

RIDGWAY PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, March 28, 2023

5:30 pm

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/89028306749?pwd=czloVFpQaVI2bGp0UHYrRy9uQkg1QT09>

Meeting ID: 890 2830 6749

Passcode: 200929

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, Pam Foyster, Bill Liske, Russ Meyer, Jennifer Nelson, and Jack Petruccelli

PUBLIC HEARING:

1. **Continuance Request – 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

WORK SESSION

2. Overview presentation of the proposed Development Review Process
3. Discussion regarding industrial use classifications

APPROVAL OF MINUTES:

4. Minutes from the Regular meeting of February 28, 2023

OTHER BUSINESS:

5. Updates from Planning Commission members

ADJOURNMENT

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: March 24, 2023
Subject: Four Winds Sketch Plan for March 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

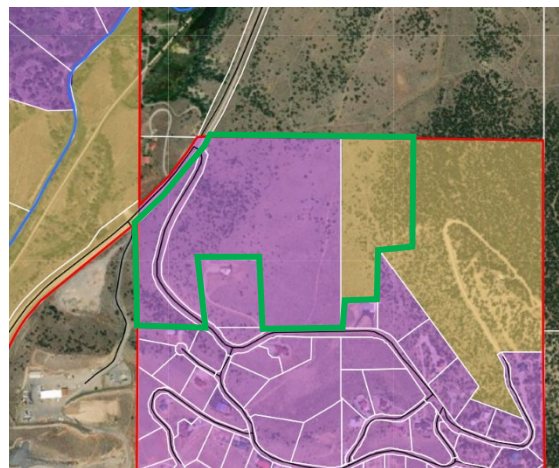
PROJECT REVIEW

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.

PLANNING COMMISSION PAST ACTIONS

By way of background, the following table indicates the previous Planning Commission dates and action taken at each meeting related to this project.

<i>PC Meeting Date</i>	<i>Action Taken</i>
May 31, 2022	Continuance
June 28, 2022	Continuance
August 30, 2022	Continuance
January 10, 2023	Continuance
January 31, 2023	Continuance

JANUARY 24TH UPDATE

Since the last Planning Commission meeting in January, the development team and Town staff have continued to work diligently to address comments brought up in previous meetings. Despite efforts, the applicant team and town staff were unable to fully address all items in an adequate timeframe to allow for the January 28th meeting for the application to be considered. To allow the Planning Commission to consider the application in a timely manner, a Special Meeting has been scheduled for April 4, 2023. Therefore, the applicant has requested a continuance so the application can be considered at the April 4, 2023, Special Meeting of the Planning Commission.

The Town has received one public comment associated with this application since the January meeting. The individuals who provided comments are listed below and their comments are attached to this staff report. The attached comment from Brendan Hodge was received on February 1, 2023.

STAFF RECOMMENDATION

Staff agrees with the applicant's request to continue the public hearing for this application until the Planning Commission's special meeting on April 4, 2023.

ATTACHMENTS

1. Request to Continue
2. Public Comment – Brendan Hodge



TJ Dlubac <tdlubac@planstrategize.com>

RE: Four Winds PC continuance request

1 message

Christopher Hawkins <chris@alpineplanningllc.com>

Thu, Mar 23, 2023 at 11:46 AM

To: TJ Dlubac <tdlubac@planstrategize.com>

Cc: Preston Neill <pneill@town.ridgway.co.us>, Tim Currin <tim@ouraybrokers.com>, Eric Faust <Eric@phillytrans.us>, "reed@dwmk.com" <reed@dwmk.com>, "dquigley@buckhornengineering.com" <dquigley@buckhornengineering.com>

Hi TJ.

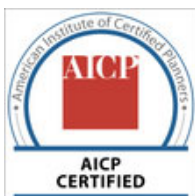
Please accept this email as our request to continue the Four Winds Subdivision from the March 28th Planning Commission meeting to the April 4th Planning Commission Special Meeting.

Thank you.

Chris Hawkins, AICP

Alpine Planning, LLC

(970) 964-7927

Alpineplanningllc.com

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From: TJ Dlubac <tdlubac@planstrategize.com>**Sent:** Wednesday, March 22, 2023 5:51 PM**To:** Christopher Hawkins <chris@alpineplanningllc.com>**Cc:** Preston Neill <pneill@town.ridgway.co.us>**Subject:** Four Winds PC continuance request

Hi Chris!

