

RIDGWAY PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, October 31, 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/82622849376?pwd=QlpVdm5qb3NwN3Y3Yit2MUowa3g2dz09>

Meeting ID: 826 2284 9376

Passcode: 498070

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. Review and action on Town of Ridgway Master Plan Amendment Request from Preserve PUD; Location: Savath Subdivision Part of Outlot A and Woodford Addition; Address: TBD County Road 23; Zone: Residential (R); Owner: Dalwhinnie Group LLC

APPROVAL OF MINUTES:

2. Minutes from the Regular meeting of September 26, 2023

OTHER BUSINESS:

3. Letter from Mayor Clark regarding appointment to the Planning Commission
4. Appointment of Chairperson and Vice Chairperson to take place at November 28, 2023 Regular Planning Commission meeting
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: October 27, 2023
Subject: Master Plan Amendment for the Preserve PUD for October 31st PC Meeting

APPLICATION INFORMATION

Request: Amendment to the Master Plan – Future Land Use Map and 3-Mile Plan
Legal: A portion of Lot A, Abbott Exemption located in Sec. 21, T.45N., R.8W., N.M.P.M.
Address: N/A
General Location: East of and adjacent to Old HWY 23 and the Town of Ridgway Athletic Fields, west of the Uncompahgre River. South of Woodford Addition Annexation.
Parcel #: A portion of 430521200005
Zone District: Valley Zone, Ouray County
Current Use: Vacant
Applicant: Chris Hawkins, Alpine Planning
Owner: Cari Quattlebaum, Manager, Dalwhinnie Group, LLC

PROJECT REVIEW

BACKGROUND

The property proposed to be added to the Town’s Growth Management Area (“GMA”) is a portion of Lot A, Abbott Exemption which includes a total of 26.38 acres. The northern 6.68 acres was annexed into the Town of Ridgway in 2006 as Woodford Addition and is part of the Preserve PUD and Preliminary Plat. The portion of Lot A which is proposed to be included within the Town’s Urban Growth Boundary and Three-Mile Plan extends to the south approximately 200’ (See Figure 1).

The Preserve PUD previously received Preliminary Plat approval from Town Council in 2006. At that time, some of the infrastructure improvements were completed and a one-year extension was granted in September 2007. Due to economic recession, the project was put on hold in late 2007.

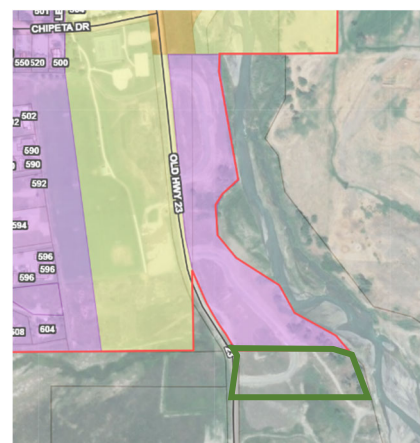


Figure 1. General Location

After being acquired by the current owner in 2018, the expired Preliminary Plat was resubmitted. The Sketch Plan and Preliminary Plat were approved in early 2018. Approval was granted with 30 conditions.

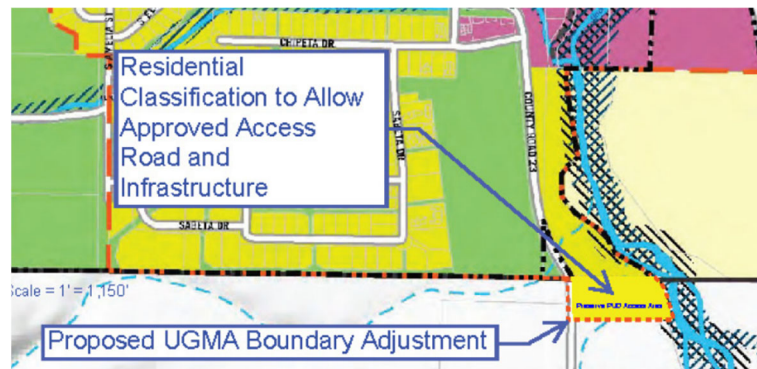
While a majority of those conditions were able to be met, the property owner and their development team struggled to meet certain public improvement requirements specifically related to the sanitary sewer system. During the time the development team sought to reignite the project, state standards related to sanitary sewer infrastructure changed, rendering the location of a lift station noncompliant. In order to meet the standards, the lift station was proposed to be located further to the south on property which was also owned by the same developer. However, the location of the facility was to be located outside of the existing Town limits, and outside of the existing Urban Growth Boundary (UGB) identified in the 2019 Master Plan.

After multiple discussions and meetings between the development team, the Town, and the County, it was determined that the best course of action was for the property where the proposed lift station would be located should be annexed to the Town so the Town's sanitary sewer infrastructure was located within the Town limits.

Since the property is outside of the UGB, the first step in this process is to amend the Future Land Use Map and 3-Mile Plan to include this area so that an annexation petition can be filed for the property.

REQUEST

The applicant is requesting to amend the Future Land Use Map, and therefore, the UGB, Initial Growth Boundary (IGB), and Three-Mile Plan to include the portion of the property south of the Preserve PUD property, located between Old HWY 23 and the Uncompahgre River, sufficient to locate the required infrastructure for the Preserve PUD development. The additional area to be included is identified in the below map:



In addition, the applicant is requesting that the Future Land Use Classification of "Single-Family Neighborhood" be applied to the property and the property be located within both the Initial Growth Boundary (IGB) and Urban Growth Boundary (UGB).

MASTER PLAN AMENDMENT PROCESS

On January 11, 2023, the Town Council adopted the Town of Ridgway Master Plan Amendment Process laying out the following general steps in amending the Master Plan:

1. Submittal
2. Completeness and Review
3. Public Meeting
4. Open Comment Period
5. Planning Commission Hearing
6. Town Council Ratification

ANALYSIS

COMPLIANCE WITH COMPREHENSIVE PLAN

This property is proposed to be identified as *Single-Family Neighborhood* on the Future Land Use Map of the 2019 Master Plan. This anticipates the following land uses and development patterns:

Maximum Density / Height	2 to 8 du/ac; 2.5 stories
Primary Uses:	Single-family homes and duplexes.
Supporting Uses	Parks and recreational facilities, community gardens, and civic and government facilities. Accessory dwellings where permitted.
Characteristics	<ul style="list-style-type: none"> • Single-Family Neighborhoods are made up primarily of single-family homes, with a small number of duplexes and smaller multi-family building mixed in, oftentimes near transitions between different land uses. Accessory dwelling units are encouraged where permitted. • The neighborhoods should incorporate open space into the overall design to provide recreational opportunities to residents and/or preserve wildlife habitat or environmentally sensitive lands. • While streets may not follow a grid pattern, connections to existing adjacent developments or areas should be provided for pedestrians and bicyclists to promote walkability.

The proposed Future Land Use Classification of Single-Family Neighborhood is consistent with the property directly to the north and the proposed development.

INITIAL GROWTH BOUNDARY (IGB):

The IGB delineates the area within which the Town will encourage urban levels of development in the next ten to twenty years. The boundary includes areas that are contiguous to established parts of Ridgway that are already served by Town services, and to which utility extensions could logically and efficiently be provided. The purpose of the IGB is to support the community’s desire to grow in an orderly, logical and sequential pattern outward from the existing town core. In general, urban levels of development outside the IGB would be considered premature until substantial development has occurred within the boundary.

The above quote is directly from the Master Plan (pg. 54) describing the IGB. The proposed property to be included is adjacent to current town boundaries, will be served by utilities once the development is completed, and is situated for the orderly, logical, and sequential development pattern from the town core.

Because of this, Staff is supportive of also including the proposed area for inclusion within the IGB.

THREE-MILE PLAN & AREA OF INFLUENCE:

The Area of Influence (AOI), as described on page 54 of the 2019 Master Plan, identifies the areas outside of the current town limits as the area which will have an impact on the Town’s goals and purposes of the IGA between the Town and Ouray County. This area also constitutes the Town’s Three Mile Plan as required by CRS 31-12- 105.(1)(e)(I). If the Planning Commission elects to approve the amendment to the Master Plan, such approval shall also constitute an approval of an updated Three Mile Plan as required by the Colorado Revised Statutes.



REVIEW PROCESS:

The applicant has submitted materials consistent with the Master Plan Amendment Process. An overview of the review process follows:

1. **Submittal:** The application materials were submitted in multiple rounds between February 23rd and April 7th. The application was deemed complete on May 21, 2023.
2. **Referral:** The request was sent to districts, utilities, and county departments on May 21, 2023, and comments were requested by June 9th. Of the six recipients who were provided the materials, no comments were received.
3. **Public Meeting:** The applicant scheduled, noticed, and held a public meeting at the Ridgway Community Center on August 10, 2023. A summary of the meeting and attendees was provided in the application materials attached to this staff report.
4. **Open Comment Period:** The request was then noticed for a 21 day open notification period. This was posted on the Town's public boards and website, and in the newspaper by September 14, 2023 and lasted until October 5, 2023. The notice that was sent to the newspaper and posted by town staff is attached to this staff report.
5. **Planning Commission Hearing:** Per the Master Plan Amendment Process, the Planning Commission shall hold a public hearing to consider the amendment to the master plan. The notice has been submitted to the Ouray Plaindealer and was posted at Town hall in accordance with the amendment process.
6. **Town Council Ratification:** If the Planning Commission approves the Master Plan Amendment on October 31, 2023, the Town Council will consider ratification of the Planning Commission's decision at their November 8, 2023, meeting.

STAFF RECOMMENDATION

Upon review of the request, and the comments and input received from referral agencies, special districts, and the general public, staff recommends the Planning Commission approve the amendment to the Master Plan, the Future Land Use Map, and the Three-Mile Plan as proposed.

RECOMMENDED MOTIONS – FINAL PLAT & PUD PLAN

"I move to approve the amendment to the Master Plan, Future Land Use Map, and Three-Mile Plan to include the area requested by the Dalwinnie Group, LLC."

Alternative Motion:

"I move to deny the amendment to the Master Plan, Future Land Use Map, and Three-Mile Plan."

ATTACHMENTS

1. Application
2. Referral Agency Email
3. Open House Follow up Memo
4. Open Comment Period Notice
5. Planning Commission Meeting Notice



Preserve PUD - Town of Ridgway Master Plan Amendment Request



April 7, 2023
Revised October 24, 2023

BACKGROUND

The Preserve PUD team participated in a joint meeting with the Town of Ridgway Planning Commission and the Ouray County BOCC on October 26, 2022. The purpose of this joint meeting was to determine the path forward to meet the following Preserve PUD Preliminary Plat conditions:

“Condition 10. The south end of Preserve Drive (outside of the town boundary) requires access approval from the County as it is their jurisdiction (certificate on plat map as indicated in this report) as well as an access/utility easement from the property owner (Ridgway River Development LLC [Dalwhinnie]). This road section of Preserve Drive from the Town boundary to CR 23 will need to be dedicated to the Town, as well as dedication of the continuation of the recreational path along CR 23 to continue to the south road. Staff recommends securing written approval from both the BOCC and RRD LLC at this time and prior to final plat filing.

Condition No. 11. Related to Completion of requested edits to the General Road and Utility Easement Agreement, inclusive of a dedication of a recreation path easement to continue along CR 23 through Preserve Drive. Staff recommends securing this easement agreement soon, and before Final Plat.

Condition No. 12. Completion of 3-inch asphalt road on Chipeta Drive from Lena Street to County Road 23, then on County Road 23 to the south access on the south loop of the subdivision. Approval needs to be obtained from the County to pave County Road 23 to where the south end of Preserve Drive connects with County Road 23.”

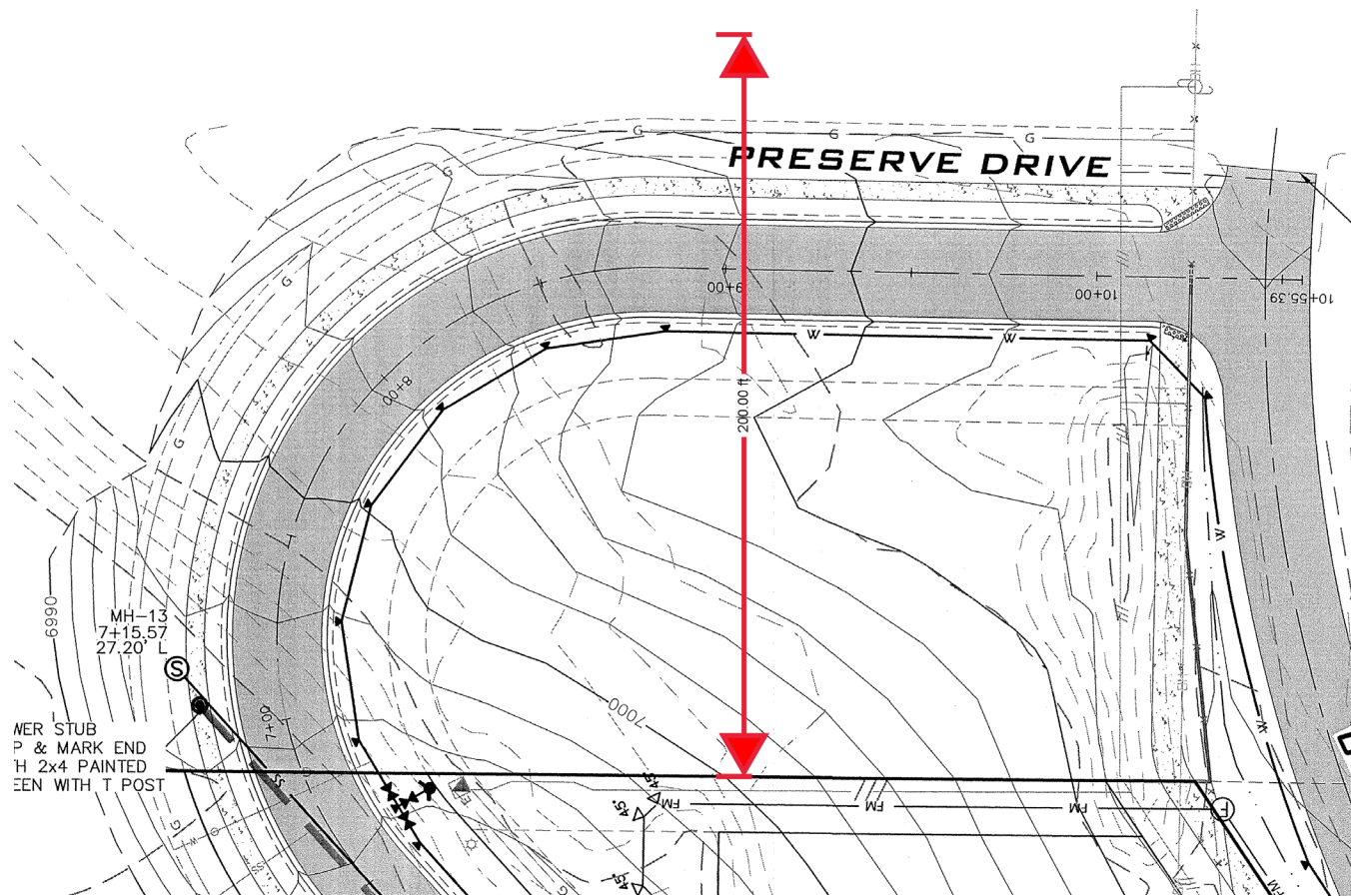
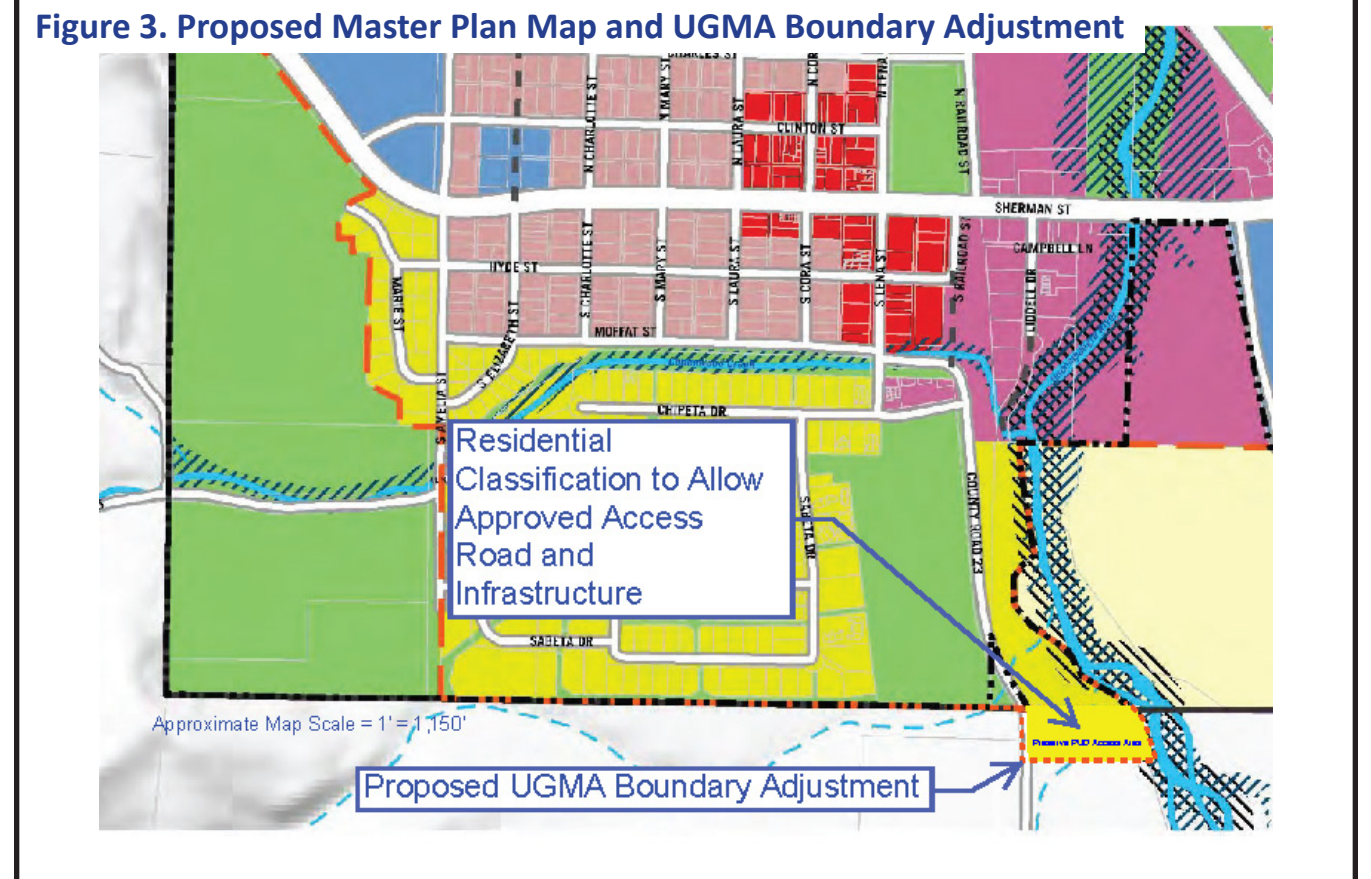
