

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 by 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 4<sup>th</sup> 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 4<sup>th</sup> 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

2. 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