Thanks for taking my call a little bit ago regarding the staff recommendation for the April special meeting. The one thing I did forget to ask for is a request to continue the application at the March 28th PC meeting.

If you could send that prior to Friday, that would be greatly appreciated!

Thanks!

TJ Dlubac, AICP

Community Planning Strategies, LLC

970-744-0623



TJ Dlubac <tdlubac@planstrategize.com>

FW: Four Winds Proposed Development

1 message

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

Thu, Mar 23, 2023 at 1:27 PM

TJ, I believe this is the only written comment we've received since the Four Winds public hearing at the 1/31 PC meeting.

Preston Neill**Ridgway Town Manager**

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

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

From: Brendan Hodge <brendan.hodge@gmail.com>**Sent:** Wednesday, February 1, 2023 7:25 PM**To:** Preston Neill <pneill@town.ridgway.co.us>**Cc:** John Clark <jclark@town.ridgway.co.us>; Russ Meyer <rmeyer@town.ridgway.co.us>**Subject:** Four Winds Proposed Development

Hi Preston,

I am a very fortunate year-round resident of Ridgway. I own a lot on Vista Dr. in the Vista Terrace sub. I also own a home on Chipeta Dr in town that is my current residence until I am able to build at Vista Dr.

I am writing in response to the January 31, 2023 Planning Commission meeting regarding the Proposed Four Winds Sub. I regretfully was not able to attend in person due to work obligations. Please find my comments below as a substitute for my attendance in the case you and the council are open to additional public comment. I think it is important for the town to hear from all concerned residents to get an accurate view of resident opinion. So at risk of sounding redundant, I will echo the vast majority of my neighbors and call for the council to reject the Four Winds as proposed in the latest meeting, for the reasons that follow.

Firstly, I think the safety and security of town residents should be of primary concern for Town staff and council, and I currently believe this to be the case. At Vista Terrace, the lack of emergency egress is probably the most concerning

feature of the current Vista Terrace subdivision design. As I think you know, this sentiment would be shared by most if not all the residents. Additionally, the only existing egress appears to be one of the most dangerous intersections in the town. Any decision to add service load (i.e. vehicle traffic) to the already inadequate and poorly conceived road design is a bewilderment at best, and a dereliction of public safety at worst. The only acceptable resolution to this issue, in my opinion, would achieve each of these two functions:

(1) A provision for an egress road to the residents (current and future) that assures emergency responder access if the one (and only) existing egress is impeded.

(2) A provision for egress improvements to mitigate the significant additional vehicle and pedestrian traffic that a new development would create.

A single connector road to town could achieve both of these functions and is even identified in the Master Plan (see road extension of Cimmaron Dr to Redcliff Dr) so I know the town is aware of a solution (perhaps the only solution). I am very confused that this option is not discussed as a solution to this problem. Have I missed something? Have the owners of those properties been approached to achieve this solution? If this solution was secured I could be favorable to more development on Vista Terrace.

Lastly, I think the newly proposed "emergency" egress to CR12 solution was so extremely absurd that I had to laugh. It's a non-starter and frankly a waste of everyone's time for having to consider it. Any resident of this town should know that a poorly maintained gravel (two-track) road cut thru heavy forest on a steep north aspect hill will be entirely infeasible to maintain throughout the year. Even if the road is improved (who pays?), the road would need constant maintenance in the event of heavy snow or heavy rain. Who would pay these maintenance costs? If not the Town, then the residents of the subdivision? It would certainly be an unreasonable burden on the residents (current or future) for a very poorly conceived solution to public safety. I do not think the Town or its residents should adopt additional infrastructure costs in order to facilitate any developers' ill conceived plans.

Thank you for your consideration.

Best Regards,

Brendan Hodge

825 Chipeta Dr and future resident on Vista Dr.

AGENDA ITEM #2



Development Review Process

PLANNING COMMISSION WORK SESSION

MARCH 28, 2023



1

Objective of Tonight's Discussion

- Town of Ridgway's land development process
 - Application Review Process
 - Application Types
- Explain why each element is important and how they build on each other



2

Development Review Process

3

Development Review Process *(Cont'd)*

Application Review Steps:



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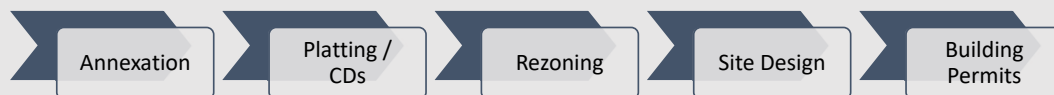


Land Use Applications

5

Development Review Process

Application Types:



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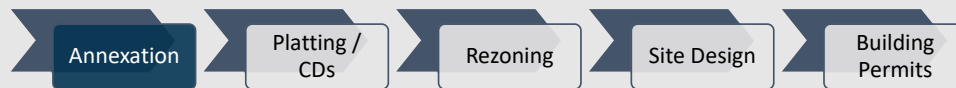
Annexation & Initial Zoning

OBJECTIVE OF PROCESS

- Jurisdictional Change
- Visionary / Conceptual
- Identify Land Uses
 - *Initial Zoning*

DOCUMENTS REVIEWED

- Annexation Plat
 - *Statutory Requirements*
- Impact Analysis
 - *Public Services*
 - *Land Use*
 - *Economic Impact*
 - *Emergency Services*
- Annexation Agreement



7

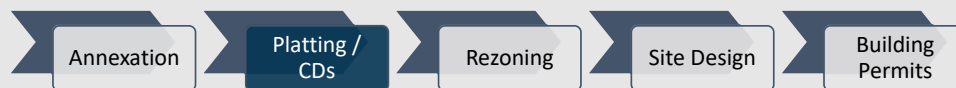
Plat (Subdivision)

OBJECTIVE OF PROCESS

- Divide Parcels of Land
- Sale of Land
- Create "Buildable" Lots
- Dedication of Public Rights-of-Way
- Dedication of Easements
- Adequate Water Supply

DOCUMENTS REVIEWED

- Subdivision Plat
 - *Lot & Block design; Street Network, utility plan*
- Studies and Reports
 - *Drainage Studies; Traffic Impact; Geotechnical Report*
- Public Improvements



8

Plat (Subdivision) (Cnt'd)



9

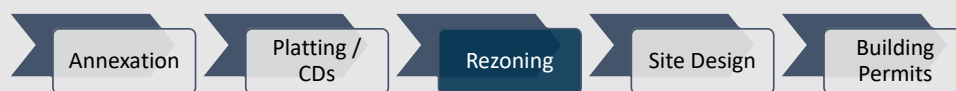
Rezoning

OBJECTIVE OF PROCESS

- Land use classification
- Ensure compatibility between infrastructure and land uses

DOCUMENTS REVIEWED

- Rezoning map
- Comprehensive Plan
- Neighborhood character
- Lot size and dimensional standards
- Traffic and drainage impacts



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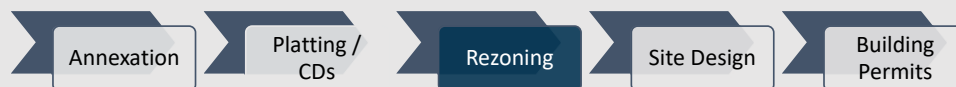
Rezoning - *PUD*

OBJECTIVE OF PROCESS

- **Negotiated Zoning Overlay**
- Ensure compatibility between infrastructure and land uses

DOCUMENTS REVIEWED

- Rezoning map
- Comprehensive Plan
- Neighborhood character
- Lot size and dimensional standards
- Traffic and drainage impacts
- **PUD Guide and Development Plan**



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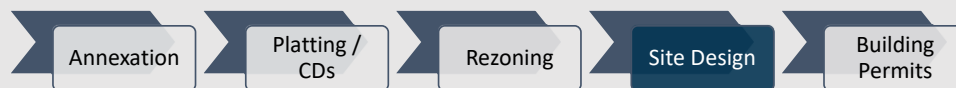
Site Design Planning

OBJECTIVE OF PROCESS

- Review building orientation, design and site layout.
 - Landscaping
 - Parking, Loading & Snow Storage
 - Setbacks
 - Access & Circulation
 - Signs
 - Drainage

DOCUMENTS REVIEWED

- Site Layout and Design
- Building Elevations
- Landscape Plan
- Traffic Reports
- Grading and Drainage Plans
- Construction Documents & Public Improvements.



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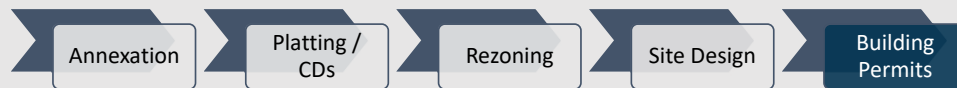
Building Permit

OBJECTIVE OF PROCESS

- Building Construction
- Occupancy
- Fire Code Compliance
- Building Code Compliance
- Setbacks & Height
- Architectural Design Standards

DOCUMENTS REVIEWED

- Interior Construction Designs
- Construction Methods
- HVAC
- Electrical
- Plumbing
- Inspections
- Elevations



13

Questions And Discussions



14

AGENDA ITEM #3

To: Town of Ridgway Planning Commissioners
From: Katie Kent, *CPS, Contracted Town Planner*
TJ Dlubac, *CPS, Contracted Town Planner*
Cc: Preston Neill, *Town Manager*
Date: March 17, 2023
Subject: Ridgway Municipal Code, Chapter 7, Industrial Use Classifications

In response to the discussion held at the February 28, 2023, Planning Commission meeting regarding the consolidation of industrial uses into new terminology, CPS realized it was important to do a further analysis and to show where and why the changes were made.

The attached table has been created to identify which industrial use classifications were consolidated from the current. When viewing the table, the following is stated:

- **Existing Code Term:** This column identifies the language in various current code sections. A few terms have been color coded to show the variety of similar language used. For example, wording related to metal is shown in green font. The Ridgway Municipal Code (RMC) currently includes: "welding shop", "metal finishing and fabrication", "manufacture, processing and assembly: fabrication of metal", "small scale welding accessory to other uses", "welding and welding shop".
- **Proposed Industrial Type:** This column notes the proposed use category (gravel extraction, light manufacturing, medium manufacturing, heavy manufacturing) which each of the Existing Code Terms would be categorized as.
 - Gravel extraction remained its own use as it is permitted in the FD District currently whereas other industrial uses are not allowed.
- **Existing Use Allowance:** These columns note what industrial uses are currently allowed by right, conditional use, or not allowed within the GC, I-1, and I-2 Districts.
- **Proposed Use Allowance:** These columns note what industrial uses are proposed to be allowed by right, conditional use, or not allowed within the GC, LI, and GI Districts.

The proposed definitions for the types of manufacturing uses have been included below.

MANUFACTURING, LIGHT: The manufacture, predominantly from previous prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing. All light manufacturing activities are contained entirely within building and noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing activity are confined entirely within the building.

MANUFACTURING, MEDIUM: The processing and manufacturing of materials or products predominately from extracted or raw materials. These activities do not necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. This use shall include any packaging of the product being manufactured on site. This term includes but is not limited to machine and welding shops.

MANUFACTURING, HEAVY: The manufacture or compounding process of raw materials. These activities or processes would necessitate the storage of large volumes of highly flammable, toxic matter, or

explosive materials needed for the manufacturing process. This term includes but is not limited to (b) chemical manufacturing; (c) stone-work or concrete product manufacturing; (d) manufacturing of agricultural, construction, or mining machinery; (f) motor vehicle manufacturing; (g) lumber milling; (h) permanent concrete/batch plant. This term shall include manufacturing that requires state or federal permits of any kind.

CPS can continue to discuss various options and we are seeking input from Planning Commissioners on how industrial uses have been incorporated into the new definitions, and Land Use Table. Please review the table and provide feedback at the March 28, 2023 meeting.

Attachment: Industrial Uses Comparison Table

Industrial Uses Comparison Table

C = Conditional Use R= Permitted by Right

EXISTING CODE TERM	PROPOSED INDUSTRIAL TYPE (GRAVEL EXTRACTION, LIGHT, MEDIUM, HEAVY)	EXISTING GC	PROPOSED GC	EXISTING I-1	PROPOSED LI	EXISTING I-2	PROPOSED GI
Machine and Welding Shop	Medium	C	C		C		R
Metal Finishing and Fabrication	Medium	C	C		C		R
Welding and Welding Shops	Medium				C	R	R
Manufacturing, Processing, Assembly: Fabrication of wood, ceramics, glass, metal, plastics, and plastic products; furniture, sporting goods, textiles, apparel, and accessories to any of these products.	Broken up into Light or Medium (metal moved to medium based on other usage of metal)		C	R	R or C	R	R
Small scale welding accessory to another allowed use.	Medium			C	C		R
Food Processing	Light or Medium (dependent on if everything contained within building)	C	C		R or C		R
Manufacturing, Processing, Assembly: Manufacturing, processing and packaging of food or beverages, provided all of these operations are within enclosed buildings located further than 250 feet from the Town's existing lagoons and wastewater flume at the southwest aspect of the Ridgway Public Works Wastewater Facility, and all ventilation intakes are on the opposite side of the building from the existing lagoons.	Light		C	R	R	R	R
Power Generation and Transformer Station	Heavy	C			C		C
Paper, plastic and wood manufacturing (excluding processing of any raw materials)	Light or Medium (dependent on if everything contained within building)	C	C		R or C		R
Fabric manufacturing and similar activities	Light or Medium (dependent on if everything contained within building)	C	C		R or C		R
Gravel extraction	Gravel Extraction	C	C				
Manufacturing, Processing, Assembly: Data processing	Light or Medium (dependent on if everything contained within building)			R	R or C		R

EXISTING CODE TERM	PROPOSED INDUSTRIAL TYPE (GRAVEL EXTRACTION, LIGHT, MEDIUM, HEAVY)	EXISTING GC	PROPOSED GC	EXISTING I-1	PROPOSED LI	EXISTING I-2	PROPOSED GI
Cold Storage Plant	Light or Medium (dependent on if everything contained within building)		C	R	R or C	R	R
Manufacturing, Processing, Assembly: Assembling or manufacturing electronic instruments and devices .	Light or Medium (dependent on if everything contained within building)		C	C	R or C	R	R
Manufacturing, Processing, Assembly: Assembly of small appliances .	Light or Medium (dependent on if everything contained within building)		C	C	R or C	R	R
Manufacturing, Processing, Assembly: Data processing .	Light or Medium (dependent on if everything contained within building)		C		R or C	R	R
Manufacturing, Processing, Assembly: Outdoor manufacturing, assembly or fabrication.	Medium or Heavy (due to outdoor manufacturing)		C or Not Allowed		C	R	R or C
Manufacturing, Processing, Assembly: Manufacturing of products that involves use of toxic or hazardous materials or materials that are potentially detrimental because of latent explosion danger or radiation, or which endanger surrounding uses.	Heavy				C	C	C
Manufacturing, Processing, Assembly: Manufacturing or fabrication that requires state or federal permits of any kind and that are uses by right.	Heavy				C	C	C
Printing or Publishing Facilities	Medium		C		C	R	R

AGENDA ITEM #4

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 28, 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, due to the COVID-19 pandemic.

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

APPOINTMENT OF COMMISSIONER

1. Mayor Clark welcomed Pam Foyster as the newly appointed commissioner who will replace Jennifer Franz.

PUBLIC COMMENT

2. Public Comment regarding the Intersection at US Highway 550 and the Vista Terrace Subdivision

The Chairperson opened the meeting for public comment per the request of resident Kuno Vollenweider.

Kuno Vollenweider suggested the Town consider providing direct access to the parcels located east of US Highway 550. He said this would provide the secondary egress needed for the Four Winds application, and the Vista Terrace Subdivision. Vollenweider said the egress needed for over forty years would separate the traffic for persons who directly access the Town from the east or that travel north of the area on the highway where the most congestion occurs. Mr. Vollenweider noted safe pedestrian connectivity should also be considered. He stated there is a "portion of the Town that does not feel like it's part of the Town" due to connectivity issues.

The Chairperson closed the meeting for public comment.

WORK SESSION:

3. Ridgway Municipal Code (RMC) Chapter 7, *Planning and Zoning* Updates

Staff Report dated February 28, 2023, presenting background, analysis and recommendation prepared by Katie Kent and TJ Dlubac, AICP of Community Planning Strategies.

Katie Kent presented a red-line version of changes made to RMC, Chapter 7, *Planning and Zoning* highlighting the updates inserted from the last Planning Commission Work Session in January, and noted definitions were added for clarity when navigating the chapter. The Planning Commission discussed the updates with Staff and the Planners. They provided feedback to Ms.

Kent throughout the presentation. The Commissioners agreed to the proposed timeline that suggested the approved adoption for the revision of Chapter 7. They noted a decision will be made regarding an extension of the Emergency Ordinance dated August 10, 2022, declaring a moratorium on certain building applications at the March Planning Commission Regular Meeting to ensure completion of the Chapter 7 update process.

APPROVAL OF THE MINUTES

3. Approval of the Minutes from the Meeting of January 31, 2023

ACTION:

Mayor Clark moved to approve the Minutes from January 31, 2023. Commissioner Petruccelli seconded the motion. On a call for the roll call vote, the motion was carried unanimously.

ADJOURNMENT

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk