

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
AUGUST 29, 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 5:35 p.m. Commissioners Foyster, Liske, Nelson, Petruccelli, and Chairperson Montague were in attendance. Mayor Pro Tem Meyer was not present for roll call , and Mayor Clark was absent.

WORK SESSION

1. Informal Discussion-Proposed Lot Consolidation for Solar Ranches #2D; Lots 68-70

Property Owner Pat Willits explained his house is situated on Lot 69 in between vacant Lots 68 and 70 and he may plan to construct homes on the vacant lots in the distant future. He explained the vacant lots have previously received a residential status for property tax assessments. However, the State of Colorado changed the guidelines for those assessments. The new assessment deemed the vacant lots as an accessory to Lot 69, and that dramatically increased the property taxes. Mr. Willits further explained the County Assessor advised him to construct a fence surrounding all 3 lots, and remove the interior fencing, to provide the appearance that all the lots are being utilized as one, which would avoid the "accessory to" tax assessment. Willits said fencing the 3 lots as one lot has an undesirable visual impact to the neighborhood, disturbs the wildlife corridor running through one of the vacant lots, the fence could be costly to construct, and for those reasons he would prefer to legally consolidate Lots 68-70. He asked the Commissioners if they might be inclined to approve the lot consolidation before paying hearing and surveyor fees. Willits also acknowledged the vacant lots would need to go through another hearing process to split the lots if another structure were to be built on either lot in the future.

The Commissioners discussed the proposal with Mr. Willits and Planner TJ Dlubac. They agreed they would be inclined to approve the lot consolidation request when presented for their consideration, based on the criteria discussed.

PUBLIC HEARING

2. Application for Final Plat & Planned United Development (PUD); Location: Town of Ridgway, Block 30, Lots 1-12; Zone: Historic Residential; Applicant: Ridgway Homes, LLC; Owner: Ridgway Homes LLC

Staff Report dated August 25, 2023, presenting background, analysis and staff recommendation prepared by TJ Dlubac AICP of Community Planning Strategies.

TJ Dlubac presented the application for Final Plat noting the Sketch Plan and Preliminary Plat process were concurrent for this project and the project will continue to be managed under the old

municipal code until completion. He noted the project will provide a variety of affordable housing types on fourteen residential lots and explained the deviations authorized with the PUD have remained as originally approved. He further noted that public improvements have not been accepted by the Town of Ridgway. Rather, to expedite move-in dates for qualifying tenants the Town has allowed all the public improvements for this project to be addressed with the Subdivisions Improvement Agreement. Dlubac recommended approval of the application with the 3 conditions noted in the Staff Report.

Chairperson Montague noted the many exceptions and deviations not normally granted to contractors, approved with this project, were made to provide affordable housing for the community.

Property Owner, Paul Major said to date 13 of the 14 homes will be occupied by qualified buyers. The sidewalks, curb and gutter are being constructed with other infrastructure improvements, and the landscaping is scheduled to be completed by October 15. The Commissioners discussed the timeline for completion and other details related to affordable housing with Mr. Major.

The Chairperson opened the hearing for public comment.

Pat Willits asked about the resale restrictions and found the homes will have a 3% annual appreciation cap for the home value, and improvements of not more than 10% of the home's value will be allowed.

The Chairperson closed the hearing for public comment.

ACTION:

Commissioner Nelson moved to approve the Final Plat and Planned Unit Development for the Wetterhorn Homes Subdivision finding that the criteria set forth in Section 7-4-5(C)(8)(b)1-3 of the Ridgway Municipal Code have been met and with the following conditions: 1.) The Subdivision Improvement Agreement be approved by the Town Council. 2.) An executed mylar of the final plat be submitted by the applicant to the Town for final execution and recording with the Ouray County Clerk and Recorder. 3.) All comments in the Staff Review Letter dated August 25, 2023, be adequately addressed prior to recording of the final plat with the Ouray County Clerk and Recorder. Commissioner Liske seconded the motion and it carried unanimously.

3. Approval of the Minutes from the Meeting of April 4, 2023

ACTION:

Commissioner Foyster moved to approve the Minutes from April 4, 2023. Commissioner Nelson seconded the motion, and it was carried unanimously.

4. Approval of the Minutes from the Meeting of April 25, 2023

ACTION:

Commissioner Liske moved to approve the Minutes from April 25, 2023. Commissioner Nelson seconded the motion, which carried unanimously.

5. Approval of the Minutes from the Meeting of June 27, 2003.

ACTION:

Commissioner Foyster moved to approve the Minutes from June 27, 2023. Commissioner Liske seconded the motion, and it carried with Commissioner Nelson abstaining.

ADJOURNMENT

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

Respectfully submitted,

Karen Christian
Deputy Clerk