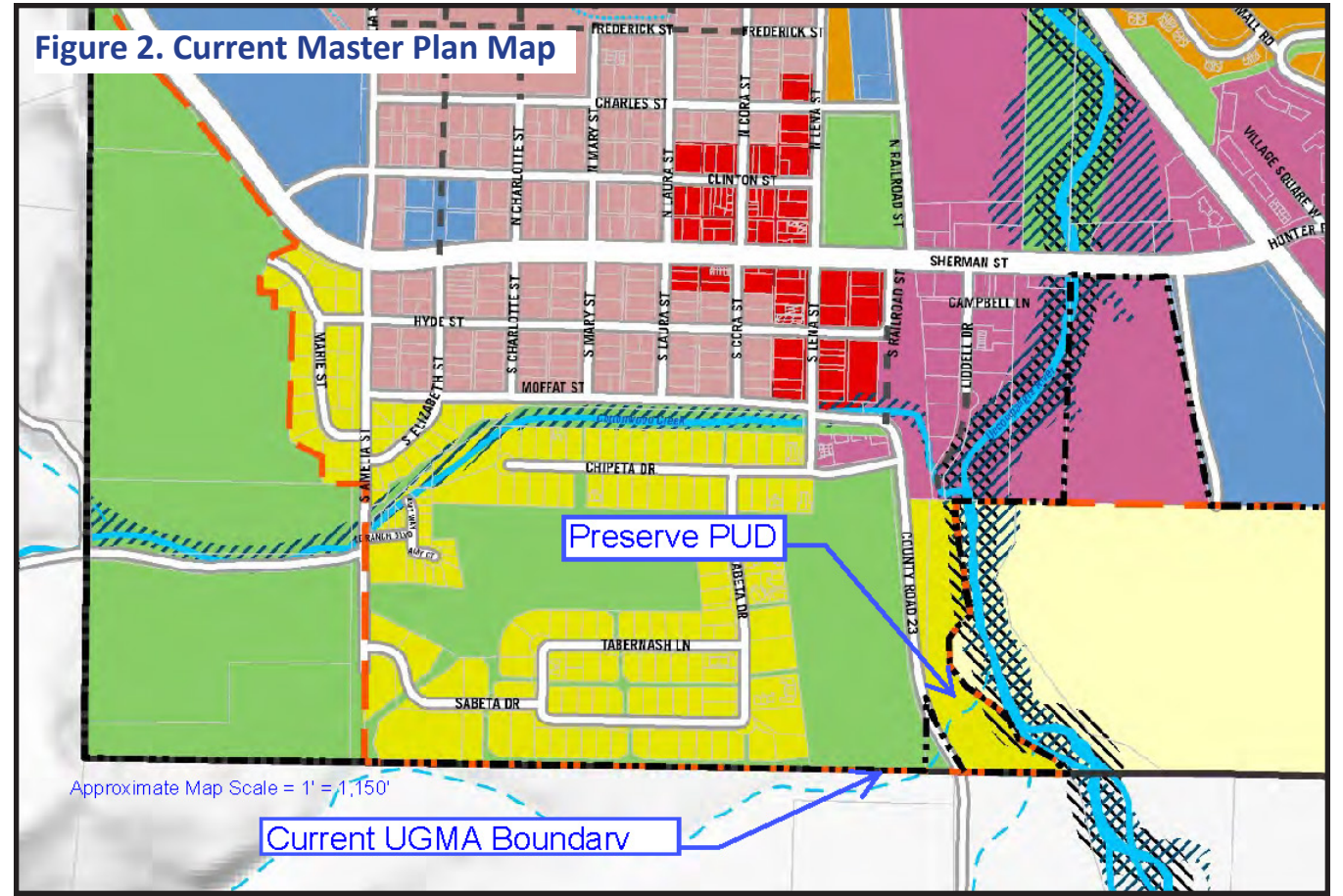


Figure 1. Town Approved Infrastructure Located in Ouray County and Outside the UGMA Boundary



These conditions were added to address Preserve PUD infrastructure located out in the unincorporated areas of Ouray County as shown in Figure 1. The path forward from the joint meeting is set forth in a letter from the Town dated November 14, 2022 as shown in Exhibit A, with the first step to submit a request to update the Town of Ridgway Master Plan (“**Master Plan**”). The Preserve PUD development team is therefore submitting an amendment to the Master Plan, with the current Master Plan Future Land Use Map shown in Figure 2 and proposed amendment to the Future Land Use Plan and the Urban Growth Management Area (“**UGMA**”) Boundary as shown in Figure 3. The area proposed to be included in the Future Land Use Plan and the UGMA is referred to as the “**Preserve PUD Access Area**”.

TOWN MASTER PLAN AMENDMENT PROCESS

The proposed amendment to the Master Plan conforms to the Town of Ridgway Master Plan Amendment Process adopted by the Town Council on January 11, 2023 as outlined in the following sections.

SUBMITTAL

1. Written Request and Narrative. This narrative provides the written request to amend the Master Plan. The request to amend the Master Plan is simply to have it match an already approved Preliminary Plat and the associated infrastructure in the Preserve PUD Access Area. The Town approved the Preserve PUD Preliminary Plat with an access road, water lines, sewer lines, and recreational path in the Preserve PUD Access Area as shown in Figure 1. Extending the Residential designated area to the south as shown in Figure 3 is a slight adjustment of the area in the Town that is already envisioned for residential development within the Preserve PUD Access Area. The request furthers the community vision, goals, and policies of the Master Plan because the Preserve PUD meets several of the Master Plan policies as follows:

Goal ENV-1. The Preserve PUD and the Preserve PUD Access Area are already approved for development and preserves, protects and restores natural habitats. The development avoids wetland areas and restored some of the Uncompahgre River wetlands.

Policy ENV-1.1. The Preserve PUD and the Preserve PUD Access Area are already approved for development and avoid environmentally sensitive areas.

Policy ENV-12.2 The Preserve PUD and the Preserve PUD Access Area are already approved for development and does not impact wildlife habitat.

Policy ENV-1.3. The Preserve PUD and the Preserve PUD Access Area are being actively managed for noxious weeds.

Goal ENV-3. The Preserve PUD has already connected into the Town’s water system for its water supply.

Policy COM-1.1. The Preserve PUD Preliminary Plat and the Preserve PUD Access Area provides for four (4) units of affordable housing on Lot 20.

Goal CHR-1. The Preserve PUD Preliminary Plat and the PUD Access Area supports vibrant, diverse, safe and well-connected neighborhoods. The Master Plan amendment is sought as the first step towards annexation of the PUD Access Area because the County prefers annexation over the implementation of Conditions 10-12. The Master Plan Amendment, annexation and subsequent plat amendment allow for the Preserve PUD to create a vibrant, safe and well-

connected neighborhood because it enables the required secondary access onto from Preserve Drive onto CR 23; it allows for the PUD to be developed and provide affordable housing; it allows for the provision of a recreational path along CR 23 for neighborhood walkability and bikability; and also the construction of a lift station that meets Colorado Department of Public Health and Environment setbacks.

Policy GRO-1.2. The Preserve PUD and the Preserve PUD Access Area allows for the Town to provide new single-family lots into the community in an area that has already been approved for the Preserve PUD development.

Policy GRO-2.1. The Preserve PUD and Preserve PUD Access Area will complete construction with no costs to the Town or its residents.

Policy GRO-2.2. The Preserve PUD Preliminary Plat and the Preserve PUD Access Area have adequate public facilities with portions of the water lines and sewer system already installed and connected into the Town systems.

Policy GRO-3.1. The Preserve PUD Preliminary Plat and the Preserve PUD Access Area avoid hazardous areas including floodplains and steep slopes, with a majority of the subdivision grading work already completed.

Policy GRO-3.2. The Preserve PUD Preliminary Plat and the Preserve PUD Access Area are not required to provide stormwater detention per Town Regulations because discharge of already installed drainage infrastructure is to the Uncompahgre River.

2. Required Maps, Owner Consent and Analysis of Town Services. The existing Future Land Use Map and the proposed change to the Future Land Use Map are shown in Figure 2 and Figure 3. The affected property owner has provided its written authorization for the Master Plan amendment. Please refer to the agency letter submitted with the Master Plan amendment materials.

An analysis of how the change in land use classification will impact the provision of town services including, but not limited to, water, sewer, roadways, emergency services, etc. and the anticipated economic impact in the short-term and long-term. Such an analysis should include capital expenses and long-term maintenance and replacement costs of any assets or infrastructure. The expansion of the Residential classification into the Preserve PUD Access Area will not impact the provision of Town services because it is simply intended to allow for already approved infrastructure associated with the development of the Preserve PUD. There will be no increase in water, sewer, police protection or other Town services above that already approved by the Town with the Preserve PUD Preliminary Plat.

COMPLETENESS AND COMPLIANCE REVIEW

The Town determined the Master Plan amendment submittal was complete prior to distribution to affected entities.

PUBLIC MEETINGS

We have accomplished the following required public engagement steps to-date in the Town adopted Master Plan amendment process:

1. **Open House.** A public open house was held on August 10, 2023 at 6:30 pm in the Ridgway Community Center, with public notice as required provided in the Ouray County Plaindealer on July 6 and July 27, 2023 and Town posting on the required public notice boards. The meeting was attended by Michael Cox, Preston Neil, and myself with only one (1) community member, Pam Foyster. We showed Mrs. Foyster the plat, Town approval conditions and the Preserve PUD plan as a part of the meeting. Mrs. Foyster did not express any concerns and asked several questions about the project.
2. **Town Staff Follow Up.** Michael Cox and Alpine Planning communicated with Preston Neil and TJ as a follow up to the open house and discussed next steps. A memo summarizing the open house was submitted to the Town on September 11, 2023.
3. **Open Comment Period.** The 21 day open comment period on the Master Plan Amendment request was initiated by publishing a public notice in the Ouray County Plaindealer and by posting this public notice in the required Town public notice boards on September 14, 2023. The public comment period lasted through October 5th 2023, with no additional public comments provided to the Town. Michael Cox and Alpine Planning met with Preston and TJ on the public comment period on October 17th to discuss the comment period and next steps.
4. **Planning Commission Public Hearing Notice.** Notice of the Planning Commission public hearing to be held on October 31, 2023 was published in the Ouray County Plaindealer on October 26, 2023 as the direction of Town staff, with notice also posted in the required Town public notice boards.

Exhibit A



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

November 14, 2022

Chris Hawkins
Alpine Planning
P.O. Box 654
Ridgway, CO 81432

SENT VIA E-MAIL: chris@alpineplanningllc.com

RE: Preserve PUD Annexation and Preliminary Plat Amendment

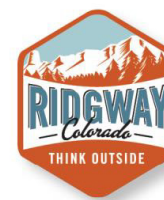
Dear Chris,

I am writing in response to your email dated November 17, 2022, concerning the annexation petition and amendment to the Preserve PUD Preliminary Plat approval that your team is planning to submit.

In our joint meeting with the Ouray County Board of County Commissioners on October 26, 2022, it became evident that the path forward is to 1) annex the portion of the Preserve PUD development that is currently located outside of the Town boundaries into the town, 2) apply Town zoning classification to that annexed portion of the project, and 3) amend the preliminary plat to reflect the new project limits and town boundaries. Town staff met last week to discuss the necessary procedures and submittal requirements to accomplish all of this, and this letter lays out the outcomes of that meeting.

First off, as you know, the Town of Ridgway, via Emergency Ordinance No. 01-2022, has imposed a temporary moratorium and delay on the acceptance, processing, and approval of a wide array of development applications. The temporary moratorium and delay shall terminate the earlier of an updated Chapter 7 "Planning and Zoning" of the Ridgway Municipal Code or March 31, 2023, unless terminated earlier by the Town Council or extended in its duration by enactment of another ordinance by the Town Council. Based on the scope of the temporary moratorium, the Town is not able to process an amendment to the Preserve PUD Preliminary Plat approval.

Next, although authorized to do so by the Home Rule Charter, the Town has not adopted an annexation procedure separate from the Colorado Municipal Annexation Act of 1965 ("Act"). While staff recognizes that having a Town-adopted procedure for annexation is



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not fully necessary, Town staff would prefer having one in place prior to an annexation petition for the portion of the Preserve PUD currently located outside of the town boundaries being submitted. In the spirit of that, staff would request that your team hold off on submitting an annexation petition until after the Chapter 7 updates are adopted via ordinance by the Town Council as these updates are anticipated to include procedures for annexation requests.

The initial draft of the proposed updates to Chapter 7 "Planning and Zoning" is slated to be presented to the Ridgway Planning Commission on November 29, 2022. Staff will take the feedback garnered during that meeting to further refine the updates to Chapter 7 and will aim to present a formal ordinance for the Planning Commission's consideration in early 2023, and the Town Council's consideration and approval subsequent to that.

Lastly, even if we followed the Act with its statutory requirements, C.R.S. 31-12-105 (1)(e)(I) states, "*Prior to completion of any annexation within the three-mile area, the **municipality shall have in place a plan for that area** that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area.*" Accordingly, in order to meet the annexation criteria, the first step must be to update the Town of Ridgway Master Plan ("Master Plan") and Future Land Use Map to include the area of the Preserve PUD currently outside of the town limits to be within the Town's Urban Growth Boundary and assign a Future Land Use Classification. As called for in the Master Plan, any update "*should include opportunities for involvement by the public, Town staff, elected and appointed officials, and other relevant or affected stakeholders.*"

With all that being said, to keep the project moving forward in lieu of the temporary moratorium, staff recommends that a request to update the Master Plan and Future Land Use Map be the first step in the process. Staff also interprets this to be an allowed request under the temporary moratorium. While this amendment is being processed, the petition for the annexation and initial zoning can be prepared. Once the Chapter 7 updates are adopted and the moratorium is lifted, the petition and applications for annexation, zoning, and preliminary plat amendment can be submitted and processed. Staff believes this to be the most efficient path forward for this project.

In the coming weeks, staff will propose a process for updating the Master Plan to recommend to the Town Council. It is anticipated that since this is a request associated



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with a development, much of the process will have to be led by the Preserve team with Town staff support. We recommend that you draft and submit a formal request to kickstart this updating process.

We appreciate your partnership and attention to this, and we look forward to hearing back from you.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Neill", is written over a horizontal line.

Preston Neill
Ridgway Town Manager

Cc: Michael Cox
Nick Barrett
Michael Lynch
Joanne Fagan
TJ Dlubac
Bo James Nerlin



TJ Dlubac <tdlubac@planstrategize.com>

Amendment to Town of Ridgway Master Plan - Future Land Use Map

1 message

TJ Dlubac <tdlubac@planstrategize.com>

Sun, May 21, 2023 at 9:40 AM

To: chief@ridgwayfire.org, slacy@ridgway.k12.co.us, mcastrodale@ouraycountyco.gov, terry.schuyler@smpa.com, Jason.Auslander@blackhillscorp.com, support@deeplydigital.com

Cc: Preston Neill <pneill@town.ridgway.co.us>, Christopher Hawkins <chris@alpineplanningllc.com>

Good Morning!

The Town of Ridgway has received a request to amend the Urban Growth Management Area (UGMA) to facilitate an annexation for the Preserve PUD development. Pursuant to the Town's adopted Master Plan Amendment Process, we are forwarding this request to utility providers, special districts, service providers, and Ouray County for review and comment. Please review the attached document and provide comments back to me, TJ Dlubac, the Town of Ridgway Contracted Town Planner, **no later than Friday, June 9, 2023**.

The application materials can be accessed by clicking on this [link](#). The next step in the MP Amendment Process is for the Applicant to hold a public meeting. Once that meeting is set, we'll be sure to invite you or others from your agencies to attend.

If you are not the correct point of contact for this - or future land use related requests, please let us know so we can update our records accordingly.

If you have any questions, please don't hesitate to reach out to me.

All the Best!

**TJ DLUBAC, AICP, MURP***President*

PO Box 2382 Silverthorne, CO 80498

Mobile: 970.744.0623 | Office: 970.368.3114

TDlubac@PlanStrategize.com | www.PlanStrategize.com

Public Comment Notice

Dalwhinnie Group, LLC, the owner of the Preserve PUD located east of CR 23 and the Ridgway Athletic Park/Frontier Field has requested an amendment to the Ridgway Master Plan to expand the Growth Management Area to include the entirety of the Preserve PUD property. The proposed amendment requests the Future Land Use Map be changed to include the currently unincorporated area into the Town with the Residential Classification and include such land within the Town's Urban Growth Management area. There is no increase in density for the Plat and is being proposed to meet Town Plat conditions of approval and allow for the relocation of a sewer lift station as approved under the Plat.

The Town of Ridgway is soliciting open public comments on the request through October 5, 2023. Please contact Preston Neill, Town Manager, with any questions at (970) 626-5308.

Alpine Planning, LLC

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



MEMO

Date: September 11, 2023
To: TJ Dlubac & Preston Neil
From: Alpine Planning, LLC – Chris Hawkins
Subject: **Preserve PUD Master Plan Amendment Community Meeting**

The purpose of this memo is to document the required community meeting for the Preserve PUD Master Plan amendment. A community meeting was held on August 10, 2023 at 6:30 pm in the Ridgway Community Center, with public notice as required provided in the Ouray County Plaindealer on July 6 and July 27, 2023 and Town posting on the public notice boards.

The meeting was attended by Michael Cox, Preston Neil, and myself with only one (1) community member, Pam Foyster. We showed Pam the plat, Town approval conditions and the plan as a part of the meeting. Pam did not express any concerns and asked several questions about the project.

Please let us know if you have any questions.



TJ Dlubac <tdlubac@planstrategize.com>

RE: MPAmD_PreservePUD_OpenCommentNotice_2023.09.11.docx

1 message

Christopher Hawkins <chris@alpineplanningllc.com>

Thu, Sep 14, 2023 at 2:49 PM

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

Cc: Michael Cox <michael@dalwhinnieranch.com>, TJ Dlubac <tdlubac@planstrategize.com>

Thank you. Just sent out invite for October 17th Zoom.

Thank you.

Chris Hawkins, AICP

Alpine Planning, LLC

(970) 964-7927

Alpineplanningllc.com



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From: Preston Neill <pneill@town.ridgway.co.us>**Sent:** Thursday, September 14, 2023 1:51 PM**To:** Christopher Hawkins <chris@alpineplanningllc.com>**Cc:** 'Michael Cox' <michael@dalwhinnieranch.com>; TJ Dlubac <tdlubac@planstrategize.com>**Subject:** RE: MPAmD_PreservePUD_OpenCommentNotice_2023.09.11.docx

Chris, the notice has been posted in the required Town locations. I can be available at any time during the afternoons of October 16th and 17th for a meeting. Provided that there are no substantive comments or issues that come up, I think the October 31st Planning Commission is realistic. You all will need to submit the final request in advance of the Planning Commission hearing, pursuant to #10 in the *Town of Ridgway Master Plan Amendment Process*.

Preston Neill

Ridgway Town Manager

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

pneill@town.ridgway.co.us

www.colorado.gov/ridgway



From: Christopher Hawkins <chris@alpineplanningllc.com>
Sent: Monday, September 11, 2023 1:13 PM
To: Preston Neill <pneill@town.ridgway.co.us>
Cc: 'Michael Cox' <michael@dalwhinnieranch.com>; TJ Dlubac <tdlubac@planstrategize.com>
Subject: RE: MPAmd_PreservePUD_OpenCommentNotice_2023.09.11.docx

Preston, Please confirm you will get this posted by Friday.

Can we please schedule the meeting with Town staff the week of October 16th – 20th? Also, please confirm the most likely Planning Commission hearing date will be October 31st at 5:30 pm so we can get this on our calendar.

Thank you for your help!

Respectfully,

Chris Hawkins, AICP

Alpine Planning, LLC

(970) 964-7927

Alpineplanningllc.com



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From: mike [ouraynews.com](mailto:mike@ouraynews.com) <mike@ouraynews.com>
Sent: Monday, September 11, 2023 12:54 PM
To: Christopher Hawkins <chris@alpineplanningllc.com>
Cc: 'Michael Cox' <michael@dalwhinnieranch.com>; Preston Neill <pneill@town.ridgway.co.us>; TJ Dlubac <tdlubac@planstrategize.com>
Subject: Re: MPAmD_PreservePUD_OpenCommentNotice_2023.09.11.docx

Hi Chris,

I've attached a proof of the ad. The size is 2 columns wide by 5.1 inches tall. Cost of publication for one week is \$112.20. Let me know if you have any changes or questions.

Thanks!

Mike Wiggins

Co-publisher, Ouray County Plaindealer

970-325-4412

ouraynews.com

From: Christopher Hawkins <chris@alpineplanningllc.com>
Sent: Monday, September 11, 2023 12:41 PM
To: mike [ouraynews.com](mailto:mike@ouraynews.com) <mike@ouraynews.com>
Cc: 'Michael Cox' <michael@dalwhinnieranch.com>; Preston Neill <pneill@town.ridgway.co.us>; TJ Dlubac <tdlubac@planstrategize.com>
Subject: MPAmD_PreservePUD_OpenCommentNotice_2023.09.11.docx

Mike, Please publish the attached legal ad in this Thursday's edition.

Thank you!

Chris Hawkins, AICP

Alpine Planning, LLC

(970) 964-7927

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Notice of Public Hearing

Dalwhinnie Group, LLC, the owner of the Preserve PUD located east of CR 23 and the Ridgway Athletic Park/Frontier Field has requested an amendment to the Ridgway Master Plan to expand the Growth Management Area to include the entirety of the Preserve PUD property.

The Town of Ridgway Planning Commission will consider this request at a public hearing at 5:30pm on Tuesday, October 31, 2023, at the Community Center, located at 201 N. Railroad Street, Ridgway, CO 81432. The meeting will be held virtually as well. Access information can be obtained by contacting Town Hall.

PUBLIC COMMENT NOTICE

Preserve PUD

Ridgway Master Plan

Amendment

Dalwhinnie Group, LLC, the owner of the Preserve PUD located east of CR 23 and the Ridgway Athletic Park/Frontier Field has requested an amendment to the Ridgway Master Plan to expand the Growth Management Area to include the entirety of the Preserve PUD property. The proposed amendment requests the Future Land Use Map be changed to include the currently unincorporated area into the Town with the Residential Classification and include such land within the Town's Urban Growth Management area. There is no increase in density for the Plat and is being proposed to meet Town Plat conditions of approval and allow for the relocation of a sewer lift station as approved under the Plat.

The Town of Ridgway is soliciting open public comments on the request through October 5, 2023. Please contact Preston Neill, Town Manager, with any questions at (970) 626-5308.

AGENDA ITEM #2

PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

September 26, 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, Petruccelli, Mayor Pro Tem Meyer, Mayor Clark and Chairperson Montague were in attendance.

PUBLIC HEARING

1. Application for Final Plat & Planned Unit Development (PUD); Location: Lot 1, Triangle Subdivision; Zone: General Commercial; Applicant: Tom Kennedy, Law Offices of Thomas G. Kennedy; Owner: Jake Cantor, Alpine Homes-Ridgway, LLC

Staff Report dated September 22, 2023, presenting background, analysis and staff recommendation prepared TJ Dlubac of Community Planning Strategies, LLC.

Planner Dlubac presented the Application for Final Plat and Planned Unit Development and reviewed the approved deviations and changes made since the Preliminary Plat was approved. He explained 38 residential units will be constructed in a variety of structure types along with 4 commercial units, a public park and multi-use river trail. Dlubac reviewed parking circulation within the subdivision. He explained that specific portions of the sewer service lines were not installed to the Town's specifications and standards. The Planner recommended approval of the application with the conditions noted in the Staff Report: 1.) *Prior to the Town recording the Final Plat and PUD with the Ouray County Clerk and Recorders' office, an emergency access easement and utility easement, as depicted on the Final Plat, shall be recorded on Lot 2, Triangle Subdivision.* 2.) *Prior to the Town recording the Final Plat and PUD with the Ouray Clerk and Recorder's Office, a note shall be added to the Final Plat stating that the portions of the sewer line the Developer will continue to own, maintain, and repair which has been approved by the Town Staff.* 3.) *Prior to the Town recording the Final Plat and PUD with the Ouray County Clerk and Recorder's Office, all clerical, grammatic, technical, and procedural non-material amendments to application materials be made as necessary to ensure the ability to enforce and administer the provisions pursuant to the Ridgway Municipal Code standards.* Dlubac added a 4th condition that the Subdivisions and Improvements Agreement be approved by the Town Council prior to recording the Final Plat and PUD.

Tom Kennedy, representing the Owner, said the development team is currently working with staff on the Subdivisions and Improvements Agreement, and concurred with the conditions noted in the Staff Report.

The Commission discussed maintenance of the non-standard sewer lines with the Development Team. The Development Team explained a plat note will clearly explain that Alpine Homes-Ridgway, LLC will retain ownership of the non-standard sewer lines. A condominium association

will be responsible for the maintenance of the lines. This responsibility will be outlined in the declaration documents, and in the annual operating budget to ensure their responsibility in perpetuity. The Team noted the lines are considered non-standard because they do not meet the slope standard, and pressurized flushing will be performed twice per year on the sewer lines to ensure adequate flow.

The Planning Commission continued to discuss the application with the Development Team.

The Chairperson opened the hearing for public Comment.

Charles Mueller spoke in favor of the project.

The Chairperson closed the hearing for public Comment.

ACTION:

Mayor Clark moved to recommend approval to the Town Council for the River Front Village Final Plat and Planned Unit Development, Location: Lot 1, Triangle Subdivision, with the conditions listed in the Staff Report dated September 22, 2023, and the 4th condition that the Subdivisions and Improvements Agreement be approved by the Town Council before the Final Plat and PUD are recorded by the Ouray County Clerk and Recorder's Office. Commissioner Foyster seconded the motion, and it was carried unanimously.

APPROVAL OF THE MINUTES

1. Approval of the Minutes from the Meeting of August 29, 2023

ACTION:

Commissioner Liske moved to approve the Minutes from August 29, 2023. Commissioner Foyster seconded the motion, and it was carried with Mayor Clark abstaining.

ADJOURNMENT

The meeting was adjourned at 6:20 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk

AGENDA ITEM #3



October 6, 2023

Town of Ridgway
Attention: Ridgway Town Council & Preston Neill
201 N. Railroad Street
Ridgway, CO 81432

RE: Ridgway Planning Commission Appointment

Members of Council and Preston:

I am formally reappointing Michelle Montague to the Planning Commission for a new term. Her current term expires on November 1, 2023. Her new term will expire on November 1, 2029.

Thank you for your time and attention to this matter.

Sincerely,

John I. Clark
Mayor
Town of Ridgway