lot 2; **Zone:** Residential (R) and Future Development (FD); **Applicant:** Chris Hawkins dba Alpine Planning, LLC; **Owner:** Four Winds Ranch, LLLP & Estate of Bernadine C. Endicott
2. **Application:** Final Plat; **Location:** Town of Ridgway, Block 20, Lots 16-18; **Zone:** Historic Residential (HR); **Applicant:** Beth Lakin; **Owner:** Beth Lakin

OTHER BUSINESS:

3. Updates from Planning Commission members
4. County-Wide Planner Refresher Workshop – February 3, 2021
(<https://www.youtube.com/watch?v=Xo1EeX4OB8o&t=377s>)

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: June 24, 2022
Subject: Four Winds Sketch Plan for June 28th PC Meeting

APPLICATION INFORMATION

Request: Approval of a Sketch Plan to create 20 single family residential lots.
Legal: Lot 2 of McChesney Subdivision, Town of Ridgway and SE 1/4 of SE 1/4 of Section 9 and the NE 1/4 of the NE 1/4 of Section 16 all in T45N, R8W of the N.M.P.M. except that portion being described as Lots 25 - 48 and the common ground of Vista Terrace Subdivision, Filing No. 1, Town of Ridgway
Address: N/A
General Location: Generally located north of and east of Terrace Drive, east of Highway 550.
Parcel #: 430509400146
Zone District: Residential (R) District and Future Development (FD)
Current Use Vacant and one single-family residential unit
Applicant Chris Hawkins, Alpine Planning
Owner Four Winds Ranch 1, LLLP and Bernadine C. Endicott

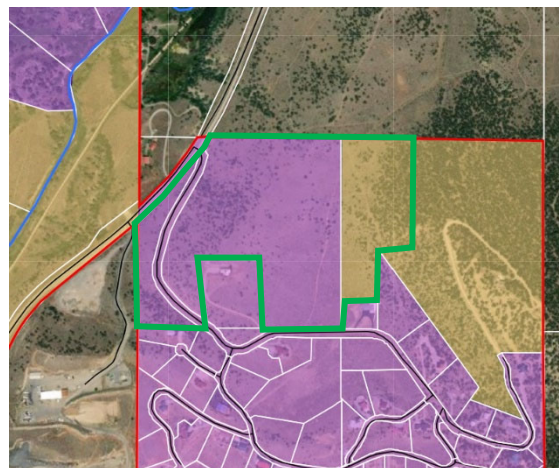
PROJECT REVIEW

BACKGROUND

This application for a Sketch Plan was submitted on April 25, 2022. A completeness review was conducted, and the application was accepted as complete on May 7, 2022 and the applicant submitted updated materials on May 9th.

The application includes Lot 2 McChesney Subdivision (33.09 acre) ("Lot 2") and approximately 9.95 acres of the adjacent property located at 741 Terrace Drive ("Endicott Property"). Lot 2 is 33.09 acres and the Endicott Property is 9.95 acres for a total area of 43.04 acres and is split by the Terrace Drive right-of-way access to Highway 550.

Currently, Lot 2 is zoned Residential, and the Endicott Property is zoned Future Development. The applicant



will need to request a rezoning of the Endicott Property pursuant to RMC §7-3-22 and RMC §7-3-23. Such rezoning must be obtained prior to the final approval of a Preliminary Plat for the property contained within this request.

JUNE 28TH UPDATE

The applicant requested that the Planning Commission continue the public hearing for this application until their regular meeting on August 30, 2022 to allow the applicant to continue working through issues identified through staff's review of the application.

STAFF RECOMMENDATION

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

ATTACHMENTS

1. Request to Continue
2. Public Comments

Alpine Planning, LLC

P.O. Box 654 | Ridgway, CO 81432 | 970.964.7927 | chris@alpineplanningllc.com



MEMO

Date: June 23, 2022
To: TJ Dlubac, Consulting Planner
From: Chris Hawkins, Alpine Planning, LLC
Subject: **Four Winds at Ridgway Sketch Plan Continuance**

On behalf of Four Winds at Ridgway, LLC , please accept our request to continue the Four Winds at Ridgway Sketch Plan to the August 30, 2022 Planning Commission meeting. We are submitting this continuance request to provide a more realistic timeframe to address the Sketch Plan considerations.

Please let us know if you have any questions.

Thank you.

Charles & Kathy Ewert
PO Box 373
Ridgway, CO 81432

The Honorable John Clark
Mayor of Ridgway
PO Box 10
Ridgway, CO 81432

RE: Proposed Four Winds Subdivision

Dear Mayor Clark and
Ridgway Planning Commission,

My husband and I are landowners in the Vista Terrace Subdivision (VT) and would like to contribute our queries and thoughts about the proposed Four Winds Subdivision. Unfortunately, we will not be in Ridgway on the date of the appointed Planning Commission meeting. Please accept the following as our testimony.

That said, we hope some of the following issues may be addressed by the Commission.

1) Roadways

- a) Will the Town increase maintenance in proportion to the added traffic on Terrace Drive?
- b) Will the developer coordinate and fund improvements for safer access on/off Highway 550? Namely, will the developer work with CDOT to reduce the speed limit from 60 MPH from about River Sage Drive to Terrace Drive or add a turn lane on southbound Hwy 550 at Terrace Drive for safer ingress and egress? And will these improvements be in place and completed prior to development of at least ¼ of the total proposed lots?
- c) Will the developer in conjunction with the Town fund and bring all VT roads up to code and platted design specifications for fire safety purposes? Sadly, there are several sections of the roads in Vista Terrace that do not meet the required width or turn-around size for cul-de-sacs.
- d) Will the developer establish a secondary ingress/egress for the new development in addition to connecting with existing VT roads? If so required, where and must the developer, or in conjunction with the Town, fund such separate ingress/egress?
- e) Shall the developer be required to provide a secondary ingress/egress into the VT/Four Winds area if and when the Endicott property is subdivided?

2) CCRs

- a) Will this development have separate CCRs or adopt VT CCRs? If the later...
- b) Will the CCRs be required to be updated for all phases of VT and the new development to reflect today's codes, customs and building trends?

3) Common area

- a) Will the new development have full access and use of VT common area? And will VT have full access and use of the Four Winds common areas? If so...
- b) Will the Four Winds Subdivision and VT be required to help finance maintenance and insurance of the common area lands?
- c) Will Four Winds Subdivision in conjunction with CDOT provide safe crossing methods across Hwy 550, such as cross-walk, pedestrian flashing lights, signage, to connect the new common area proposed bike/pedestrian path with "access to River Trail."

4) Domestic Water Supply

- a) Will the Four Winds Subdivision share domestic water supply lines and interlinked storage tanks with VT? If so...
- b) Will the new subdivision increase the system volume, capacity and pressure for a full build-out of both VT and Four Winds?
- c) Will Four Winds have any multi-family units per lot and will the water supply calculations be amended to reflect this increased consumption?
- d) Will the water supply system provide adequate firefighting volume and pressure for both VT and Four Winds?
- e) What "adjacent properties" does the Four Winds Subdivision proposal intend to include in a public improvement district (PID) for water storage capacity? If VT homeowners are involved, will VT homeowners be voting to decide if they will participate in a PID?

5) Septic and subterranean water absorption

- a) Will septic drainage be contained within each lot and collectively all lots without negatively impacting surrounding glacial-till lands?
- b) Will the subterranean water levels be impacted by the added septic drain fields?

We hope these issues may be clarified and addressed by the Town of Ridgway Planning Commission.

Sincerely,

Kathy Ewert

Charles Ewert

970 776 0384



TJ Dlubac <tdlubac@planstrategize.com>

FW: Proposed 4-Winds Development

1 message

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

Tue, May 24, 2022 at 2:12 PM

TJ, Karen,

See below.

Preston Neill, Town Manager

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

pneill@town.ridgway.co.us

www.colorado.gov/ridgway



From: kchismire@gmail.com <kchismire@gmail.com>
Sent: Tuesday, May 24, 2022 12:41 PM
To: Preston Neill <pneill@town.ridgway.co.us>
Cc: Joan Chismire <jchismire@gmail.com>
Subject: Proposed 4-Winds Development

Preston:....

RE; PROPOSED 4 WINDS DEVELOPMENT near Vista Terrace Estates

I am writing to express my concerns over the newly proposed residential housing development envisioned directly north of the current Vista Terrace Estates sub-division

I have issue with the following:

1. The proposal by the developer has usage data based on the average occupancy of the 30 lots upon full residential home build-out of the 4-Winds sub-division. The data they cite relates to the traffic, the water usage, wildlife migration etc. What they don't tell you is that they also propose to allow ADU's on every lot in the development. Should all lots have a ADU with a minimum of 2 occupants per ADU, the increase of another 60

individuals, 60 automobiles, 60 or more people using water etc.... all would further increase the already limited resources of the area, and, in my opinion, significantly reduce the "quality of life" in our suburban setting. The developers did not include this potential increase in population of ADU's in their usage data, which is a grave over-site.

2. The water issue is another major hindrance to the development of such a new sub-division adjacent to Vista Terrace. We already have our own water tank with a "multi-phase" pumping system that delivers the domestic water to the tank via an infusion piping system of a limited diameter. The 4-Winds development will need to have their own dedicated water tank, but the real issue is whether they intend to use our infusion lines and pump (s) to deliver water to their community tank. I don't believe the delivery system, as it exists, is sufficient to deliver enough water at a rate that would exceed the draw-down of all residential water users from both sub-divisions during peak usage times. Therefore, the 4-Winds developer will need to enhance the water delivery system by either increasing the infusion capacity of the lines, the pump, or both.


3. The third issue I have relates to the traffic at the Highway 550 entrance to Vista Terrace. The 4-Winds development is proposing to use the existing entry road to Vista Terrace (Terrace Drive) as their access road as well. This will place additional stresses on the safety at the intersection with Hwy 550 as well as the graveled, inclined roadbed up to the 2 sub-divisions. Even though a de-acceleration lane exists on 550 for the northbound traffic turning right into Vista Terrace, we have no safety measures in place for southbound traffic on Hwy 550 turning left into Vista Terrace. Over the years several accidents have occurred at this intersection. I believe, if the 4-Winds development is approved, it must contain requirements for increased safety at this intersection in the form of a safe left turn lane for southbound traffic and possibly paving of the inclined road up to the 2 sub-divisions.

Respectfully Submitted,

Kevin Chismire

445 Park Lane

Vista Terrace

 Virus-free. www.avg.com



TJ Dlubac <tdlubac@planstrategize.com>

FW: Four Winds development

1 message

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

Thu, May 26, 2022 at 5:08 PM

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

TJ,

See below. Please include this (and the photo) with the packet materials. Thank you, sir!

Preston Neill, Town Manager

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

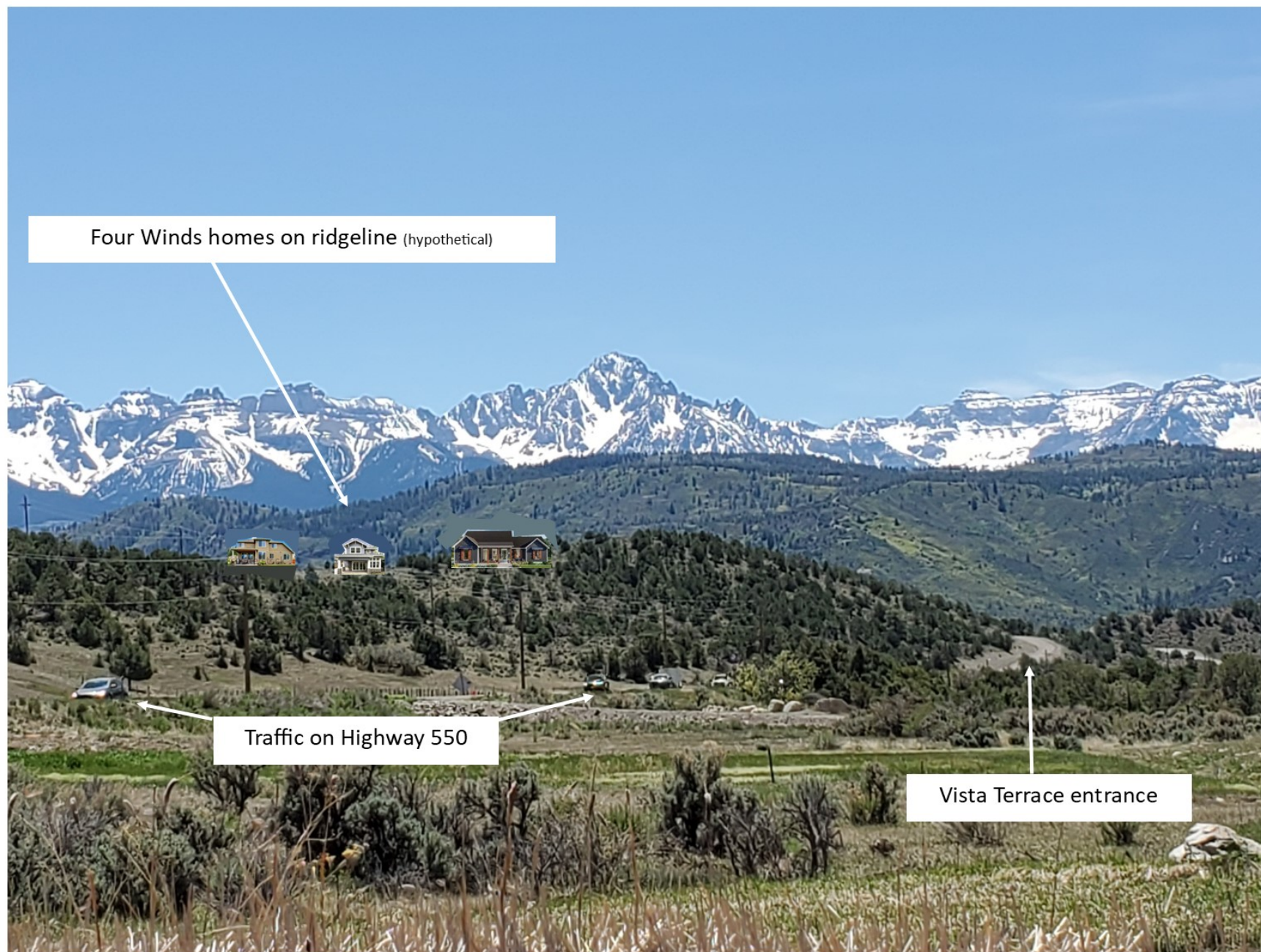
pneill@town.ridgway.co.uswww.colorado.gov/ridgway

From: kchismire@gmail.com <kchismire@gmail.com>**Sent:** Thursday, May 26, 2022 3:52 PM**To:** Preston Neill <pneill@town.ridgway.co.us>**Cc:** Joan Chismire <jchismire@gmail.com>; Stephen R. McComb <smccomb63@gmail.com>; Pam F <pjfoyster257@gmail.com>; Kraftpam@gmail.com; kcforrester@icloud.com; fquist42@gmail.com; pplienissprint9@earthlink.net**Subject:** Four Winds development

Preston,

Although I did not include this picture (hypothetical) in my prior email to you, I believe the visual impact of Four Winds homes on the Vista Terrace ridge line is of prime importance and concern. I believe the Town of Ridgway should adopt their own statute of ridge line obscuration or modify the county's ordinance to suit our town needs. I don't want an image such as this to be the first thing people see as they enter our town on Highway 550 coming from the north.

Kevin Chismire



Nichole Moorman
169 Cimarron Dr.
Ridgway, CO 81432
970 318 0529

5/22/22

Dear Mr. Neill and Ridgway Town Planning Commission,

I am reaching out as a resident and owner in Vista Terrace subdivision in regards to the planned development of Four Winds. I welcome smart growth that creates quality, affordable housing for families and those who make this town and county the vibrant community that I love living and working in. The following are my concerns about the Four Winds subdivision:

- With 30-60 more vehicles using the one road to access Four Winds via the Vista Terrace entrance, I am very concerned about safety on the highway entering and exiting the neighborhood, as well as the wear and tear and safety of Terrace Rd- in particular in the winter. I am concerned about vehicle, pedestrian, and bicycle safety.
- Part of Vista Terrace's water service is via a pump station. I am concerned about how the Four Winds development will impact water pressure and delivery in our neighborhood and how necessary upgrades will be funded.
- The sage brush, planned open space, and acre and larger lots are a part of the character of Vista Terrace. Will Four winds landscaping, density, and space planning match the established character of our existing neighborhood?

I look forward to staying informed about how these and the concerns of my neighbors are being considered and addressed by the developer and the Town of Ridgway.

Respectfully,

Nichole Moorman
nichole.moorman@gmail.com



TJ Dlubac <tdlubac@planstrategize.com>

FW: Four Winds Subdivision

1 message

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

Wed, May 25, 2022 at 9:30 AM

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

TJ, Karen,
See below.

Preston Neill, Town Manager
970-626-5308 ext. 212 (O) | 970-318-0081 (C)
pneill@town.ridgway.co.us
www.colorado.gov/ridgway

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

From: Connie Anderson <connielu99@icloud.com>
Sent: Wednesday, May 25, 2022 9:09 AM
To: Preston Neill <pneill@town.ridgway.co.us>
Subject: Four Winds Subdivision

Dear Preston, Please disregard any previous message, my iPad seem to drop mail for no apparent reason. I am writing to address concerns regarding the subdivision adjacent to Vista Terrace.

Water: The developer says that he will pay to build a water tank for his property, but there is no mention of the subject of getting the water to the tank from town. We know that 17 years ago when we bought here there has never been enough pressure of the water pumped uphill to fight a fire. The current method of pumping the water from town will need to be updated with an expensive pumping system to serve this development. I know this will get tricky as to who pays for what, etc. but really needs to be looked at this time. Some residents here have already noticed a drop in pressure as new homes are built in Vista Terrace.

Road entrance: This is already a problem. Pulling out onto the highway during the peak season has become more and more dangerous. There could be 80 to 100 more cars using this intersection after full build out of the Four Winds subdivision. And also for fire safety, they really do need another road into their property. Where would they put this? Would the town require such a secondary road. We were told when we bought here that we needed one, but nothing ever happened with that. Now this is a big issue in my mind.

Wildlife: This used to be a place that I would walk from my house. About a year and a half ago I went up there and found a huge herd of elk, so I just turn around and left. I went back about two weeks later and they were still there. I don't know the exact timing of their movement, but I know that they have already been severely impacted by building. Vista Terrace and the proposed subdivision is on the migration route of the deer and the elk. I think a study should be done to determine the correct way to mitigate our impact on the wildlife. The developer has addressed this somewhat, but I don't think his efforts are complete. There is a development near Telluride with a similar problem. They are exactly on the migration route of the herds of deer. Their solution was to prohibit dogs entirely. Of course, we can't do that here as people in Vista Terrace already have dogs. But we can look at how to best address this issue.

Infrastructure: I don't really know all the facts about this issue, but I would like to see what the impact of connecting into existing utilities would have on the residents in Vista Terrace. And should the developer be required to pay and somehow mitigate the impact?

Thank you for your consideration.

Regards,

Connie and Glen Anderson

Sent from my iPad

Fred and Margaret Quist
560 Park Lane
Ridgway, CO 81432
(970) 626-4335
fquist42@gmail.com

May 24, 2022

Preston Neill
Ridgway Town Manager
201 N. Railroad St.
Ridgway, CO 81432

Subject: Four Winds Subdivision



Dear Mr. Neill,

We are residents of Vista Terrace Subdivision and have some concerns about the proposed Four Winds Subdivision:

- **Water** – Will the town have the capacity to supply water for another 20 homes (plus the additional 11 homes that can still be built in Vista Terrace) and still maintain the water tank level at or above 90% as is required for fire fighting? Will the Four Winds Subdivision have their own water tank and pumps necessary to provide sufficient water pressure for their houses?
- **Road entrance (from 550)** – Will improvements be made to provide safe ingress and egress to Terrace Drive? Currently, this area of 550 is a 60 mph zone and approaching the entrance to Terrace Drive from the north or exiting to travel south is challenging and will only be exacerbated by additional vehicles from the Four Winds homes. This is probably the purview of CDOT but I'm sure the town will need to contact them about this.
- **Emergency exit from Vista Terrace/Four Winds** – This is an issue that currently exists but will be even more important with the addition of the Four Winds families. If there is fire in the area of Terrace Drive immediately above 550, all the residents will be trapped. This will also impact the ability of firefighters to access the area. Some residents with high clearance/4WD vehicles may be able to exit at the south end of Cimmaron Drive but this is certainly not a suitable option for everyone.
- **Utilities** – Will the Four Winds Subdivision be tapping into the current gas lines and internet and if so, how will this impact the existing customers?

Please make sure these issues are addressed when working with the Four Winds developers.

Sincerely,



TJ Dlubac <tdlubac@planstrategize.com>

FW: Four Winds Development oversight

1 message

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

Wed, May 25, 2022 at 2:28 PM

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

TJ, Karen,
See below.

Preston

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

From: Anthony Gegauff <gegauff5@gmail.com>

Sent: Wednesday, May 25, 2022 1:30 PM

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

Subject: Four Winds Development oversight

Hello Preston,

I am submitting this email to document my concerns regarding the proposed development of the McChesney 2 parcel by Four Winds Developers. For clarity and brevity I am using a list of items in no particular order of importance.

a) In view of climate change and the likelihood that little will be done to mitigate it, I am concerned about the future water supply for the Town of Ridgway. The recent water study looks at past long-term average water flows, which obscures the sharply declining flows of the most recent three years ... clearly a more important predictor of future water availability.

b) Water needed for 20 additional families will not be within the current capacity of the Vista Terrace subdivision. Additional storage and pumping capacity will be needed. I am not in favor of Vista Terrace property owners bearing any of those costs or suffering diminished water pressures as a result of the proposed Four Winds Project.

c) Access to the subdivision from the southbound lane of Hwy 550 is treacherous. There is no center lane from which a left turn can be made and there is little or no shoulder to accommodate southbound traffic intent on proceeding south. This is a danger which will only be exacerbated by significantly more traffic onto Terrace Drive.

d) Terrace Drive is often washboarded and muddy, especially after rains or melting snow. The addition of 20 to 30 more vehicles using this dirt road to access more properties will put an undue burden on the Town's Public Works Department, as well as the present inhabitants of Vista Terrace.

e) I have concerns about the esthetics of future dwellings breaking the ridge line of the McChesney parcel ridge, especially the view visible by southbound traffic on Hwy 550 from north of Vista Terrace.

f) There is a significant number of mule deer deaths on Hwy 550, as it is necessary for deer and other wildlife to cross the highway to access the Uncompahgre River. Closing off corridors to animal migration may cause more concentrated pathways across Hwy 550 and reduce the speed with which wildlife can navigate that dangerous movement.

g) The removal of tens of acres of sage and other vegetation will adversely impact food sources for deer and other wildlife.

h) Storm drainage from the McChesney parcel naturally will be directed to the Vista Terrace Subdivision. These flows have no pathway from what is essentially an isolated basin. A containment reservoir will promote the presence of mosquitos, as there is no flow within or from it.

i) In the Vista Terrace subdivision there is only one entry/exit. This poses a danger to the community, especially with the increasing threat of wildfires brought about by climate change. Adding a minimum of 20 or more vehicles attempting an escape from imminent danger is a situation that must be avoided. At the very least another emergency exit is direly needed.

Thank you for the opportunity to express my concerns regarding the beautiful space I live in and for my neighbors' and my quality of life.

Sincerely,
Anthony Gegauff
615 Terrace Dr
Ridgway, CO
(970) 626-9742

Dan Brillon
550 Vista Dr
Ridgway, CO 81432

May 25th, 2022

Re: Four Winds Subdivision

Via Email jclark@town.ridgway.co.us and PNeill@town.ridgway.co.us

Dear Ridgway Mayor and Town Manager:

Below please find my comments and concerns related to the proposed development adjacent to Vista Terrace:

1. While the current development deals primarily with the 33 acres that is Lot 2 of the McChesney subdivision, I think it's important to consider the stated position of the developer which is to develop the adjacent 200+ acres known as the Endicott property (he has a right of first refusal on it), especially when evaluating infrastructure needs for this area of town.
2. Who is Eric Faust? What other developments has he done? Why is he not making himself available to the public? As the person who is going to take on the single largest development in our town we should be able to hear from and question him directly. All we know now is that the entrance to his "Infinity Ranch" at the top of CR5 sure looks and feels more like Telluride than Ridgway. The character of our town matters.
3. The US 550 / Terrace Drive interface is already a dicey proposition, especially as one heads from Montrose south trying to turn left into Vista Terrace. Many times while sitting there waiting for oncoming traffic to pass cars approaching from behind do not realize a car is stopped and you then have to accelerate and turn onto Mall Road in order to avoid being rear-ended. I assume people are looking at the views, not the road. This is especially problematic if there are two cars stopped trying to take a left into Vista Terrace as the first car can't see approaching cars from the rear. Adding more homes to this interchange without dealing with this issue is just asking for a deadly accident. And now imagine during construction heavy, slow trucks trying to make this turn. I believe it is critical that at a minimum a left turn lane be installed PRIOR to any construction beginning. CDOT should also consider reducing the speed limit in this area (from CR 10 to town) as this is a heavy wildlife corridor as animals cross the highway to get water from the river and RAT users cross at CR 10 on foot and bike.

4. There is significant concern around the pump/water tank dedicated to Vista Terrace and how this new development will affect that. What about the prior costs that our community has paid for this infrastructure – will we be reimbursed by the new development? And what about the monthly water surcharge we pay the town – how will that be affected?
5. The developer touts that fact of the high ratio of open space to development, and yet conveniently doesn't point out that 12.3 of the 33 acres are the steep slope between US 550 and the above ridge which are not buildable. So in truth the 20 proposed homes are located in a relatively dense area of the property which starts to have the feel of tract housing. The Vista Terrace lots vary dramatically in size and shape by contrast.
6. Likewise the developer touts that they will encourage ADU's, and yet at the expected \$1.5M price point few home buyers are likely to want ADU's on their property. This is clearly an attempt to "grease the wheels" when it comes to town approval rather than creating any meaningful affordable housing options. In contrast Vista Terrace has no ADU's.
7. New developments require paved roads. Vista Terrace is dirt. A consistent approach should be applied to both.
8. Vista Terrace only has one entry/exit point. How can a second emergency access route be added, especially in the context of the larger long-term stated development goals of the developer related to the Endicott property?
9. Homes on proposed lots 5,6,7 and 8 will all be clearly visible on the ridge line when viewed from US 550 southbound which is 1 mile away in violation of Ouray County code.
10. The proposed development and Vista Terrace are a significant wildlife corridor, with a large (50+head) deer population that winters here each year. What impact will the proposed development have on wildlife?
11. The prior attempt to develop this 33 acre property failed because of inadequate capacity for septic fields. What has changed such that this is now not an issue?

Thank you for taking the time to consider these items.

Sincerely,

Dan

Jeannemarie Smith
651 Terrace Drive ♦ Ridgway ♦ CO ♦ 81432

May 24, 2022

Mr. Preston Neill
Planning Commissioner
Town of Ridgway
Ridgway, CO

Dear Preston,

I am writing to the Planning Commission as a resident of the Vista Terrace development since 2017 and having recently become aware of a new development project being proposed and overseen for approval by the Commission.

Aside from unintended property value issues that tend to result from new large, long-term residential real estate development on your front door-step, I am asking for the Commission's insight and guidance to meter the rapid increase in the size of the residential population in the Vista Terrace area and the impacts that will need to be addressed in advance of approving the developer's plan; in my mind these include the following critical categories:

- **Safety.** Measures to address the existing roads and intersection to the Vista Terrace development. As it stands the existing roadways do not provide for safe ingress for an increased volume of cars turning on/off from Route 550 (a 60mph speed zone) NOR adequate egress, especially under emergency conditions with Four Winds proposed development of 20 homes plus 11 unbuilt lots already existing in Vista Terrace. With rapidly changing climate conditions, fire safety issues are at the top of mind and ingress/egress infrastructure will need to be addressed in detail by the Planning Commission and as a condition precedent to an approval process.
- **Water.** The focus on water availability, volume and power for, both consumption and fire mitigation I also see as a critical issue that the Planning Commission can not get wrong and fix at a later time, once a problem has resulted. The existing residents of Vista Terrace current pay a surcharge for the supplemental water requirements (pumping) to get water to the households of existing residents. It is unclear and frankly,

and unacceptable if a new development of this size tap into and utilize Vista Terrace's existing infrastructure (tank, pipe tie-ins, hook-ups) and create reduced capacity and increased cost to the existing residents. That would appear to be both unsatisfactory and unfair.

I should have begun by saying I rarely speak up in instances like this because I feel development is inevitable and, quite candidly I would not have had the opportunity to live in such a wonderful place if no prior development had occurred. But I do think *continued rapid* development with all that is happening in climate, drought, and traffic bears thinking through whether additional restraints or conditions precedent need to be imposed on future developments to ensure the pace of growth harmonized with what is occurring around us in our environment.

I appreciate the venue to be heard and hopefully, influence the Commission's next steps.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeanne Smith", with a stylized flourish extending from the end of the name.

Jeanne Smith
651 Terrace Drive
917-821-1944



TJ Dlubac <tdlubac@planstrategize.com>

FW: Four Winds Development Concerns

1 message

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

Wed, May 25, 2022 at 4:32 PM

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

TJ, Karen,
See below.

Preston

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

From: Michelle Smail <mtsvtlove@gmail.com>

Sent: Wednesday, May 25, 2022 2:59 PM

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

Subject: Four Winds Development Concerns

Good afternoon Preston,

My husband Mark and I have lived in Vista Terrace for the last seven years. I am a local dental hygienist at Ridgway family dentistry and my husband is a local solar designer.

We would like to voice our concern over the proposed development on the 33 acres off terrace. We have all the same concerns as other residents in our subdivision. Water being the largest concern, road, fire, regulations and wildlife. I'm sure you have received many letters from our community, so I will not go into detail. Please let me know if you would like me to go into detail, as I would be happy to. Thank you for hearing our concerns and appreciate that you take them all consideration.

Sincerely,

Michelle and Mark Smail
630 Vista Dr.
Ridgway, Co 81432



TJ Dlubac <tdlubac@planstrategize.com>

FW: Four Winds Planning Meeting

1 message

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

Wed, May 25, 2022 at 4:34 PM

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

TJ, Karen,

Please see below.

Preston

From: DAVID BURGER <dlbbcg@aol.com>**Sent:** Wednesday, May 25, 2022 3:12 PM**To:** Preston Neill <pneill@town.ridgway.co.us>; Karen Christian <kchristian@town.ridgway.co.us>**Subject:** Four Winds Planning Meeting

MEMO TO: Dear Mr. Preston Neill, Ridgway Town Planning Commission

FROM: Dr. David L. Burger, [651 Terrace Drive, Ridgway](#)

DATE: 24May2022

SUBJECT: The proposed Four Winds Development

I am a resident of Vista Terrace, a Veteran, a father, a tax payer, and a voter who loves this area in terms of culture, natural environment, and community. I appreciate the opportunity to have a voice in proposed development changes/impacts would have on this Blessed Community, as it is not only Democracy in action it is a chance to be engaged in the processes that are capable of causing many costs and benefits for the entire town.

In the 1880s it is reported that waist high grasses, with multiple streams and rivers flowing existed from Grand Junction to Ridgway. I've been coming to this area for the last 45 years for skiing, climbing (ice & rock & mountains), backcountry trips, cycling, a Colorado Outward Bound Course Director, and enjoying good friends in the Interdependence of the community. As it turns out, late 1889, after cattle and sheep were introduced, the height of grasses and number of streams had begun to disappear. Now the amount of dust generated from these deserts stripped of most vegetation provides over 85% of early melting of the snow pack. That increases draught conditions and decreases safety in terms of fire danger, water shortages and financial costs. Sad that 45 years ago this corridor and the surrounding mountains were already over-populated and diminished a great deal of this habitat's carrying capacity. Seems we had already fouled our own nest.

Including all the property value issues that result from having a large, short & long-term residential real estate development in your back yard, I am specifically focused on the impacts on costs and benefits, both positive and negative, of the rapid increase in the size of our already over-populated habitat and in the

magnitude of cultural shifts that will have to be carried by the residential population; not just in the Vista Terrace area but also in the Town of Ridgway and Ouray County. We will all require clarity of Purpose and honest communications so that existing & future residents are able to make conscious choices and enjoy this wonderful ecosystem! More specifically, I am concerned about the following:

SAFETY:

Route 550 (60 mph limit) and Terrace not provide safe ingress or egress for an increased volume of cars turning on/off.

Costs:

-High \$ if CDOT would not cover wider and longer approach and regress on the east side and a passing lane for south bound traffic; and as road bike travel increases a bike lane on both sides of the highway would definitely help keep vulnerable riders safe.

-High traffic costs in accidents, longer travel times, possible loss of income due to lateness, frustrated attitudes, road rage, wild animal road kill increases, etc., all lowering the Town of Ridgway reputation.

-Emergency issues such as fires costs money and potentially lives! Lowers our resale value as well as making the new development less attractive costing the loss of buyers and sellers.

-Our and future Owners are likely to have increases in property taxes in order to accommodate safer ingress and egress.

-Property values will go down during early construction years and then sky rocket as lots are sold.

-All the above costs and more will be incurred due to 20 new families, potentially Ridgway & Ouray

Benefits:

-All would gain higher safety do to less traffic and fewer accidents.

-Our insurance rates would go up without better ingress and egress, down without.

-Most road cyclist have paid more for their bike than an

pay road and bridge taxes.

-No positive benefits

-No positive benefits

-No positive benefits

-No positive benefits

-No positive benefits yet endless negative

benefits to our local and larger culture, including residents of

20 new families in ADUs, and 11 families County and wildlife, plus the ecosystem.
in VT lots not yet sold.

With the continued extreme drought conditions and other rapidly changing climate conditions, fire safety issues are top of mind. Beyond ingress/egress infrastructure issues needing to be addressed in detail by the Planning Commission as part of an approval process; related issues such as fire-fighters access and resident escape plans need to be attended to up front, less we plan to create costly problems.

Costs:

-A wildlife tunnel could double for deer,

cyclists, and pedestrians. In fact two = one
north of Terrace Drive & one near the county
road would be the best; however, the costs
would be prohibitive if the Town and Ouray.
County plus CDOT would not cover the
costs without raising property taxes.

Benefits:

-No positive benefits if these adjustments

are not covered by the Developer or our government agencies.

-Negative benefits would include loss of
life, costs of attorneys, higher taxes, and a
low mood for our culture, especially the
elderly.

UTILITIES:

The focus on water availability including volume, pressure, and power for both 4W & VT developments, consumption – especially during fires, and fire mitigation are a critical issue that the Planning Commission cannot avoid as repairing such problems later are unlikely to succeed once problems have resulted. The existing residents of Vista Terrace currently pay a surcharge for the supplemental water requirements; and paid to have water, gas, and electric main lines brought to the Vista Terrace Development. It would be unethical and uncomfortable if the 4W development utilized our infrastructure (tank, pipe tie-ins, hook-ups, etc.) and created reduced capacity and spread the increased costs to the existing residents.

Costs:

-High costs to VT residents if the Developer
and/or our government would not cover
these issues.

-Our tank has 24,000 gallons capacity yet is
only filled to 18,000 gallons, giving the
existing residents 24 minutes of water for
fire-fighting. To make VT more capable
without charging us to make 4Ws adequate
would cause unbearable costs for most.

-Similar issues arise with all utilities in terms

Benefits:

-All would gain higher fire safety due to
adequate water supply (volume and
pressure)!

-We would also gain adequate water for

landscaping which adds oxygen and removes CO2.

of tapping into existing services and adding additional needs such as pumps, pipes, etc.

COMMUNITY/CULTURE:

A major draw to this area is the whole ecosystem plus the beautifully Interdependent Culture that Ridgway and the surrounding area provides. The costs of adding 4Ws development would foul this beautiful nest further, would not help with the need for low income housing, and would add to a class war with 20 - \$1.5m+ homes in a town where many can not find even low income employment. We will still have heavy traffic as Telluride workers predominantly come from Montrose where workers can afford to live; yet we don't have to allow Ridgway to become another version of Telluride and lose it's community and cultural feel.

Thank you for this opportunity, warm regards,

David

David L. Burger, Ph.D.

President, The Burger Concinnity Group

651 Terrace Drive

Ridgway, Colorado 81432

Office - 970-316-0043

NYC - 696-476-2713

Cell - 303-775-2009

A Concinnity is the Elegant Uniting of Parts in Harmony!

Executive Coaching - Alpine Guiding - Sports Psychology

"The self is not something ready-made, but something in continuous formation through choice of action."

John Dewey



TJ Dlubac <tdlubac@planstrategize.com>

FW: Proposed Four Winds Subdivision

1 message

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

Wed, May 25, 2022 at 4:35 PM

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

TJ, Karen,

See below.

