

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
OCTOBER 31, 2023

CALL TO ORDER

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

The Chairperson called the meeting to order at 5:30 p.m. Commissioners Foyster, Liske, Nelson, Petrucelli, Mayor Clark and Chairperson Montague were in attendance. Mayor Pro Tem Meyer was absent.

PUBLIC HEARING

1. Review and Action of the Town of Ridgway Master Plan Amendment Request from Preserve Planned Unit Development (PUD); Location: Savath Subdivision Part of Outlot A and Woodford Addition; Address: To-Be-Determined County Road 23; Zone: Residential; Owner: Dalwhinnie Group, LLC

Staff Report dated October 27, 2023, presenting background, analysis and staff recommendation prepared by TJ Dlubac of Community Planning Strategies, LLC.

Planner Dlubac provided an overview of the process to amend the Master Plan and noted the amendment will include updates to the Future Land Use Map, the Initial Growth Boundary, and the Three-Mile Plan. He explained the updates will assist with the annexation of the portion of the parcel that is outside of the Town of Ridgway boundary. Dlubac recommended approval of the updates based on the comments received from the referral agencies, special districts and the public.

The Commissioners discussed the process with the Planner.

Chris Hawkins, of Alpine Planning LLC, representing the Owner explained the request to update the Master Plan is based on the Preserve PUD meeting the conditions of approval for the Preliminary Plat. He further explained the annexation of the outlying portion of land is needed to relocate a lift station and other Town improvements. He noted there is no intention for urban development on the eastside of the river, and an annexation for the outlying portion of land will be requested in the future.

The Planning Commission discussed the request with Mr. Hawkins. They expressed concern that the parcel may not be developed due to "long-standing lack of development." Michael Cox, Manager for Dalwhinnie Group, LLC assured the Commissioners that they are moving forward with the development and reviewed the monumental task to clean up the debris from the old marijuana grow facility, noting it would be an eye-soar for residents in that location.

Mr. Hawkins noted that another plat extension will be requested because of the time lost during the pandemic, the time needed for the amendment process, review of code updates and the

requirements of the annexation process. He added they are hopeful to start construction next summer.

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

ACTION:

Mayor Clark moved to approve the amendments to the Master Plan, Future Land Use Map, and the Three-Mile Plan to include the area requested by Dalwhinnie Group, LLC per the details in the Staff Report dated October 27, 2023, prepared by Community Planning Strategies, LLC. Commissioner Foyster seconded the motion, and it was carried unanimously on a roll-call vote.

APPROVAL OF THE MINUTES

2. Approval of the Minutes from the Meeting of September 26, 2023

ACTION:

Commissioner Liske moved to approve the Minutes from September 26, 2023. Commissioner Foyster seconded the motion, and it was carried unanimously.

OTHER BUSINESS

3. Letter from Mayor Clark regarding appointment to the Planning Commission

Letter to the Town Council, and Town Manager dated October 6, 2023, regarding the Ridgway Planning Commission Appointment from Mayor John Clark.

Mayor Clark asked the Commissioners if there was an interest for the chairperson position, and there was none. He recommended Michell Montague as Chairperson for another term for the Ridgway Planning Commission.

4. Appointment of Chairperson and Vice Chairperson at November 28, 2023, Regular Planning Commission Meeting

Chairperson Montague noted she is the current and to-be-reappointed Chairperson, and Commissioner Liske is currently the Vice Chairperson. Mayor Clark asked the Commissioners to advise him if there is an interest for either position for consideration at the November meeting. Montague and Liske agreed to serve another term if appointed in November.

5. Updates from Planning Commission Members

Mayor Clark reported on the Growing Water Smart Workshop he attended in Grand Junction. He explained other municipalities and staff attended. The attendees collaborated on reducing water usage and waste. The Mayor provided information from the workshop and discussed ways to reduce landscape water usage on municipal turf, through irrigation efficiencies, obtaining a reliable water supply, supporting and informing the community, and reducing residential landscape water usage with the Commissioners.

ADJOURNMENT

The meeting was adjourned at 6:35 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk