

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
OCTOBER 30, 2018

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. with Commissioners Emilson, Falk, Liske, Nelson, Councilor Hunter, Mayor Clark and Chairperson Canright in attendance.

PUBLIC HEARINGS

1. Application for Sketch Plan; Location: property at southeast corner of Sherman/Highway 62 and South Railroad Street, legal address: S: 16 T: 45 R: 8 N ½ SW 1/4; Address: To-be-Determined Railroad St/Highway 23; Zone: Historic Business; Applicant: Ridgway Cohousing, LLC; Owners: Ridgway Cohousing LLC.

Staff Report dated October 30, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented an application for sketch plan review and noted the Commission evaluated and approved the request at the September 2017 and March 2018 regular meetings. Ms. Coburn noted the previous sketch plan approvals expired and the applicants have made changes to the Sketch Plan since the last hearing. The residential units have increased by 2, the types/sizing of the units being offered has changed, all structures are removed from the 100-year flood plain and the storm water drainage has been relocated to the southern aspect of the property she continued. The development will now encompass approximately 4 acres, and the portion to be retained for future development on the north side of the property is reduced to .37 acres Coburn concluded.

Planner Coburn said the revised sketch plan for the Railroad Street alignment does not comport with the design agreed upon with the Town Council on June 19, 2018. She noted the center line of the alley will not match the center line for the future Railroad Street. Coburn explained the access points into the subdivision do not appear to be drawn as discussed with the Town Engineer. The curves appear to be too sharp for emergency vehicles and the access locations along curves are not at the correct angle. The alley on the north side of the property is proposed to extend to the South Railroad Street right-of-way, and there is a sidewalk along the subject property line that follows South Railroad Street but not along County Road 23 which would be required due to increased pedestrian and vehicle traffic she continued.

The Commission discussed the alignment and access issues as well as public improvements with staff and Kit Meckel, Architect and member of the applicant's consulting team. There was concern that the northern access is proposed as an alley and not a street.

The Chairperson opened the hearing for public comment.

Tom McKenney said he supports the project. He expressed concerns regarding the access points being in curves in the road, and the northern access point being an alley rather than a

street. He also asked if short term rentals would be allowed, and if there would be any public access within the subdivision.

Jack Pettruccelli commented that the Alpine Bank alley appears to be for one way traffic and asked about the terms of the permit.

The Chairperson closed the hearing for public comment.

The Planning Commission further discussed the application. They noted that though a cohousing development does not necessarily need to provide public access within the development, the site plan does not illustrate how the subdivision's residents can safely walk within and around the parcel.

The Chairperson opened the hearing for further public comment.

John Baskfield, developer for the applicant said Ridgway Cohousing LLC will make public access available within the subdivision as long as the not-for-profit project can remain viable. Mr. Baskfield also said he understood the vehicle access would likely be permitted in the curb because of the challenges of wetlands and a flood plain to the south of the parcel, and the possible realignment of Railroad Street to the north of the parcel. He asked for clarification regarding the entry points designated in the road curves because significant funds have been expended to prepare the road as discussed with staff.

Jack Pettruccelli said clear, easy and well established access to town and the Athletic Park should be provided. He also commented that the portion of the northern lot designated for future development will not be marketable because a majority of the land will be lost with the Railroad Street and alley alignment.

The Chairperson closed the hearing for further public comment.

The Planning Commission continued to discuss the application with staff. Planner Coburn suggested the applicants meet with staff before preliminary plat to reconcile the Railroad Street alignment and the access points in the curves in the road.

ACTION:

Councilor Hunter moved to approve the Application for Sketch Plan; Location: property at southeast corner of Sherman St/Highway 62 and South Railroad Street, legal address: S: 16 T: 45 R: 8 N ½ SW 1/4; with the considerations, clarifications and questions within the Staff Report dated October 30, 2018, to be addressed and in conjunction with Staff working for better access points to create more safety within the development; and with the inclusion of sidewalks. Commissioner Liske seconded the motion, and it carried unanimously.

The Commission paused for a break at 6:50 p.m. and resumed at 7:00 p.m.

2. Application for Replat; Location: River Park Ridgway Business Park, Filing 1, Block 8; Address: To-be-Determined North Cora Street; Zone: Light Industrial 1 (I-1); Applicant: Ridgway Light Industrial, LLC; Owners: Ridgway Light Industrial, LLC and Chad Baillie

Staff Report dated October 30, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner. A preliminary plat Sketch Overlay dated October 30, 2018, Replat of Blocks 2, 8 and Alley of the River Park Ridgway Business Park Filing 1, construction plans and letter dated October 29, 2018 addressing the Staff Report for Block 8, submitted by the applicant prior to the meeting.

The Town Planner presented an application for replat that was continued from the August regular meeting, to change the configuration of Block 8 in the River Park Ridgway Business Park. She noted the applicant feels the reconfiguration will make the industrial lots more marketable. Coburn explained the items in the Staff Report dated October 30, 2018 have already been addressed by the applicant and the updates need to be reviewed by staff. The Planner evaluated the request with the Commission and recommended approval with the conditions that all documents be reviewed by the Town Attorney and that a few slivers of land being transferred on Block 2 and Block 8 be rezoned.

Applicant/Owner Scott Strand said the round-a-bout was already deeded to the Town in 2008 as part of the right-of-way and that information did not come up on the original title search.

The Chairperson opened the hearing for public comment.

Jack Pettruccelli, River Park Home Owners Association (HOA) President, said they are in favor of the proposed alignment of a round-a-bout on Railroad Street. He explained the curb at the intersection near the San Miguel Power Association building has been destroyed by snow plows because the intersection meets at a curve in the road. He also commented that pot holes have continued to emerge in the intersection needing frequent repairs. Mr. Pettruccelli pointed out a problematic drainage ditch on the north side of Railroad Street and said the HOA is requesting the Town to repair the deficiencies noted.

The Chairperson closed the hearing for public comment.

The Commission discussed the application with staff.

ACTION:

Mayor Clark moved to recommend approval of the Replat River Park Ridgway Business Park, Filing 1, Blocks 2 and 8; Address: To-be-Determined North Cora Street to the Town Council with the conditions that the applicant collaborate with Staff to confirm that all issues in the Staff Report dated October 30, 2018 are addressed; that the Town Attorney review and approve the replat; that the two small remaining parcels between Lot 4, Blocks 2 and Block 8 be rezoned. Councilor Hunter seconded the motion, and it carried unanimously.

OTHER BUSINESS

3. Update on the Master Plan Process

Draft: *Ridgway Master Plan: Vision & Goals*, prepared by Clarion and Associates, dated October 25, 2018.

Planner Coburn and Diedra Silbert, Community and Economic Development Coordinator reviewed the draft for the Ridgway Master Plan with the Commissioners and solicited feedback

from them. Coburn noted the vision statement is updated and said their comments will be incorporated into the draft vision and goals along with the feedback gathered from the presentation to the Town Council at the November meeting. She informed the Planning Commission that the steering committee will work on the draft policies, and another short online public survey will be coordinated for additional feedback. Diedra noted the draft and updates are posted on the town website and she encouraged the Commissioners to review the Community Meeting Event Summary that was held on September 27 on the website as well.

4. Planning Refresher Workshop

The Town Planner informed the Commissioners that the refresher workshop will be Saturday November 3, in Golden, Colorado and to let her know if anyone is able to attend.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the Meeting of September 25, 2018

ACTION:

Councilor Hunter mover to approve the Minutes from September 25, 2018. Commissioner Falk seconded the motion and it carried with Commissioners Liske and Nelson abstaining.

ADJOURNMENT

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk