

**RIDGWAY PLANNING COMMISSION
REGULAR MEETING AGENDA**

Wednesday, September 17th, 2025
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/81306637655?pwd=5pPwcfXAjiHxvFfjB2ektM5zBSQWPT.1>

Meeting ID: 813 0663 7655

Passcode: 739998

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

ROLL CALL: Commissioners: Pam Foyster, Bill Liske, Russ Meyer, Jennifer Nelson, and Jack Petruccelli, Councilmember Michelle Montague acting as Chairperson, Mayor John Clark

PUBLIC HEARING:

1. **Application:** Garvey Subdivision Plat: A Resubdivision of Lot 7 of Marie Scott Subdivision and Lot 2 of the Anderson Minor Subdivision, Town of Ridgway; **Location:** Marie Street and Amelia Street; **Address:** 383 S AMELIA ST.; **Zone:** Residential (R); **Applicant:** Keith Garvey **Owners:** Keith Garvey and TBD Marie St, LLC

WORKSESSION:

2. Workplan 2026: Direction from Planning Commission to staff on priorities for 2026

APPROVAL OF MINUTES:

3. Minutes from the Regular Meeting of August 20th, 2025

OTHER BUSINESS:

4. Updates from Planning staff
5. Updates from Planning Commission members

ADJOURNMENT

AGENDA ITEM #1



To: Town of Ridgway Planning Commission
Cc: Preston Neill, *Ridgway Town Manager*
TJ Dlubac, AICP, CPS, *Contracted Town Planner*
From: Angela Kemp, AICP, *Town of Ridgway Senior Planner*
Date: September 12th, 2025
Subject: **Garvey Resubdivision Plat**
Staff Report for September 17th Planning Commission Meeting

APPLICATION INFORMATION

Request:	Approval of a Resubdivision from two (2) lots to three (3) lots.
Legal:	Lot 2 Anderson Minor Subdivision, a Replat of Lot 1 of McCullough Minor Subdivision & Lot 7 of Marie Scott Village
Address:	383 S. Amelia St. and TBD Marie St., Ridgway, CO, 81432
General Location:	Corner of S. Amelia Street and Marie Street
Parcel #:	430517417002 & 430517414007
Zone District:	Residential - R
Current Use:	Single-family home with greenhouse, storage cabin, and shed, the adjoining property is a vacant lot.
Applicant:	Keith Garvey
Owner:	Keith Garvey and TBD Marie Street, LLC

PROJECT REVIEW

BACKGROUND

The properties include two lots zoned as Residential - R. Figure 1 depicts the general location of the project site.

There is an existing home on proposed Lot C, while Lot B contains some outbuildings currently associated with the existing home. The outbuildings encroach on the frontage easement and the front setback as they exist. A note has been added requiring their removal (shed and greenhouse) when a building permit is pulled for that lot. Proposed Lot A is vacant.

No formal building plans have been submitted for either lot A or B. The applicant has expressed an interest in building a single-family home on each. While it is anticipated that both lots would be developed as residences, any use allowed within the R District may be proposed, provided provisions of the RMC are met.

REQUEST

The Applicant is requesting approval of a Resubdivision. The Resubdivision will subdivide two existing adjoining lots into three lots: Lot A, B, and C.



Lot C contains an existing home and storage cabin (383 S. Amelia St.) proposed to be 10,432 sq. ft.

Lot B Vacant (with the removal of a greenhouse and shed) is proposed to be 10,575 sq. ft.

Lot A Vacant is proposed to be 13,089 sq. ft.

CODE REQUIREMENTS

RMC §7-5-2(J)(2) PROCEDURES

(e) Evaluation by Staff and Referral Agencies. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section [7-5-2\(B\)\(4\)](#), Referral Agencies, and review the application for conformance with the requirements and standards of this Municipal Code.

(f) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section [7-5-2\(B\)\(5\)](#), Staff Report.

(g) Review and Recommendation by the Planning Commission.

(i) The Planning Commission shall review the resubdivision application in a manner consistent with Table T-5.1 to evaluate compliance with applicable standards. Following its review of the application, the Planning Commission may provide either a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the criteria set forth in Section [7-5-2\(J\)\(3\)](#), Approval Criteria.

(ii) The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to providing a recommendation to the Town Council.

(h) Review and Action by the Town Council.

(i) The final decision to approve, approve with conditions, or deny a resubdivision application shall be made by the Town Council in a manner consistent with Table T-5.1 and be based upon the criteria set forth in Section [7-5-2\(J\)\(3\)](#), Approval Criteria.

(ii) The Town Council may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.

RMC §7-5-4 DESIGN STANDARDS

(A) General Provisions:

(1) All subdivisions shall conform to the minimum design standards of this Section. The Town Council may allow deviation from these standards if it determines that unusual topography or a hardship exists, or that alternative standards will more effectively protect the quality of the subdivision and the public welfare, or more effectively achieve the purposes of these Subdivision Regulations.

(2) All subdivisions shall be developed in accordance with the Town's Master Plans, Zoning Regulations, Floodplain Regulations, and other applicable Town ordinances, regulations and specifications.

RMC §7-5-2(J)(3) APPROVAL CRITERIA FOR A RESUBDIVISION:

A resubdivision may be approved and accepted by the Town Council if the application is found to meet the following criteria:

- (a) The proposed subdivision conforms to all applicable requirements for the zone district(s) in which the property is located;
- (b) The proposed subdivision substantially conforms to all other applicable requirements of this code, ordinances, and resolutions; and
- (c) The proposed subdivision is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body.

RMC §7-4-8 LANDSCAPE REGULATIONS:

(F)(11) Slopes: Removal of existing vegetation, including ground cover and trees, is strongly discouraged on slopes greater than 30 percent. Development on slopes greater than 15 percent shall maintain the maximum vegetative cover possible to protect soils, prevent land slippage, and retain wildlife habitat and open space resources. A minimum of 50 percent of vegetation on slopes greater than 15 percent shall not be disturbed during development.

The lots within this subdivision contain areas of steep slope in excess of 30%, which have been delineated on the Plat. A plat note has been added that limiting disturbance of vegetative cover on these slopes is required by the RMC.

ANALYSIS

COMPLIANCE WITH THE MASTER PLAN

This parcel is identified as *Single Family Neighborhoods* on the Future Land Use Map (updated Feb. 2024) of the 2019 Master Plan. This anticipates the following land uses and development patterns on this parcel:

<i>Maximum Density / Height</i>	2 to 8 du/ac; 2.5 stories
<i>Primary Uses:</i>	Single-family homes and duplexes
<i>Supporting Uses</i>	Parks and recreational facilities, community gardens, and civic and government facilities. Accessory dwellings where permitted
<i>Characteristics</i>	<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 buildings 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 Master Plan provides important insight into the community's vision. Though these goals are not firm requirements, it is important that the applicant showcase the various ways their project meets these goals.

Based on the review of the proposed development, the following Master Plan policies and goals appear to be met by the proposed project:

- GOAL COM-2: Encourage a diversity of housing options that meet the needs of residents
- GOAL CHR-1: Support vibrant, diverse, safe and well-connected neighborhoods.

LAND USES

The Applicant is proposing two adjoining lots resubdivide to become three lots. While the indicated plan is for a single-family home for each lot (see *General Written Narrative*), the Applicant is not proposing any construction for either lot at this time. Each lot will need water and sewer tap fees paid in full and excise tax for all lots paid in full ahead of recording a final plat.

Utilities: A utility plan is required to ensure that any lots created are serviceable. Lot C has an existing water tap and sewer tap that serves 383 S. Amelia St.

Table T-4.3 of the RMC identifies the uses by right and conditional uses permitted in the R zone district. Single-family dwellings are allowed in the R zone district.

The breakdown of each lot is shown in the table below.

<i>Lot</i>	<i>Lot Size SF</i>	<i>Use</i>
Lot A	13,089 sq.ft.	Future residence
Lot B	10,575 sq.ft.	Future residence. Existing greenhouse and shed to be removed.
Lot C	10,423 sq.ft.	Existing Residence 383 S. Amelia St.
Totals	34,087 sq.ft.	-

DIMENSIONAL STANDARDS

Table T-4.4 sets forth the required dimensional standards that shall be met for various uses within each zone district. For the R zone district, the following standards apply to single-family and duplex uses:

<i>Standard</i>	<i>Requirement</i>	<i>Proposed</i>		
		<i>Lot A</i>	<i>Lot B</i>	<i>Lot C</i>
Min. Lot Width	50'	50'	50'	**137.73 (at S. Amelia St.)
Min. Lot Size	6,000sf	10,423 sq.ft.	10,423 sq.ft.	10,423 sq.ft.
Max. Lot Coverage	50%	*TBD with building permit	*TBD with building permit	<50%
Min. Front Setback	15'	*TBD with building permit	*TBD with building permit	18'
Min. Rear Setback	8' (2' if abuts alley)	*TBD with building permit	*TBD with building permit	8'
Min. Side Setback	5' (2' if abuts alley)	*TBD with building permit	*TBD with building permit	26.25'+

Max. Side on Corner Lot	7.5'	*TBD with building permit	N/A	26.25'+
Structure Height	27'	*TBD with building permit	*TBD with building permit	Existing home

**These dimensional standards will be confirmed at the time of building permit review.*

***7-4-4(P)(2)(g) Lot width shall be measured at the frontage of that abutting public street which provides actual access to the lot.*

SUPPLEMENTAL REGULATIONS

(M) Parking Standards.

(1) Off-Street Parking Requirements. The following off-street parking requirements shall apply unless otherwise indicated in all districts.

<i>Use</i>	<i>Required Parking Spaces</i>
Residences	Single-Family and Duplex: 2 spaces per dwelling unit.

Parking on Lots A & B will be reviewed at the time the building permit for each lot is submitted.

DESIGN STANDARDS

(A) General Provisions:

(1) All subdivisions shall conform to the minimum design standards of, this Section. The Town Council may allow deviation from these standards if it determines that unusual topography or a hardship exists, or that alternative standards will more effectively protect the quality of the subdivision and the public welfare, or more effectively achieve the purposes of these Subdivision Regulations.

(2) All subdivisions shall be developed in accordance with the Town's Master Plans, Zoning Regulations, Floodplain Regulations, and other applicable Town ordinances, regulations and specifications.

The project is not proposing any new roads, streets, cul-de-sacs, or alleys; therefore, the existing infrastructure will be used and provides adequate access. All utility services have been addressed below and meet requirements outlined in this section.

An existing shed and greenhouse will be removed ahead of the plat being recorded.

UTILITIES

Water and Sewer Service: Lot C will continue to utilize the existing water and sewer taps, while Lot A & B will be served by a new water and sewer tap that will connect to the line in Marie Street. Tap fees will be required with the resubdivision, but installation and connection won't be required until building permits are pulled. A portion of the tap fees for Lot 7 of Marie Scott Village subdivision have been previously paid. A new water/sewer tap application is required to document the balance due for those taps, which can serve either proposed Lot A or Lot B. Installation will need to be paid for and finalized prior to the town issuing any building permits for Lots A & B. If additional easements are necessary, those would have to be established at that time.

Electric Service: A will-serve letter was obtained from San Miguel Power Association. Lot C will maintain existing service. Service for Lots A & B will be connected within the easement along Marie Street. Lot

This 10' easement is shown on the plat where electrical service will be undergrounded to each lot (see plat).

Natural Gas Service: The application was forwarded to Black Hills for review, and they did not return any comment. Depending on if natural gas service is needed for development, this will have to be finalized prior to the town issuing building permits for Lots A&B and if additional easements are necessary, those would have to be established at that time.

PUBLIC NOTICE AND PUBLIC COMMENT

The application was forwarded to referral agencies on August 6th, 2025, with a due date of August 28th, 2025. The materials were sent to ten referral agencies and seven responded. All referral comments have been adequately addressed.

The applicant has submitted a hearing application, associated fees, 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 §7-5-2(B)(6).

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

STAFF RECOMMENDATION

Upon review of the application against applicable Town standards, staff recommend the following motion and condition.

Recommended Motion:

"I move to recommend approval of the Garvey Resubdivision, finding that the criteria set forth in RMC §7-5-2(J)(3) have been met with the following conditions:

1. Prior to the Town recording the Resubdivision Plat with the Ouray County Clerk and Recorder's Office, all signatures shall be obtained, and the remaining water and sewer tap fees and excise tax for all lots shall be paid.

Alternative Motions:

Approval with other conditions:

"I move to recommend approval of the Garvey Resubdivision, finding that the criteria set forth in RMC §7-5-2(J)(3) have been met with the following conditions:

1. _____
2. _____
3. _____

Denial:

"I move to recommend denial of the Garvey Resubdivision, finding that the criteria set forth in RMC §7-5-2(J)(3) have not been met."

ATTACHMENTS

1. Garvey Resubdivision Final Plat
2. Application Materials

Final Plat of the Garvey Resubdivision

a Resubdivision of Lot 2 of the Anderson Minor Subdivision

&

Lot 7 of the Final Plat of Marie Scott Subdivision

all in the E1/2 of Sec.17, T45N, R8W, N.M.P.M.

Town of Ridgway, County of Ouray, State of Colorado

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all persons by these presents: Keith Garvey and TBD Marie St., LLC (managed by Keith Garvey) being the owners of the land described as follows:

1. KEITH GARVEY owner of LOT 2, ANDERSON MINOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 2005 AT RECEPTION NO. 187531, TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO, has laid out, platted and subdivided the same as shown on this plat under the name of FINAL PLAT OF THE GARVEY RESUBDIVISION, and by these presents does hereby dedicate to the perpetual use of the Town of Ridgway, Ouray County, Colorado, the streets, alleys, roads, and other public areas as shown and designated for dedication hereon and hereby dedicate those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon.

2. TBD MARIE STREET, LLC, A COLORADO LIMITED LIABILITY COMPANY owner of LOT 7, MARIE SCOTT VILLAGE SUBDIVISION, ACCORDING TO THE THE PLAT RECORDED MARCH 9, 1995 AT RECEPTION NO. 158899, TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO, has laid out, platted and subdivided the same as shown on this plat under the name of FINAL PLAT OF THE GARVEY RESUBDIVISION, and by these presents does hereby dedicate to the perpetual use of the Town of Ridgway, Ouray County, Colorado, the streets, alleys, roads, and other public areas as shown and designated for dedication hereon and hereby dedicate those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon.

In witness hereof Owner has executed this Plat effective as of _____, 20____.

By: _____

Printed Name: _____

Title: _____

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 20____, by

_____ as the _____ of _____, a Colorado LLC.

Witness my hand hand and official seal.

_____ My commission expires: _____

Notary Public

LIEN HOLDER'S CERTIFICATE:

The undersigned, being the holder of a deed of trust (Reception No. _____) encumbering the property described as LOT 2, ANDERSON MINOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 2005 AT RECEPTION NO. 187531, TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO joins in and consents to the filing hereof.

Alpine Bank

By: _____

Barbara Latham, Vice President / Manager

ATTORNEY'S CERTIFICATE:

I, Roger Sagal, an attorney at Law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all land herein platted and described in the above Certificate of Ownership and Dedication, and that title to such land is in the owners and dedicators; and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except as follows:

Dated this _____ day of _____, 20____.

By: _____, Attorney at Law

PLANNING COMMISSION:

Recommended for approval by the Planning Commission this _____ day of _____, 20____.

By: _____

Michelle Montague, Town of Ridgway Planning Commission Chairperson

TOWN COUNCIL:

Approved by the Town Council this _____ day of _____, 20____.

By: _____

John Clark, Town of Ridgway Mayor

APPROVAL OF TOWN ATTORNEY:

Approved for recording with the Ouray County Clerk and Recorder's Office this _____ day of _____, 20____.

By: _____

Bo Nerlin, Town of Ridgway Attorney

CERTIFICATE OF IMPROVEMENTS:

The undersigned, Town Manager of the Town of Ridgway, certifies that all required improvements and utilities are installed, available, and

adequate to serve each lot in the _____ Subdivision.

Dated this _____ day of _____, 20____.

By: _____

Preston Neill, Town of Ridgway Town Manager

TREASURER'S CERTIFICATE:

According to the records of the County of Ouray Treasurer there are no liens against this subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments due and payable.

Date this _____ day of _____, 20____.

By: _____

Jill Mihelich, Ouray County Treasurer

RECORDER'S CERTIFICATE:

This plat was filed for recording in the office of the Clerk and Recorder of Ouray County at ____:____.M. on the _____ day of _____, 20____.

under Reception No. _____.

By: _____

Cristy Lynn, Ouray County Clerk and Recorder

PLAT NOTES:

- All construction will conform with the Ridgway Municipal Code.
- Outdoor Lighting: All outdoor lighting shall conform to Ridgway Municipal Code Section 7-4-6(M), Outdoor Lighting Regulations, as may be amended.
- The maximum number of dwelling units allowed is _____ for which the applicable excise tax has been paid. If any additional units are added the excise tax for said units shall be due with the building permit or upon any further subdivision.
- All provisions of the Ridgway Municipal Code, as adjusted from time to time, apply to this property with the exception of those explicitly provided for in the _____ PUD. Where there is a conflict between the provisions of the Ridgway Municipal Code and the provisions of the PUD, this PUD shall prevail.
- The property platted hereon is subject to the prior easements as shown hereon.
- The property platted hereon is subjects to the plat notes as recorded of the ANDERSON MINOR SUBDIVISION as recorded in the Ouray County Records at Reception No. 187531 and the FINAL PLAT OF MARIE SCOTT VILLAGE SUBDIVISION as recorded in the Ouray County Records at Reception No. 158899 and as may be amended from time to time.
- Lots A, B, & C contain areas of steep slopes in excess of 30% as delineated on the plat. Limiting disturbance of existing vegetation on steep slopes is required by the Ridgway Municipal Code Section 7-4-8(F)(11).

FINAL PLAT

Keith Garvey
383 S. Amelia St
Ridgway, CO 81427

Monadnock Mineral Services LLC
342 7th Ave - P.O. Box 85
Ouray, CO 81427

Job No.
J23-039

Sheet
1 of 2

Final Plat of the Garvey Resubdivision

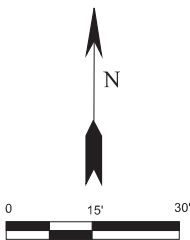
a Resubdivision of Lot 2 of the Anderson Minor Subdivision

&

Lot 7 of the Final Plat of Marie Scott Subdivision

all in the E1/2 of Sec.17, T45N, R8W, N.M.P.M.

Town of Ridgway, County of Ouray, State of Colorado

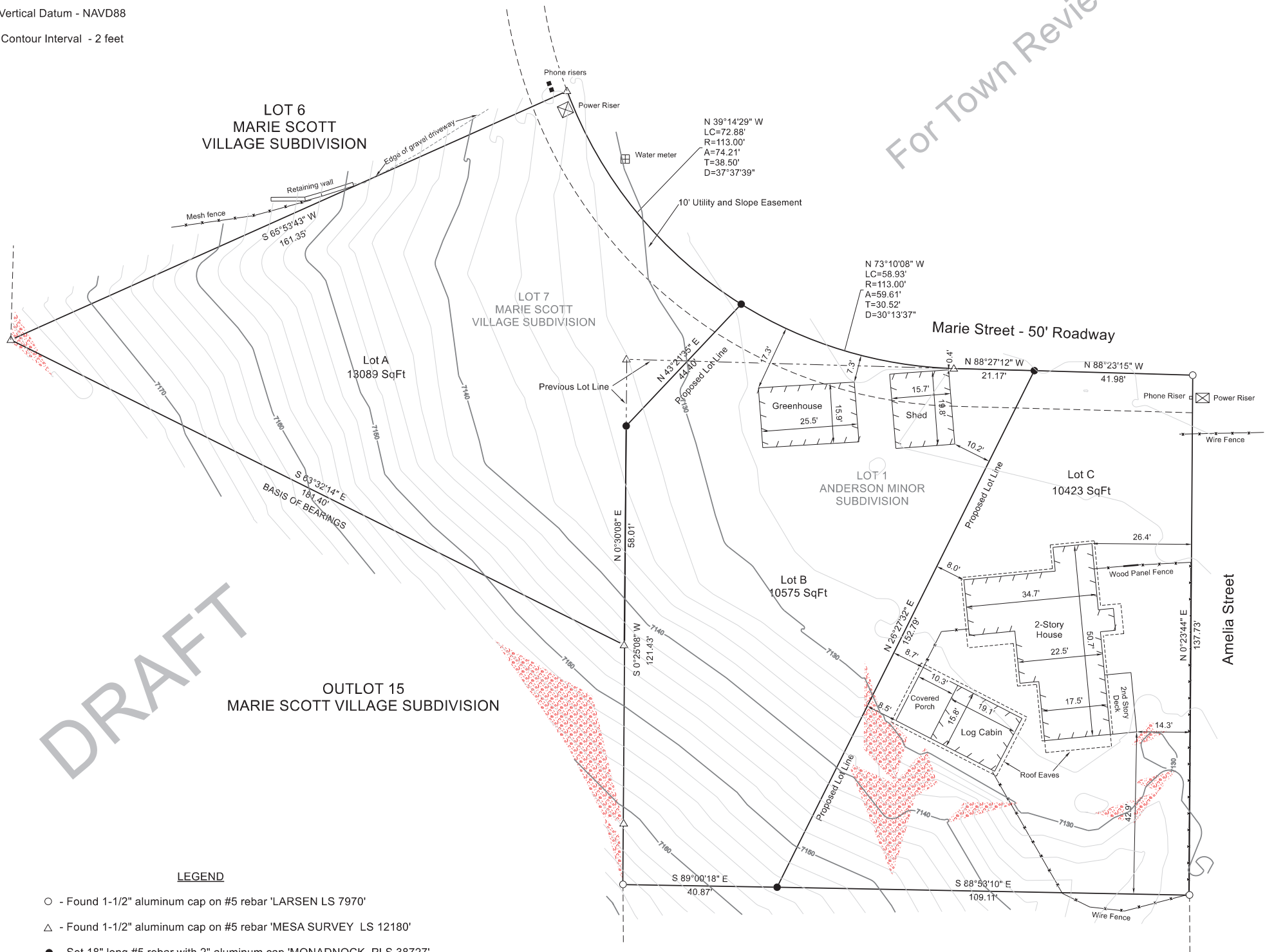


Scale: 1"=15'

Linear Units: U.S. Survey Feet

Vertical Datum - NAVD88

Contour Interval - 2 feet



LEGEND

- - Found 1-1/2" aluminum cap on #5 rebar 'LARSEN LS 7970'
- △ - Found 1-1/2" aluminum cap on #5 rebar 'MESA SURVEY LS 12180'
- - Set 18" long #5 rebar with 2" aluminum cap 'MONADNOCK PLS 38727'
- Areas of slopes greater than 30°

Notes:

- Survey performed without the benefit of a title commitment. Research was conducted at the Surveyor's Office, Assessor's Office, and Clerk & Recorder's Office of Ouray County, Colorado.
- Property Descriptions:
 - LOT 2, ANDERSON MINOR SUBDIVISION, REPLAT LOT 1, MCCULLOUGH MINOR SUBDIVISION, SITUATED IN THE E 1/2 SECTION 17, T. 45 N., R. 8 W., N.M.P.M., TOWN OF RIDGWAY, OURAY COUNTY, COLORADO.
 - LOT 7, FINAL PLAT OF MARIE SCOTT VILLAGE SUBDIVISION, REPLAT OF LOT 2, MCCULLOUGH MINOR SUBDIVISION TO THE TOWN OF RIDGWAY, OURAY COUNTY, COLORADO IN THE E 1/2 OF SECTION 17, TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN
- This survey is valid only if print has the original seal and signature of the surveyor.
- Basis of Bearings: Bearings are local grid bearings. The bearing of boundary between Lot 7 and Outlot 15 of the Marie Scott Subdivision is S 63°32'14" E. Monuments described and shown hereon. All bearings shown hereon are relative thereto.
- No below-ground utilities are shown hereon. No research has been done concerning the existence, size, depth, condition, capacity or location of any utility or municipal/public service facility. For information regarding these utilities, please contact the appropriate agencies. All underground utilities must be field located by the appropriate agency or utility company prior to any excavation, pursuant to C.R.S. 9-1.5-103.
- Dates of fieldwork: September 2023, June 2024, and _____ 2025
- According to Colorado Law, you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from date of certification shown hereon.
- Any person who knowingly removes, alters, or defaces any legal land boundary monument and/or boundary monument accessory, commits a class 2 misdemeanor pursuant to C.R.S. 18-4-508.
- Lot B will remove Greenhouse and Shed once a building permit is pulled as both encroach on front setbacks.
- Lots A, B, and C contain areas of steep slopes in excess of 30% as delineated on the plat. Limiting disturbance of existing vegetation on steep slopes is required by the Ridgway Municipal Code Section 7-4-8(F)(11).

Surveyor's Certification Statement

I, Timothy A. Pasek, a Professional Land Surveyor licensed in the State of Colorado, do hereby certify that this plat, consisting of two (2) sheets, accurately represents, to the best of my knowledge, information and belief, a survey made by me or under my responsible charge in accordance with applicable standards of practice, and that said survey conforms to all requirements of the Colorado Revised Statutes, and all applicable Town of Ridgway regulations. This survey is not a warranty or guarantee, expressed or implied.

Timothy A. Pasek
Colorado P.L.S. 38727

FINAL PLAT

Keith Garvey
383 S. Amelia St
Ridgway, CO 81427

Monadnock Mineral Services LLC
342 7th Ave - P.O. Box 85
Ouray, CO 81427

Job No.
J23-039

Sheet
2 of 2



APPLICATION

Official Use Only:

Receipt # 514208

Date received 6/30/25

Initials GH

pd check # 1364

General Information

Applicant Name

Keith Garvey

Application Date

06/30/2025

Mailing Address

allmountainadventures247@gmail.com

Phone Number

970-596-0619 ✓

Email

allmountainadventures247@gmail.com

Owner Name

Keith Garvey

Phone Number

970-596-0619

Email

allmountainadventures247@gmail.com

Address of Property for Hearing

383 S Amelia St and TBD Marie St. lot 7

Zoning District

Residential

Brief Description of Requested Action

I am applying to resubdivide my two adjoining lots into three.

Action Requested and Required Fee Payable to the Town of Ridgway

Land Use Applications

<input type="checkbox"/> Administrative Adjustment	\$150.00	<input type="checkbox"/> Minor Amendment to Conditional Use Permit	\$100.00
<input type="checkbox"/> Appeal of Planning Decision	\$250.00	<input type="checkbox"/> Site Plan Review	\$1000.00
<input type="checkbox"/> Conditional Use Permit	\$250.00	<input type="checkbox"/> Temporary Use Permit	\$150.00
<input type="checkbox"/> PUD Zoning	\$1500.00 + \$25.00 per lot or unit	<input type="checkbox"/> Variance	\$250.00
<input type="checkbox"/> Major Amendment PUD	\$500.00	<input type="checkbox"/> Zoning Map Amendment	\$250.00
<input type="checkbox"/> Minor Amendment PUD	\$250		

Subdivisions

<input type="checkbox"/> Amended Plat	\$250.00	<input type="checkbox"/> Resubmittal of Preliminary Plat	\$750.00 + \$25.00 per lot or unit
<input type="checkbox"/> Boundary or Lot Line Adjustment	\$300.00	<input type="checkbox"/> Final Plat	\$600.00
<input type="checkbox"/> Building Footprint	\$150.00	<input type="checkbox"/> Minor Subdivision	\$1500.00 + \$50.00 per lot or unit
<input type="checkbox"/> Condominium	\$500.00	<input checked="" type="checkbox"/> Resubdivision	\$600.00
<input type="checkbox"/> Lot Consolidation	\$300.00	<input type="checkbox"/> Right-of-Way Vacation	\$600.00
<input type="checkbox"/> Sketch Plan	\$300.00 + \$10.00 per lot or unit	<input type="checkbox"/> Town House	\$500.00
<input type="checkbox"/> Preliminary Plat	\$1500.00 + \$25.00 per lot or unit		

Signs

<input type="checkbox"/> Master Sign Plan	\$150.00	<input type="checkbox"/> Master Sign Plan, Appeal	\$250
<input type="checkbox"/> Master Sign Plan, Minor Change	\$50.00	<input type="checkbox"/> Sign Permit	\$35.00 per sign
<input type="checkbox"/> Master Sign Plan, Major Change	\$150.00		

Miscellaneous Applications

<input type="checkbox"/> Amendment to Zoning Regulations	\$200.00	<input type="checkbox"/> Other Reviews	\$250.00
<input type="checkbox"/> Annexation	\$1500.00	<input type="checkbox"/> Outdoor Lighting Appeal	\$250.00
<input type="checkbox"/> Construction Documents	\$1000.00	<input type="checkbox"/> Outdoor Light Variance	\$250.00
<input type="checkbox"/> Deviation from Residential, Commercial, or Industrial Design Standards	\$175.00	<input type="checkbox"/> Site Specific Development Plan	\$50.00
<input type="checkbox"/> Mobile Homes or Factory-built housing set up within a lawful mobile home park	\$200.00	<input type="checkbox"/> Statutory Vested Rights	\$1500.00
<input type="checkbox"/> Nonconforming Use, Changeover	\$150.00	<input type="checkbox"/> Zoning or Land Use Compliance Letters	\$100.00

In addition to the above fees, the applicant shall reimburse the Town for all out-of-pocket costs incurred during the review including legal fees, postage, notice and publishing costs, map costs, engineering fees, etc., together with wages and associated payroll costs for contract employees, plus ten percent to cover overhead and administration. The Town shall bill the applicant periodically as such costs are incurred. Payment is due within 30 days. Bills not paid by the due date shall accrue interest at the rate of one and one-half percent per month or part thereof. No plat shall be recorded, improvement accepted, lien released, building permit issued, tap approved or other final approval action taken until all fees then due are paid to the Town. Such fees may be certified to the County Treasurer for collection as delinquent charges against the property concerned.

The Town Council, in its sole discretion, may defer, reduce and/or waive certain land use fees for projects demonstrating significant public benefit such as perpetual, deed-restricted affordable or workforce housing projects.

Application Signatures

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



Date

06/30/2025

Owner Signature



Date

06/30/2025

Town of Ridgway, Colorado Acknowledgment of Fees and Costs

Keith Garvey

("Applicant") and

Keith Garvey

("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 approved 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 acknowledge that unpaid fees may be certified to the Ouray County Treasurer for collection as delinquent charges against the property concerned.

Acknowledge this 30 day of June, 20 25.

APPLICANT:

By:



(Signature)

Keith Garvey

, authorized signer

(Print Name)

PROPERTY OWNER:

By:



(Signature)

Keith Garvey

, authorized signer

(Print Name)

General Written Narrative

Ridgway Planning Commission:

I am applying to resubdivide my two adjoining lots into three. As a dedicated member of the local community since 2010, I am honored to have this opportunity.

Currently, one of the lots is my primary residences, 383 S. Amelia St. (.48 acres) that has 1,432 square feet of living and a log cabin in the back that has electricity to it, but no plumbing. This currently is used for storage and is 300 square feet.

The other property, TBD Marie St. Lot 7, is .31 acres and currently is a vacant lot that has no structures on it. The road, Marie St., is paved and curbed to the lot and the lot sits on a hillside. It starts off gentle and get steeper in the back, with a little vegetation in front and thicker in the back.

These two lots will be resubdivided into three lots at or above .23 acres per lot. The new lot being created (Lot B), currently has a shed and greenhouse structure on it. They will be removed once a building permit is pulled. The access is a flat entrance via Marie St. with the front half of the lot flat and the other half has a steeper slope in the back.

The two vacant lots will be developed separately, each having a single family home that will meet the Town of Ridgway's building code and aesthetics. Each will have their own access with three separate driveways. Lot A and B both have steeper hillsides in the back part of the lot, but with good engineering/shoring are definitely buildable within Town Specifications. The rest of the slopes above are anchored well with lots of juniper and pines. Since these are corner lots, with no homes behind, I do not see any impacts on adjacent properties or public infrastructure. There are no other encumbrances that are known for lots A and B.

Though I do not have architectural plans yet for the vacant lots, I will be using a reputable local architect to design two high quality homes that are uniquely positioned to create privacy, optimize views and overall appeal. My goal is to build one at a time with the first becoming my new primary residence, then develop the other lot to rent out.

I recently did a similar project in Telluride, where I took vacant land and designed with local architect Jack Wesson two homes side by side, on a steeper hillside. I made it through building approval, but ended up selling the lots with plans and engineering plans included. Renderings are attached of the two home that were approved for building in Telluride.

I am excited to create a new primary residence and eventually provide more living opportunities in our little town.

Thanks for your consideration!

Keith Garvey

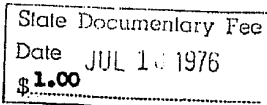
WARRANTY DEED

MARIE SCOTT, of the County of Ouray, State of Colorado ("Grantor"), for the consideration of Ten Dollars (\$10.00) and other valuable considerations, in hand paid, hereby sells and conveys to ROBERT F. MC CULLOUGH and MARY MC CULLOUGH as joint tenants, whose address is Geneva, Illinois ("Grantees"), in and to the following described real property in the County of Ouray and State of Colorado, to-wit:

That part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 45 North Range 8 West, N.M.P.M., described as beginning at the SE Corner of the said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, thence North 26 Rods, thence South 80 Rods, thence South 26 Rods, thence East 80 Rods to the place of beginning; the North 27 acres in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the South 7 acres in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 17, Township 45 North, Range 8 West, N.M.P.M., excepting 1.408 acres more or less conveyed to the State Department of Highways, Division of Highways, State of Colorado, by Quitclaim Deed recorded in Book 169 at Page 398 in the Office of the Recorder of Ouray County, Colorado except for highway rights-of-way presently existing or of record, and except any reservations or grants of gas, oil and mineral rights affecting the above lands and appearing of public records and there is hereby reserved to Grantor an undivided one-half interest in all gas, oil and mineral rights held by her.

Together with all of Grantor's right, title and interest in a 60 foot strip of land utilized for road purposes extending from the Westerly side of Amelia Street of the Town of Ridgway, Colorado to the Northeast right-of-way line of Colorado Highway 62;

Also together with any and all improvements situated upon the above lands and together with all water and water rights, ditches and ditch rights used in connection therewith and appertenant thereto and specifically, but not limited to, 2 inches of water in the Dallas Ditch, said 2 inches of water being more specifically described as Priority 42 in Dallas Ditch 83 .



Grantor warrants title to the above property.

Signed this 13th day of April, 1976.

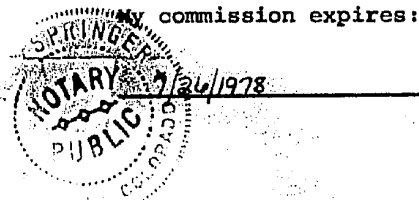
Marie Scott
MARIE SCOTT

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me
this 13th day of April, 1976 by Marie Scott.

WITNESS MY HAND AND OFFICIAL SEAL.

Jane Springer
Notary Public



Duly recorded in Book 169, Page 762

This Deed, Made this 28th day of December in the year of our Lord

one thousand nine hundred and seventy-six between MARIE SCOTT, an unmarried woman,

of the County of Ouray and State of Colorado, of the first part, and

ROBERT F. McCULLOUGH and MARY McCULLOUGH

of the County of Kane and State of Illinois, of the second part;

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations ~~xxDallamx~~ to the said part ies of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have remised, released, sold and quit-claimed, and by these presents do remise, release, sell and quit-claim, unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivors forever, all the following described lot or parcel of land, situate, lying and being in the County of Ouray and State of Colorado, to-wit:

That part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 17, Township 45 North, Range 8 West of the New Mexico Principal Meridian, described as beginning at the Southeast Corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, thence North 26 rods, thence West 80 rods; thence South 26 rods; thence East 80 rods to the place of beginning; the North 27 acres in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the South 7 acres in the SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 17, Township 45 North, Range 8 West of the New Mexico Principal Meridian, excepting 1.408 acres, more or less, conveyed to the State Department of Highways, Division of Highways, State of Colorado, by Quit Claim Deed recorded in Book 169 at Page 398 in the office of the Recorder of Ouray County, Colorado, except for highway rights of way presently existing or of record, and except any reservations or grants of gas, oil and mineral rights affecting the above lands and appearing of public records and there is hereby reserved to Grantor an undivided one-half interest in all gas, oil and mineral rights held by her.

Together with all of Grantor's right, title and interest in a 60-foot strip of land utilized for road purposes extending from the Westerly side of Amelia Street of the Town of Ridgway, Colorado, to the Northeast right of way line of Colorado Highway 62;

Also together with any and all improvements situated upon the above lands and together with all water and water rights, ditches and ditch rights used in connection therewith and appurtenant thereto and specifically, but not limited to, 2 inches of water in the Dallas Ditch, said 2 inches of water being more specifically described as Priority 42 in Dallas Ditch 83.

(This deed is given to correct property description in Warranty Deed recorded July 16, 1976, in Book 185 at Page 780 of the records in the office of the County Clerk and Recorder of Ouray County, Colorado.)

To Have and to Hold the Same, Together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said part Y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part, the survivors of them, their assigns and the heirs and assigns of said survivors forever.

In Witness Whereof, The said part Y of the first part ha s hereunto set her hand and seal the day and year first above written.

~~Signed and Delivered to the Recorder~~

Marie Scott
Marie Scott

Scot
Scot
Scot

(Correction Deed)

STATE OF COLORADO,
County of Mesa
I, Joyce Springer

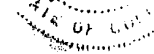
} ss.

a Notary Public in and for said

Mesa County, in the State aforesaid, do hereby certify that Marie Scott,

an unmarried woman, who is personally known to me to be the person whose name is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument of writing as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of December, A. D. 19 76.
My commission expires 7/26/1978, A. D. 19



Joyce Springer
Notary Public

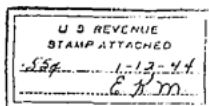
This Deed, Made this 16th day of April in the year of our Lord one thousand nine hundred and forty-two, between

HARRY C. MOCK
and State of Colorado, of the first part, and
CLYDE C. McCLELLAN
and State of Colorado, of the second part;

Witnesseth, That the said part y of the first part, for and in consideration of the sum of
ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

DOLLARS,
to the said part y of the first part in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged,
has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part y of
the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the
County of Ouray and State of Colorado, to-wit:

Beginning at the Southeast corner of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Seventeen (17), Township Forty-five (45) North, Range Eight (8) West of the New Mexico Principal Meridian; thence North 26 rods; thence West 80 rods; thence South 26 rods; thence East 80 rods to place of beginning, containing 13 acres. together with 2 inches of water in the Dallas Ditch. SAVE AND EXCEPT and undivided one-half interest in and to all oil and mineral rights which first party reserves.



Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said part y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and to Hold, The said premises above bargained and described, with the appurtenances, unto the said part y of the second part, his heirs and assigns forever. And the said Harry C. Mock

part y of the first part, for his heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said part y of the second part, his heirs and assigns, that at the time of the encasing and delivery of these presents he is well seised of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same, in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of whatever kind and nature soever; No exceptions

and the above bargained premises in the quiet and peaceable possession of the said part y of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part y of the first part shall and will **Warrant and Forever Defend**.

In Witness Whereof, The said part y of the first part has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Harry C. Mock (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF COLORADO,

COUNTY OF Ouray } ss.
County, in the State aforesaid, do hereby certify that

I, Grover C. Huffnagle, a Notary Public,

, in and for said

Harry C. Mock

who is

personally known to me to be the person whose name is subscribed to the annexed Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this 16th day of April, A. D. 19 42

My commission expires June 16, 1945

Grover C. Huffnagle
NOTARY PUBLIC
Ouray County, Colo.

Grover C. Huffnagle
Notary Public.

Filed for record the 12 day of January, A. D. 19 44, at 9:15 o'clock A. M.

Eva K. Moule, COUNTY CLERK.

By Gladys Kettle, DEPUTY.

**TERMINATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
MARIE SCOTT VILLAGE SUBDIVISION**

RECITALS

WHEREAS, the real property constituting the Marie Scott Village Subdivision is located in E1/2 of Section 17, Township 45 North, Range 8 West, N.M.P.M., Ouray County, Colorado and is shown on the Recorded Plat thereof filed in the Ouray County Records on March 9, 1996 at Reception No. 158899 ("Marie Scott Village Subdivision").

WHEREAS, This First Amendment to the Declaration of Protective Covenants for Marie Scott Village Subdivision is made as of the last date below, is by the undersigned Marie Scott Subdivision Owners, and is intended to amend, revoke, and TERMINATE the prior filed Declaration of Protective Covenants for Marie Scott Village Subdivision, which was recorded on March 6th 1995 in Book 230 Pages 883-895A of the Ouray County Clerk and Recorder's records ("Original Covenants").

WHEREAS, the undersigned lot owners within the subdivision hereby agree to AMEND, REVOKE AND TERMINATE the Original Covenants for the Marie Scott Subdivision. The undersigned signatories represent at least 67% of the lot owners within the Marie Scott Village Subdivision in compliance with CRS §§ 38-33.3-217(1)(a).

WHEREAS, the undersigned lot owners within the subdivision also hereby agree to AMEND, REVOKE AND TERMINATE the Original Covenants for the Marie Scott Subdivision pursuant to Article IX Section 7 of the Original Covenants, which requires 60% of the owners to assent to such Termination in which case said Covenants shall not renew. The undersigned signatories represent at greater than 60% of the lot owners within the Marie Scott Village Subdivision.

NOW THEREFORE, THE MARIE SCOTT VILLAGE SUBDIVISION, and each part thereof, together with any additions thereto as may hereafter be made, shall be owned held, transferred, sold, conveyed, encumbered, used, and occupied WITHOUT RESTRICTION by the Original Covenants, which are hereby TERMINATED.

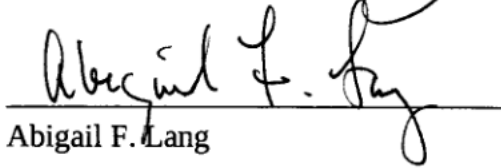
IN WITNESS WHEREOF, The Owners of lots within the Subdivision have executed and approved this Amended Declaration of Covenants, Conditions and Restrictions for Marie Scott Village Community HOA on this 19 day of June 2024.

Agreement of Lot Owners to Covenant Termination:

Marie Scott Village Subdivision:

Lot 2: 227 Marie St

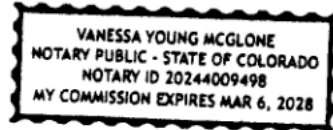

Randall C. Lang


Abigail F. Lang

STATE OF Colorado

)
) SS.

COUNTY OF Ouray

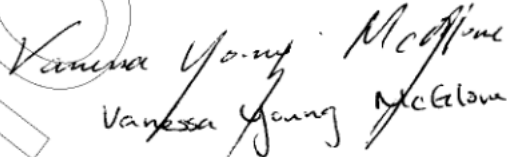


Executed and acknowledged before me this 19 day of June, 2024, by

Randall C. Lang and Abigail F. Lang, owners of Marie Scott Village Lot 2

Witness my hand and official seal.

My commission expires: March 6, 2028


Vanessa Young McGlone

NOTARY PUBLIC

Lot Owners:

Marie Scott Village Subdivision:

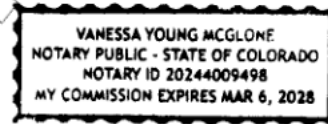
Lot 3: 239 Marie St.

Gregory G. Wedel
Flats, LLC / *Manager*
GREGORY G. WEDEL

STATE OF Colorado

COUNTY OF Curay

) SS.
)



Executed and acknowledged before me this 19 day of June, 2024, by
Gregory G. Wedel as manager of FLATS, LLC, owners of Marie Scott
Village Lot 3

Witness my hand and official seal.

My commission expires: March 6, 2028

Vanessa Young McGlone
Vanessa Young McGlone

NOTARY PUBLIC

Lot Owners:

Marie Scott Village Subdivision:

Lot 4: 247 Marie St

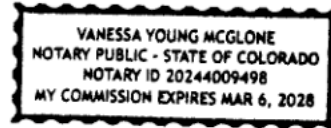


Michael Karl Pennings

STATE OF Colorado

COUNTY OF Ouray

)
) SS.
)

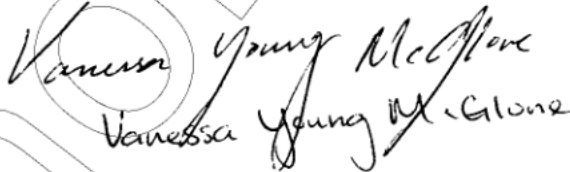


Executed and acknowledged before me this 19 day of June, 2024, by

Michael Karl Pennings owner of Marie Scott Village Subdivision Lot 4

Witness my hand and official seal.

My commission expires: March 6, 2028



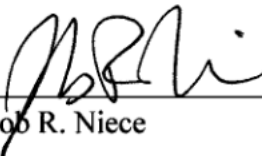
Vanessa Young McGlone

NOTARY PUBLIC

Lot Owners:

Marie Scott Village Subdivision:

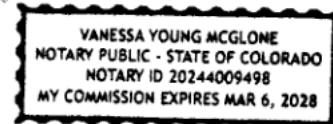
Lot 6: 267 Marie St



Jacob R. Niece

STATE OF Colorado

COUNTY OF Ouray

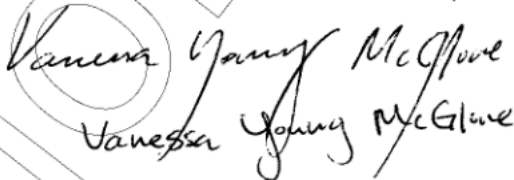


Executed and acknowledged before me this 19 day of June, 2024, by

Jacob R. Niece owner of Marie Scott Village Subdivision Lot 6

Witness my hand and official seal.

My commission expires: March 6, 2028



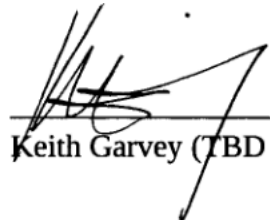
Vanessa Young McGlone

NOTARY PUBLIC

Lot Owners:

Marie Scott Village Subdivision

Lot 7: ADDRESS TBD Marie St.

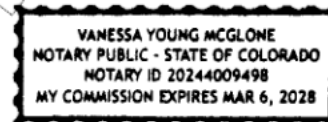


Keith Garvey (TBD MARIE STREET LLC)

STATE OF Colorado

COUNTY OF Ouray

) SS.
)

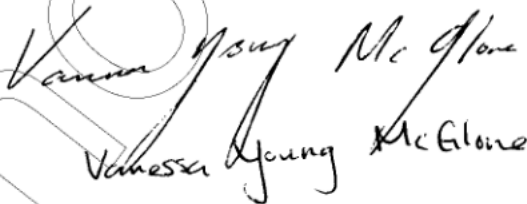


Executed and acknowledged before me this 19 day of June, 2024, by

Keith Garvey as manager of TBD MARIE STREET LLC, owners of Marie Scott Village Lot 7

Witness my hand and official seal.

My commission expires: March 6, 2028


Vanessa Young McGlone

NOTARY PUBLIC

Lot Owners:

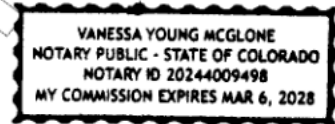
Marie Scott Village Subdivision

Lot 9: 242 Marie St. and Lot 10

Melissa B. Mann
Melissa B. Mann

STATE OF Colorado

COUNTY OF Ouray



Executed and acknowledged before me this 14th day of June, 2024, by

Melissa B. Mann owner of Marie Scott Village Subdivision Lot 9

Witness my hand and official seal.

My commission expires: March 6, 2028

Vanessa Young McGlone

NOTARY PUBLIC

Lot Owners:

Marie Scott Village Subdivision

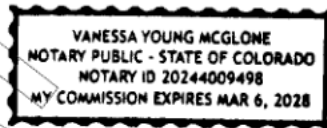
Lot 11: 236 Marie St.

Matthew Pratt
Matthew Pratt

STATE OF Colorado

COUNTY OF Ouray

)
) SS.
)



Executed and acknowledged before me this 19 day of June, 2024, by

Matthew Pratt owner of Marie Scott Village Subdivision Lot 11

Witness my hand and official seal.

My commission expires: March 6, 2028

Vanessa Young McGlone
Vanessa Young McGlone

NOTARY PUBLIC

Lot Owners:

Marie Scott Village Subdivision

Lot 12: 245 Amelia St.


Bradley K. Blackwell

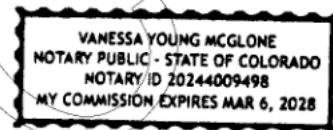
STATE OF Colorado

)

) ss.

COUNTY OF Ouray

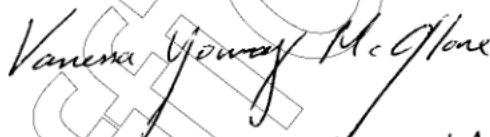
)



Executed and acknowledged before me this 19 day of June, 2024, by Tim
and Bradley K. Blackwell owner of Marie Scott Village Subdivision Lot 12

Witness my hand and official seal.

My commission expires: March 6, 2028



NOTARY PUBLIC

Vanessa Young McGlone

Lot Owners:

Marie Scott Village Subdivision

Lot 14: 225 Amelia St. and Lot 13

T. C. Frost

Thomas Clayborne Frost VI

Alexandra Frost

Alexandra Alfaro Frost

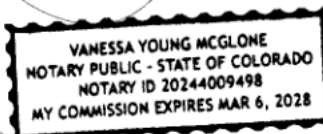
STATE OF Colorado

COUNTY OF Ouray

)

) SS.

)



Executed and acknowledged before me this 19 day of June, 2024, by

Thomas Clayborne Frost VI and Alexandra Alfaro Frost owners of Marie Scott Village Subdivision Lot 14

Witness my hand and official seal.

My commission expires: March 6, 2028

Vanessa Young McGlone
Vanessa Young McGlone

NOTARY PUBLIC



Scott Davidson

1:07 PM (4 minutes ago)

to me ▼

Good afternoon

I am a service provider for San Miguel Power. I believe we can serve the lots for Keith Garvey, while no design is in place at this time, we do serve this area and should be able to do so. Lot A and B on Marie Street.

Thank you.

Scott Davidson

Service Planner



P.O. Box 1150

Ridgway, CO 81432

Office: 970-626-5549

Cell: 970-729-2482

www.smpa.com

AGENDA ITEM #2



To: Town of Ridgway Planning Commission

Cc: Preston Neill, *Ridgway Town Manager*
TJ Dlubac, AICP, CPS, *Contracted Town Planner*

From: Angela Kemp, *Town Planner*

Date: September 12th, 2025

RE: **Workplan for 2026**
Staff Memo for the September 17th Planning Commission Meeting

BACKGROUND

In 2025, significant work has been done to meet the 2025 Planning Commission goals established in the 2025 Strategic Plan:

- Short-Term Rental Regulation and Licensing updates
- Draft regulations for Section 7-7, Affordable Housing, of the RMC
- 2019 Master Plan Review

In addition to those projects we planned for, we have worked on State-mandated updates such as Senate Bill 24-005 compliance with the recent Landscaping Regulations update (not yet adopted) in addition to consideration of land use entitlements and applications as needed.

For 2026, Town staff is seeking Planning Commission direction on a workplan that establishes which projects take priority for the year. We can utilize the list that Community Planning Strategies (CPS) had previously assembled as a tool for our discussion (attached). We have also included some details about ongoing projects in the section below, all of which will require significant staff time.

ONGOING PROJECT LIST CONSIDERATIONS

Community Housing Program:

The Text Amendment establishing RMC 7-7 Affordable Housing Regulations was recommended to Town Council for approval by your Commission on May 21, 2025. Staff brought RMC 7-7, the Guidelines, a draft Ordinance, and a draft template deed restriction and covenant to the Town Council for a Policy Matter on June 11, 2025. Staff were directed to share the drafts with various Colorado Housing Authorities or housing consultants for feedback, perform additional public outreach, and to create examples of how the regulations would be applied to various projects. Staff have received some referral comments back, none of which resulted in substantive changes. Staff would like to piggyback off of the Housing Needs Assessment work to facilitate community outreach and create a forum for additional dialogue about the regulations ahead of bringing the materials back to Town Council for Introduction of the Ordinance.

Related Projects: Prop 123 Commitment, Housing Needs Assessment, Housing Action Plan, Regional Housing Administrator onboarding.

2026 Master Plan Update:

Ridgway's 2019 Master Plan explains that most communities revisit and update their comprehensive plan every five to seven years to ensure that it continues to meet the community's vision and goals for the future. In 2026, it will be seven years that the 2019 Master Plan has been adopted to guide and shape the community.

A comprehensive review of the 2019 Master Plan that would lead to a future update was prioritized and completed in 2025. Throughout the process of reviewing the 2019 Master Plan, we sought to identify changes in the community, identify plan areas for improvement, and identify missing plan elements for compliance with Colorado State Statutes. Over the course of our review process, we laid important groundwork for a 2026 update. Below is a table of all the important dates associated with the Master Plan Review completed in 2025:

Individual Review Comments:	Group Review Date:	Assigned Review Portion of the 2019 Master Plan:
March 10th	March 19th	Part I: Introduction (9 pages) Appendix Section: Community Profile (72 pages)
April 7th	April 16th	Part II: Community Vision and Values (7 pages) Part III: Goals & Policies (32 pages) Part IV: Growth Framework (12 pages)
May 12th	June 18th	Part V: Action Plan (20 pages) Appendix: Community Event Summary (29 pages)
June 18th		Topic: Recap and Plan for Updates in 2026

REQUEST:

Staff are seeking direction from your Commission on setting a workplan for 2026 so that priority items can be added to the 2026 Strategic Plan and budgeted for.

ATTACHMENTS:

1. CPS Memo 2024 Land Development Code Updates dated January 26, 2024
2. Future Land Use Considerations chart CPS dated July 9, 2023

To: Town of Ridgway Planning Commission
Cc: Preston Neill, *Ridgway Town Manager*
From: TJ Dlubac, AICP, *CPS, Contracted Town Planner*
Date: January 26, 2024
Subject: 2024 Land Development Code Updates

Throughout the course of the Chapter 7 updates which were adopted in June of 2023, there were a number of sections, standards, or provisions identified which should be evaluated and updated as needed in the future. This list was developed by the Planning Commission, Town Staff, and CPS and was put into the Future Land Use Considerations table dated July 9, 2023, and is attached for your review. Upon the adoption of the Chapter 7 updates, it was represented that each year the Planning Commission would strive to take on one or more of these topics as priorities shifted and as funding was available.

Through the 2024 budget process, the Town Council, taking Planning Commission's recommendations under advisement, allocated funding for Planning Commission, Town Staff, and CPS to undertake the following updates:

1. Analyze the Town's commercial, industrial, and residential portfolio.
2. Review and update the Town's parking standards.
3. Draft and codify the regulations for Section 7-7, Affordable Housing, of the RMC.
4. Review and update the Town's Accessory Dwelling Unit (ADU) regulations.

The intent of this memo, and our discussion on January 30th, is to kickoff these projects by refining the scope of each and developing project timelines for them. We will all discuss the project objectives and key considerations of each. Following the meeting, CPS will work with Town Staff to develop a more refined approach and timeline for each that will be followed over the next year or so. The information in this memo and the presentation are intended to start the conversation.

1. *Analyze Land Use Portfolio*

Over the past couple years, and still continuing, there have been a number of requests to rezone commercial or industrial property to residential districts to allow more housing. While housing is a very high need for the community, staff, Planning Commission, and Town Council have all expressed a concern that if the areas of town intended to be reserved for jobs and sales tax generation switch to residential uses, the balance of uses in town – which create a vibrant, diverse, and sustainable community, may be lost.

Therefore, this project is intending to initially inventory the current zoning districts and land uses in town and calculate the areas of each as well as some other basic calculations and analysis to obtain a baseline understanding of the dispersion of land uses in town currently. Next, based on this data gathering, industry best practices, and anecdotal observations, we can develop a methodology to identify the right balance for Ridgway.

Following the development of these findings, next steps will be determined. Since the next steps will be based on the findings of the initial analysis, they could range from doing nothing to developing strategies to achieve a more balanced land use portfolio to developing criteria to either incentivize or limit rezonings in a particular direction.

2. *Parking Standards*

The new RMC section 7-4-6(L) describes the Town's current parking standards, and these were not deeply analyzed nor updated during the original Chapter 7 updates. The trend in parking requirements

is to reduce them and allow for shared parking opportunities which encourage visitors to park once and walk to multiple establishments or events.

This analysis will start by a breakdown of the Town's current regulations, identification of the town's objectives related to parking, a gathering of best practices, industry trends, and strategies to reach the objectives, and then finish up with some implementation through the drafting of code standards.

This project will also include community engagement along the way. Depending on feedback, the project may shift or adapt to address both on-street parking and off-street parking calculations and design standards.

Early conversations related to parking were generally vague and unspecific and understanding specific concerns or recommendations from the Commission at this kickoff meeting would be valuable.

3. Affordable Housing Provisions

This topic doesn't need much introduction. When we drafted the Chapter 7 updates last year, we left Section 7-7 as a placeholder because the Town Council was in the midst of evaluating funding and programmatic options related to Affordable Housing. With a lot of those decisions being made, it's time to memorialize the direction the Town seeks to go related to Affordable Housing.

Since a lot of research, evaluation, and analysis was done previously, this element of the project would kickoff with the workshops to inventory the discussions and direction charted last year and to identify how to best fold those into the Ridgway Municipal Code.

If additional research or analysis is needed, that can be accomplished as well.

4. Accessory Dwelling Unit Regulations

One of the plethora of contributors to solving the housing affordability issue is the allowance of ADU's. Others that the Town has successfully tackled in the past are to allow smaller lot development and a variety of housing types. While the Town does allow for ADU's, and these are widely present throughout Ridgway, the provisions of Section 7-4-6(A) of the RMC will be evaluated and revised to be more supportive of the creation of work force housing and to allow current homeowners to stay in their homes.

PROJECT TIMELINE:

Based on our current understanding of these projects, we generally believe they can generally run concurrently which would mean we discuss one or two of these at each Planning Commission meeting while our team is concurrently working on others behind the scenes until they are ready to be presented and discussed with the Planning Commission.

However, on the flip side, we could focus on each project individually from start to finish before we move onto the next.

In general, the process to complete all four of these should take between 7 and 12 months depending on what the initial findings tell us and how deep we want to go into each topic. If each is done independently, each project could take 1-3 months.

This will be a good part of the discussion next week to understand where we should focus our time and the Commission's time as we work through the data gathering, evaluation, and policy drafting for each of these.

ATTACHMENTS

- A. Future Land Use Considerations dated July 9, 2023





The following table identifies the groups or topics which should be further explored by the Planning Commission, Town Council, Planning Commission, Town Staff, or a combination of them. As an outcome of the Chapter 7 update to address the development review and approval process, this list was compiled to assist in identifying annual and multi-year work plans.

This version was categorized by groups discussed with the Planning Commission at their June 27th meeting. The listing is organized by the Planning Commission's suggested priority.

<i>Code Citation</i>	<i>Title</i>	<i>Comment</i>	<i>CPS Specific Comment</i>
Group 1: Technical Updates			
General	Fines	These are throughout Chapter 7. Town Council should consider if the stated fines are up-to-date	
General	Public Notice requirements	For all application types, consider adding a public notice requirement for mailings to property owners within a certain distance from subject property	This comment raised by public 4.2023
General	Approval Criteria	Update approval criteria to be consistent and appropriate.	
General		Ensure that there is clarity as to when a Reso/Ordinance should be used	
7-1-5	Adequate Public Water Supply	Town Staff has requested this section get a full re-write in the future	
7-4-1(D)	Zoning Regs and Zoning Map	These shouldn't be tied together way stated in Code. Town may consider modifying language	This comment raised by public 4.2023
7-4-2	Zoning Map	Comment made that new zoning map needed	
Group 2: Affordable Housing			
7-4-6(A)	Accessory Dwelling Units	PC brought up confusion surrounding ADUs being used as STRs. Consider (F)(12) rolling into (H) and (F) stating that STRs not allowed. Does (F)(12) take those units out of ADU designation?	CPS did not evaluate this since not directed to re-write sections at this point in time. However, agree completely that this needs to be analyzed and potentially re-written in future. PC and CPS recommend discussion seemed to be in agreement that ADUs should not be allowed to be an STR.



<i>Code Citation</i>	<i>Title</i>	<i>Comment</i>	<i>CPS Specific Comment</i>
7-4-6(E)	Employee Housing	Have there been any problems with employee housing regulations/licensing in Ridgway? If so, modify this section. If not, leave this section as is	CPS recommends that all lodging/residential/occupancy uses should be analyzed to be in conformance with what the Town's needs are and what current definitions are
7-4-6(M)	Parking Standards	PC noted that they are looking forward to a re-write of this section in the future. A lot of newer parking trends the Town can consider	PC requested this be made a priority for future revisions
7-4-6(N)	Short-Term Rental Regulations	Have there been any problems with STR regulations/licensing in Ridgway? If so, modify this section. If not, leave this section as is	CPS recommends that all lodging/residential/occupancy uses should be analyzed to be in conformance with what the Town's needs are and what current definitions are
7-6-2(B)	PUD Standards	Consider elaborating on affordable terms. May want to include "Attainable" and "Workforce Housing. Consider putting a connection between AMI and Workforce %, Affordable %, and Attainable %	PC noted that 7-6-2(B)(2)(a) would require 25% housing units within a PUD to be restricted. It was acknowledged this is a good starting point and to be sure to link this to housing discussions that occur with Town in future
7-7	Affordable Housing	Consider refining the concepts drafted in the unadopted Section 7: Affordable Housing to establish a program, standards, incentives, and rules around affordable housing development in the Town.	
Group 3: Streets, Blocks, and Alleys			
7-4-6(M)	Parking Standards	PC noted that they are looking forward to a re-write of this section in the future. A lot of newer parking trends the Town can consider	PC requested this be made a priority for future revisions
7-4-8(H)	ROW Landscape Standards	Evaluate the impact requiring street trees has given that water is short and if (when) street landscaping dies, it isn't replaced and only a metal grate with a hole remains.	There are benefits to street trees that should be considered. Evaluate/update code to require adjacent property owner responsible for replacement (Maybe BID/Main St. program downtown?)



<i>Code Citation</i>	<i>Title</i>	<i>Comment</i>	<i>CPS Specific Comment</i>
7-5-4(C)(13)	Streets, Alleys, Blocks	Section could use an update and consideration should be given to narrower streets to encourage slower speeds	
Group 4: Lodging Provisions			
7-4-6(C)	Bed and Breakfast Operations	Has there been any problems with B&Bs in Ridgway? If so, consider adding more standards to this. If not, leave this section as is. Or, reevaluate all lodging type uses and consider if B&Bs needed with STRs	CPS recommends that all lodging/residential/occupancy uses should be analyzed to be in conformance with what the Town's needs are and what current definitions are
7-4-6(E)	Employee Housing	Have there been any problems with employee housing regulations/licensing in Ridgway? If so, modify this section. If not, leave this section as is	CPS recommends that all lodging/residential/occupancy uses should be analyzed to be in conformance with what the Town's needs are and what current definitions are
7-4-6(I)	Manufactured Homes	General re-write needed of this section. Seems to be confusing information that should be elaborated on with regards to differentiating between definitions with regards to mobile homes, manufactured homes, double wides, travel homes, RVs, etc.	CPS recommends that all lodging/residential/occupancy uses should be analyzed to be in conformance with what the Town's needs are and what current definitions are
7-4-6(P)	Use and Location of Travel Homes	Has there been problems with travel homes in Ridgway? If so, consider adding more standards to this. If not, leave this section as is	CPS recommends that all lodging/residential/occupancy uses should be analyzed to be in conformance with what the Town's needs are and what current definitions are
7-9	Definitions	Consider re-evaluating, combining, or removing "Bed & Breakfast", "dwelling, co-housing development"	Evaluate all lodging related terms and remove contradictions, and overlaps.
Group 5: PUD Provisions			
7-6	PUD Major and Minor Amendments	Consider allowing amendments to be initiated by a member of a PUD, and not require all owners within a PUD consent (and add public notice mailings so they are notified)	This comment raised by public 4.2023



<i>Code Citation</i>	<i>Title</i>	<i>Comment</i>	<i>CPS Specific Comment</i>
7-6-2(B)	PUD Standards	Consider elaborating on affordable terms. May want to include "Attainable" and "Workforce Housing. Consider putting a connection between AMI and Workforce %, Affordable %, and Attainable %	PC noted that 7-6-2(B)(2)(a) would require 25% housing units within a PUD to be restricted. It was acknowledged this is a good starting point and to be sure to link this to housing discussions that occur with Town in future
7-6-2(B)	PUD public benefits	Consider allowing for a broader range of public benefits (housing, cultural or arts venues, etc.)	This comment raised by public 4.2023
Group 6: Architectural Design Standards			
7-4-9	Residential Design Standards	Staff recommends modifications to this section to ensure what Town wants	
7-4-10(D)	Historic Business Design Guidelines	Consider requiring the first floor of new or redeveloped buildings to be commercial uses within a set distance of the building front to improve downtown vitality and activity	This comment raised by public 4.2023
7-4-11	Industrial Design Standards	Town should further analyze the new standards created in February 2023 and ensure adequate to meet Town's needs	
Group 7: Zoning & Land Use			
7-4-4(A)	Establishment of Districts	Evaluate Zoning Districts to determine if they are appropriate. PC suggested adding a more rural residential district to address Vista Terrace and other more rural subdivisions on the edge of Ridgway.	
7-4-4(N)	Uncompahgre River Overlay District	PC brought up need for this zone district to be relooked at in entirety	PC requested this be made a priority for future revisions
7-4-4(O)	Land Use Table	Analyze all uses and ensure uses are permitted where Town thinks are adequate for each zone district. For example: Consider allowing Live Work Dwellings in more zone districts.	PC specifically requested the MR district be looked at and consider adding more service type uses and also consider adding Arts & Crafts studio in more places



Code Citation	Title	Comment	CPS Specific Comment
Group 8: Standards to Evaluate			
7-4-5(O)	Telecommunication Antenna and Tower Regulations	This needs to be amended in future to bring into compliance with small cell regulations and other FCC regulations	
7-4-6(H)	Home Occupations	May want to distinguish more between home offices and home occupations. More standards could be added if Town wanted (customer and/or delivery trips to unit, outdoor storage, etc.). Home offices could be use category permitted as an accessory use everywhere	
7-4-6(K)	Outdoor Lighting Regulations	Have there been any problems with sign regulations/licensing in Ridgway? If so, modify this section. If not, leave this section as is	
7-4-6(L)	Outdoor Storage	Basic information was brought in February 2023. The town should consider adding further standards for outdoor storage regulations	
7-4-7	Sign Regulations	Any updates planned?	
7-9	Definitions	Consider looking at "gross floor area". This probably cannot be modified as matches UBC definition. However, the PC suggested that "livable space" be added as a definition and that referred to throughout Article 4 when referencing items such as ADU 800 sq. ft. limit	PC raised concern that measuring from external walls reduces the livable space if more energy efficiency is utilized with construction equaling thicker walls
7-9	Definitions	Consider further evaluation of new terms added in February 2023, and add further standards: brewery, microbrewery, distillery and brewpub	
7-9	Definitions	"Cluster Development" needs better definition and standards inserted for clarity	
7-9	Definitions		Consider adding "Greenhouse, Personal" and allowing them by right where residential uses are permitted.
7-9	Definitions	Consider deleting and/or re-evaluating "B&B", "nursing home", "dwelling, co-housing development", "nursing homes", "tavern", "Private and Fraternal Clubs". Outdated terms	



Code Citation	Title	Comment	CPS Specific Comment
Group 9: General Comments/Suggestions			
General Comment		Consider having the PC approve Master Plans. Currently PC recommends to TC. Comment raised by PC	
General Comment			PC could evaluate the Ridgway Master Plan annually to ensure vision, goals, actions and strategies are still aligned with where the community is headed.

AGENDA ITEM #3

RIDGWAY PLANNING COMMISSION

MINUTES OF REGULAR MEETING

AUGUST 20, 2025

CALL TO ORDER

The meeting was held in person and via virtual meeting portal Zoom Meeting, pursuant to the Town's Electronic Participation Policy.

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

PUBLIC HEARING

1. Text Amendment to the Ridgway Municipal Code Section *Landscape Regulations 7-4-8*

Staff Report dated August 15, 2025, from Planner Kemp provided background for the amendment necessitated by the passage of Colorado Senate Bill 24-005 (SB24-005) prohibiting the installation of nonfunctional turf, artificial turf, and invasive plant species on non-residential properties for new development and applicable redevelopment projects on or after January 1, 2026.

Staff recommended a timeline for compliance with the earliest compliance date being in November after ordinance approval by Council. Planner Kemp also proposed other updates from staff to the Landscape Regulations.

After reviewing the regulations, the Commissioners recommended the following additions/changes:

- Under 7-4-8 (A) Intent, encourage that applicants familiarize themselves with the standards of the Colorado Wildfire Resiliency Code and consider it in their landscape design.
- Under 7-4-8(F)(1)(a) update the table to allow for no diversity in landscape plans that require 1-3 trees, rather than 1-5, and for 33% diversity to be required for landscape plans that require 4-19 trees.
- Under 7-4-8(F)(4) distinguish between "turf" and "artificial turf" by use of separate paragraphs so that 7-4-8 (F)(4)(a) discussed artificial turf.
- Under 7-4-8(E)(1)(b)(ii) and 7-4-8 (F)(3) add language encouraging the use of fire resistant non-live ground cover.

The Chairperson opened the hearing for public comment. There was no public comment, and the Chairperson closed the hearing for public comment.

ACTION:

Commissioner Foyster moved to approve the Text Amendment to the Ridgway Municipal Code Section *Landscape Regulations 7-4-8* with the recommended changes. Mayor Clark seconded the motion, and it was carried unanimously.

OTHER BUSINESS

2. Updates from Planning Staff

Planner Kemp shared that the Housing Needs Assessment work continues. Points Consulting completed their interview with residents and tour of the area. The Town is beginning to get feedback on their recommendations. She also provided a progress report on Affordable Housing Regulations including an overview of the regional housing survey. The Commissioners provided their preferences for Professional Development to Planner Kemp prior to the upcoming budget process.

3. Updates from Planning Commission members

Commissioner Montague reported that she enjoyed attending the recent Ridgway-Ouray Joint Area Planning Boards meeting.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of May 21, 2025

ACTION:

Commissioner Liske moved to approve the May 21, 2025 minutes. Commissioner Foyster seconded the motion, and it was carried unanimously with Commissioner Meyer abstaining because he was not present at the March meeting.

5. Approval of the Minutes from the Meeting of June 18, 2025

ACTION:

Commissioner Meyer moved to approve the June 18, 2025 minutes. Commissioner Nelson seconded the motion, and it was carried unanimously with Commissioner Foyster and Mayor Clark abstaining due to their absence at the June meeting.

ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Julie Huun
Administrative Assistant

AGENDA ITEM #4

AGENDA ITEM #5