Preston

From: Joan Chismire <jchismire@gmail.com>

Sent: Wednesday, May 25, 2022 3:53 PM

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

Subject: Proposed Four Winds Subdivision

Joan Chismire

[445 Park Lane](#)

[Ridgway, CO 81432](#)

The Honorable John Clark

Mayor of Ridgway

PO Box 10

Ridgway, CO 81432

Re: Proposed Four Winds Subdivision

Dear Mr. Mayor and Planning Commission Board:

I am writing as one of the Vista Terrace residents to discuss a few concerns that have been brought to my attention while reviewing both the proposal from and our VT collective meeting yesterday with the Planner, Realtor, and Engineer of the Four Winds group. They are:

1) I was informed yesterday at the meeting by the subdivision planner that, even though there is a **visual impact in effect for the whole of Ouray County** with regards to breaking the ridgeline with structures, that regulation is not applicable in the town limits of Ridgway. I request that, because Vista Terrace is in the town limits and one of the highest

(elevation-wise) areas with ridgeline concerns, that the Planning Commission and town strongly consider either adopting that countywide rule for town or at least consider applying this county rule to this proposal, as the view south from County Road 10 and Hwy 550 looks directly over the ridgeline to see part of the San Juans and our valley. It will negate the great work Peter Decker did to keep our valley visually pristine- while allowing building to occur.

2) Several years ago another developer looked at the same large parcel and proposed a more densely-populated layout. At that time, Vista Terrace (VT) neighbors discussed some concerns and came up with three potential options for creating **"an emergency-only" egress** from our hillside. All three were proposed to the town and denied for various reasons. Two of those options are now mute since the locations have or will soon have homes built on the areas. The third site, located near the base of Lot 42, could potentially be reconsidered to exit only during an emergency out to CR 12 by utilizing a nearby lane to our east (with permissions needed by several owners both in VT and outside the subdivision area). Fire mitigation, among other emergencies, are even more necessary to prepare for these days.

3) The **ingress/egress** into Vista Terrace has become more dangerous these past few years, even with the grateful north-bound deceleration/ acceleration lanes.

The challenge of turning south onto Hwy 550 even outside of high-traffic times can be harrowing. And when heading south from Montrose, the slowing down and turning L. into Vista Terrace must be strategically choreographed to avoid too long a pause or potential rear-end scenario. Often, I must continue to drive farther south to the turn-out across from Mull Road, take Mull Road, or go down to the light in town to safely head back north to get home. The speed limit of 60(+) mpg is too high in this entrance area.

My concerns with adding 20-additional proposed lots on VT's primary ingress/egress location (with 11 lots of VT still yet to be built on) are very strong.

I realize that the northbound lanes added on Hwy 550 helps; they were added after several major accidents and the death of a state patrol officer occurred just near our VT entrance. With the migration of wildlife and vehicles navigating the entrance onto Hwy 550,

I request a traffic study and speed study to be done by CDOT/town to assess this challenging spot.

Thank you for your time.

And thank you, Preston.

Sincerely,

Joan Chismire

(970) 318-1190

Stephen R. McComb
290 Terrace Drive
PO Box 1247
Ridgway, CO 81432

Mr. Preston Neill
Town Manager
Ridgway, CO 81432

RE: Four Winds Proposed Development Issues

Dear Mr. Neill & Planning Commission Members,

I have lived full time in the Vista Terrace neighborhood for approximately 6 years. Ever since I became aware of this proposed development I have been on a mission to uncover the details of the development. I obtained the application details from the Town of Ridgway that showed the location and scope of this proposed development. This information has been shared with the Vista Terrace neighborhood so all those impacted are aware of the details. We have met as a neighborhood group with a large attendance at that meeting where everyone's issues and concerns were discussed. We have also met with the developer (planner, head engineer, and agent), and discussed our concerns and issues for 1.5 hours.

The following is not a complete list of all the issues, but I believe these are the major concerns based on the neighborhood's input:

1. **Terrace Drive – US Highway 550 Intersection**

Currently, there is a single entrance-exit from the Vista Terrace Subdivision. This intersection is already stressful based on entering traffic that is moving in both directions at 60 miles plus per hour. The proposed development plans on using this one entrance-exit, and have no plans to create another entrance-exit from this neighborhood, even though their plans call for an additional 120 people (not including ADUs) to be based in the neighborhood. There are north bound deceleration and acceleration lanes that assist when going in that direction, but the acceleration lane is way too short to really allow you time to feed into traffic traveling so fast. There are no such extra lanes when proceeding southbound toward Ridgway from this intersection. The developer plans on submitting a traffic study to CDOT to get their input. As a bare minimum, I believe both acceleration and deceleration lanes are needed to be installed for south bound traffic. This will assist slow traffic feeding in or out of the main US 550 Highway from creating unsafe and quite dangerous situations. I also believe that the Four Winds developer should pay the entire bill for implementing these safety lanes. CDOT has told me that the state will not pay for a new development's state highway needs. During a fire emergency, how can fire trucks enter this intersection while people are trying to exit in their vehicles?

I cannot over emphasize enough just how concerned the neighborhood is regarding this subject. This intersection will become a nightmare for those that live here if this development goes through as planned. No one wants to have a horrific accident occur at this intersection so I implore you to ensure that this traffic study submitted to CDOT is thorough and accurate.

2. Water Capacity and Pressure

The Vista Terrace neighborhood is on town water, and the proposed development plans on using town water as well. To support the neighborhood, the town pumps town water to a water tank on the top of the ridge NE of the Vista Terrace Subdivision. The developer will enhance the water capacity by building a second water tank up on the ridge that is tied into the original tank. The Four Winds development has stated clearly that all costs associated with this enhanced water capacity will be paid in full by the developer. I believe it is important to analyze water capacity needs for this area by adding in not only current water usage by Vista Terrace and the proposed Four Winds development fully built out, but add in the 11 or 12 lots in Vista Terrace that do not have homes on them currently. The allowance of and developer “encouraged” addition of ADUs must also be added into the equation. There are several issues beyond water storage capacity that need to be addressed:

- a. What about water pressure needed to support the above mentioned full build out? I have been told that the pumping station currently in place uses a 2 phase system, and that it is near capacity supporting current needs. The developer should foot the entire cost to ensure that the current water pressure is not compromised by the addition of his development.
- b. Both water capacity and pressure needs analysis must take into consideration fire emergencies.
- c. The Vista Terrace Subdivision currently pays a 10% surcharge on our water bill for our unique water supply system. Any increases in this surcharge mandated by the Town of Ridgway to support additions and maintenance of this water system should be paid by the developer, not the current residents.

3. Vistas Visual Impact

Ouray County’s Board of Commissioners developed Visual Impact Regulations back in 1986. The document that currently exists was revised in 2019. The purpose of the document is to preserve the scenic beauty, rural setting, and the dominating influence of the natural environment of Ouray County. If this document is upheld, I believe that this proposed development, especially the northwestern lots, will not meet the requirements of this document. The homes on these lots will be easily visible from Highway 550 within 1.5 miles of the ridge. If Ridgway truly considers itself a progressive community, as outlined in the 2019 Master Plan, I do not see how you cannot abide by such a logical document. If not, I can assure you that more “McMansions” will be built to maximize their views, but undermine the beauty of our location. This really seems like a “no brainer” to me!

4. Roads Within Vista Terrace and Four Winds Proposed Development

All of the current roads within this neighborhood and the road to be created to support the cul-de-sac of Four Winds are gravel roads. With the significant increase in road traffic with the new development, several concerns come to mind:

- a. Are the roads wide enough to meet state and Ridgway codes ?
- b. Are the roads graded to code for this amount of traffic?
- c. Do the roads and cul-de-sacs within the area meet state requirements for fire emergency vehicles?

- d. No road paving is being planned. If it does come down to paving the roads, Terrace Drive going down the hill to the Highway 550 intersection can become icy and there are serious drop offs from that road that would become dangerous. Any cost associated with the paving and drop off mitigation should be covered by the developer.

5. **Wildlife**

The proposed development is right in the middle of a major wildlife corridor. I have watched this for 6 years and there is no denying that fact. Deer, elk, wild turkeys, coyotes, and other smaller animals use this corridor consistently to graze, sleep, and make their way across the highway to the river for water. The proposed development states they will not allow perimeter fencing in order to allow wildlife access through the corridor. However, they also are going to mandate dog fences to stop them from chasing wildlife. I do not go along with this concept because animals are afraid of dog barking as well as being chased, and the fences themselves act as a barrier to wildlife traffic. I suggest that the subdivision HOA Covenants mandate the maximum number of dogs allowed at one. I highly encourage the Town of Ridgway to engage the Colorado Department of Parks & Wildlife to analyze the impacts on wildlife that this proposed subdivision will cause.

I very much appreciate the opportunity to give my input to the Town of Ridgway Planning Commission!

Respectfully,

Stephen R. McComb
290 Terrace Drive
602-770-6199
smccomb63@gmail.com

**Audra Duke
205 Cimarron Drive
Ridgway, CO 81432**

May 25th, 2022

Re: Four Winds Development Concerns

Via Email jclark@town.ridgway.co.us and PNeill@town.ridgway.co.us

Dear Ridgway Mayor and Town Manager:

Please find my comments and concerns below related to the proposed development adjacent to Vista Terrace:

1. The proposed Four Winds Development is a huge addition to the rural feel of Vista Terrace. And the culture therein, especially, as per the representative for the developer stated, they are looking to get buyers who can afford million and a half dollar homes in there. This is Ridgway, not Telluride, not San Francisco. Not only 20 new 1.5 million dollar homes, but also these developers are encouraging ADU units. Do the millionaires, who are going to buy / build these homes – are they even the demographic who would want to build an affordable-to-rent ADU on their property for the long-term rental crisis Ridgway has? The mixed message is confusing. The developer and real estate representatives also said they imagine each house will be around 3,000 square feet... again, is this the culture Ridgway is now catering to? What about our affordable housing crisis and the ethos of desiring the people who serve our town can still afford to live here?
2. The interface with VT entrance / exit and Highway 550 is already a scary navigational move. Adding, at a minimum, 20 to 40 or even 60 plus new residents (including ADU renters) to that intersection daily will become a disaster. I believe it is critical that, at a minimum, a left turn lane be installed heading southbound on 550 into the neighborhood PRIOR to any construction beginning. A turn lane south from VT should also be considered. CDOT and / or Ridgway town should also consider reducing the speed limit in this area.
3. Water. There is a significant concern about water in general, as well as the infrastructure to get water to a whole new neighborhood, and, at whose cost and maintenance. Will there be a new tank? And will these one or two tanks always house enough water to be a robust part of any wildfire mitigation / plan? How about the monthly surcharge existing VT residents already pay to the town? Will that increase with more volume of water needed? And if so, who incurs that cost? Hopefully not the existing residents of VT.

4. How much is the beauty and wildlife being considered? VT neighborhood is a huge wildlife through corridor, which brings peace and a sense of calm in a viably changing world and even SW Colorado, to the animals which find refuge there and to the residents who find refuge in both the land and the wildlife.
5. The proposed open space seems minimal for a new development in an outdoor recreational town.
6. Vista Terrace only has one entrance and exit. The addition of 20 new homes and potentially 20 new ADU's with tenants will increase the volume of vehicle traffic dramatically within the neighborhood, including entrance and exit. One entrance / exit seems insufficient, especially with the aforementioned threats of the entrance and exit interface with Highway 550.
7. The visual impact of some of the proposed houses up on the hill from town and from highway 550, especially with 3,000 square foot homes. This will dramatically change the feel and culture of Ridgway and goes against the Ouray county's visual impact code.

Thank you for taking these concerns and questions into consideration.

Warm regards,

Audra Duke, MA, LPC
Psychotherapist



TJ Dlubac <tdlubac@planstrategize.com>

FW: Four Winds development concerns

1 message

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

Wed, May 25, 2022 at 5:44 PM

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

TJ, Karen,

See below.

Preston

From: Bob Tesch <btesch@wealthsource.com>
Sent: Wednesday, May 25, 2022 4:58 PM
To: Preston Neill <pneill@town.ridgway.co.us>
Cc: jchismire@gmail.com; smccombs63@gmail.com
Subject: Four Winds development concerns

Hey Preston – I think my two concerns about doubling the number of homes in the Vista Terrace neighborhood focus on #1 water (supply and pressure), and #2 traffic.

#1. I have heard that an additional water tank would be needed to address water supply and fire mitigation. What are potential impacts on existing homeowners?

#2. Southbound homeowners are already having to make quick decisions about when to turn to enter Vista Terrace, because our view of oncoming northbound traffic is restricted until the last minute, especially with speed limits at 60mph. If twice as many people are trying to make that turn and basically creating a traffic block, that could be a real safety concern. Is there any plan to create a left hand turn lane for southbound traffic?



Bob Tesch, CFP®

SENIOR WEALTH MANAGER

WealthSource | 1561 Oxbow Dr., Montrose, CO 81401
 970-737-4668 | btesch@wealthsource.com

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TJ Dlubac <tdlubac@planstrategize.com>

FW: Four Winds Subdivison

1 message

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

Wed, May 25, 2022 at 5:46 PM

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

TJ, Karen,

See below.

Preston

From: JACK KAREN FAY <jkrfay@msn.com>

Sent: Wednesday, May 25, 2022 5:13 PM

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

Subject: Four Winds Subdivison

Preston, In regards to the proposed "Four Winds" Subdivision, We are very concerned about the water, increased traffic and wild life.

Please give these issues your utmost attention.

Thank you,

Jack and Karen Fay

475 Terrace Dr

Ridgway Co

AGENDA ITEM #2



Building People, Places & Community

To: Town of Ridgway Planning Commission
Cc: Preston Neill, *Ridgway Town Manager*
From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*
Date: June 28, 2022
Subject: Lakin-Arnold Subdivision for June 28, 2022, PC Meeting

APPLICATION INFORMATION

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

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

Address: 377 N. Laura St

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

Parcel #: 430516204002

Zone District: Historic Residential (HR)

Current Use Single-Family Residence

Applicant Beth Lakin

Owner Beth Lakin

PROJECT REVIEW

BACKGROUND

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

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

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

JUNE 28TH UPDATE

The Applicant requested the Planning Commission table the application to their July 26, 2022 meeting to continue working on designing and extending the sewer line extension.

CODE REQUIREMENTS

RMC §7-4-10 REPLATS AND AMENDED PLATS

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

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

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

RMC §7-4-5(C)(8)(b):

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

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

PUBLIC NOTICE AND PUBLIC COMMENT

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

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

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



JUNE 2022 UPDATE

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

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

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

STAFF RECOMMENDATION

Staff agrees with the applicant's request to continue the public hearing for this application until the Planning Commission's regular meeting on July 26, 2022.

ATTACHMENTS

- A. Application and Support Materials
- B. Applicant Continuance Email from June 21, 2022





Planning Commission Hearing Request

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

General Information

Applicant Name **Beth Lakin** Application Date **9/14/2021**

Mailing Address **PO Box 2114; Ridgway, CO 81432**

Phone Number **970-901-8624** Email **beth.l.lakin@gmail.com**

Owner Name **same**

Phone Number Email

Address of Property for Hearing **377 N Laura St**

Zoning District **Historic Residential**

Brief Description of Requested Action

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

Action Requested and Required Fee Payable to the Town of Ridgway

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

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



Attachments Required

For All Applications

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

For Conditional Uses

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

For Changes in Nonconforming Use

- ☐ Description of existing non-conformity.

For Variances

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

For Rezonings

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

For Subdivisions

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

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


Applicant Signature

9/16/2021
Date

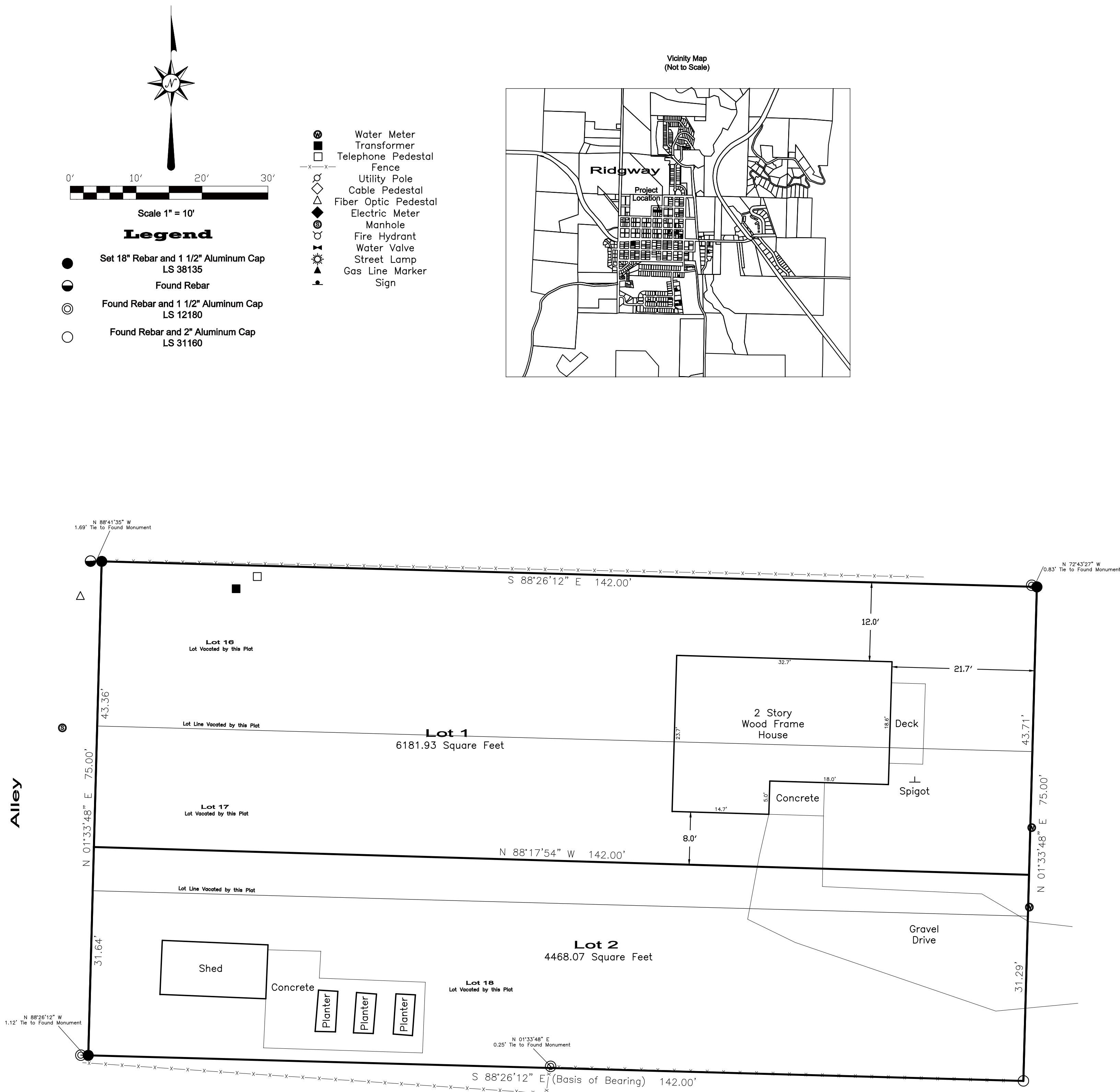

Owner Signature

9/16/2021
Date

Lakin-Arnold Subdivision

An Amended Plat of Lot 16, 17 and 18, Block 20, Town of Ridgway

Located in Northeast 1/4 Section 17, Township 45 North, Range 8 West, NMPM, Town of Ridgway, County of Ouray, State of Colorado



CERTIFICATE OF DEDICATION AND OWNERSHIP

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

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

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

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

By: _____
Beth Leigh Lakin

NOTARIAL:

STATE OF _____)
COUNTY OF _____) ss.

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

Witness my hand and official seal.

My commission expires: _____

Notary Public

ATTORNEY'S CERTIFICATE

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

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

_____, Attorney at Law

SURVEYOR'S CERTIFICATE

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

Peter C Sauer
License No. 38135

TREASURER'S CERTIFICATE:

I certify that as of the ____ day of _____ there are 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 Mihelich, Ouray County Treasurer

NOTES

- All outdoor lighting fixtures to comply with town of Ridgway regulations.
- 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 south line of LOT 18, BLOCK 20, TOWN OF RIDGWAY, COLORADO is recorded as as being S 88°26'12" E, as shown hereon.
- Linear Units: US Survey Foot.
- Each lot is limited to one principal dwelling unit for which applicable excise tax has been paid.

NOTICE

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

TOWN COUNCIL:

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

by _____, Mayor.

PLANNING COMMISSION:

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

by _____, Chairman.

TOWN ATTORNEY'S CERTIFICATE:

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

Town Attorney

CERTIFICATE OF IMPROVEMENTS

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

Date: _____

Preston Neill, Town Manager


RECORDER'S CERTIFICATE

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

Reception No. _____

By _____
Michelle Nauer, Ouray County Clerk and Recorder

Deputy

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

Beth Lakin
377 N Laura St
Ridgway, CO 81432

September 28, 2021

Town of Ridgway:

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

Sincerely,

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

Beth Lakin



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

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

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

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

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

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

Acknowledged this 17 day of September, 2021.

APPLICANT:

By: Beth L Lakin

Beth L Lakin, authorized signer
(print name)

PROPERTY OWNER:

By: Beth L Lakin

Beth L Lakin, authorized signer
(print name)

From: Preston Neill <pneill@town.ridgway.co.us>
Sent: Tuesday, June 21, 2022 10:37:03 PM
To: Beth Lakin <beth.l.lakin@gmail.com>
Cc: TJ Dlubac <tdlubac@planstrategize.com>
Subject: RE: Amended Plat

One month is totally fine. Sorry to hear that it's been difficult trying to find someone to complete the work.

Preston

From: Beth Lakin <beth.l.lakin@gmail.com>
Sent: Tuesday, June 21, 2022 4:23 PM
To: Preston Neill <pneill@town.ridgway.co.us>
Subject: Re: Amended Plat

Can we just do a month? I think (maybe?) we might have found someone who can get it done.

Sorry this has been such a cluster. We've gotten one quote (at \$40k) and so many unreturned



calls.

On Tue, Jun 21, 2022 at 3:12 PM Preston Neill <pneill@town.ridgway.co.us> wrote:

Hey Beth,

The next Planning Commission meeting is coming up on 6/28. We're looking at continuing the application again since the sewer extension work hasn't been completed. Would you like to request a one month or two month continuance?

Preston Neill, Town Manager

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

pneill@town.ridgway.co.us

www.colorado.gov/ridgway