

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

APRIL 30, 2019

CALL TO ORDER

The Chairperson called the meeting to order at 5:30 p.m. with Commissioners Falk and Nelson, Councilor Cheek, Mayor Clark and Chairperson Canright in attendance. Commissioner Liske was absent, and Commissioner Emilson was not present for the roll call.

GENERAL BUSINESS

1. Master Plan Adoption

Master Plan Adoption Draft dated April 30, 2019; Memo dated April 24, 2019 from Chris Hawkins regarding amending the Future Land Use Map (Exhibit A) of the Master Plan Adoption Draft; River Park Housing Examples, prepared by Chris Hawkins; Email dated April 30, 2019 from John Baskfield regarding language revisions and an extension of the Master Plan process; Letter dated April 24, 2019 from Levi Silva expressing his interest in live-work housing; Letter dated April 30, 2019 from Glenn Pauls expressing his interest in live-work housing and an extension of the Master Plan process.

Town Planner, Shay Coburn, and Community Initiatives Facilitator, Diedra Silbert, presented the Master Plan Adoption Draft. They provided an overview of the process which included background, research, community engagement through meetings and focus groups, student and youth outreach and land use and policy framework. They also reviewed the vision and 5 community values: a healthy natural environment, a sense of community and inclusivity, a small town character and identity, a vibrant and balanced economy, and well-managed growth. Ms. Coburn and Ms. Silbert described the growth framework, the Future Land Use Map and action plan. They noted the entire Plan and the appendixes are on the Town's website for review and recommended adoption of the Plan be forwarded to Town Council.

The Chairperson opened the hearing for public comment.

Kari Girard asked the Commission to defer adopting the Master Plan because of a lack of land owner involvement and education. Ms. Girard stated the Land Use Map can be misconstrued as zoning changes in the eastern portion of town and may be misinterpreted by developers. She commented that the building to be constructed on Clinton Street is not part of the Master Plan.

Ben Jackson questioned the placement of workforce housing and agreed that the land owners affected on the proposed Land Use Map were not contacted. He requested the Plan not be adopted. Jackson said the land owners do not have the same intentions as indicated in the Draft Master Plan, and the Plan assumes landowners want to develop their land. Mr. Jackson spoke of land prices in Ridgway and its effects on affordable housing. He requested that mixed use housing be indicated on the Land Use Map where he has been working on a potential development in the River Park Industrial Park. Jackson requested the language be softened regarding employee housing. He also stated that he is fearful that his project may be extended a

few more years if the Master Plan Draft is adopted because rezoning as well as a Master Plan amendment will be required. Jackson requested the language be changed to include "mixed use housing may be considered" for the Industrial Zone, which is the Employment Category, on the Land Use Map.

Tom McKenney spoke in support of the Draft and thanked everyone involved in the process. He noted that many people in the community were involved in the Master Plan process. McKenney also commented that those who were not aware of the Master Plan process may not have read the newspaper or may not have been paying attention to the posted notices throughout Town.

Chris Hawkins commented on his memorandum to Staff dated April 30. He said seven acres should be carved out on the land use map for mixed use development and presented the pictures as examples of the type of affordable housing development suggested. Mr. Hawkins commented that the language regarding criteria for service capacity and government service levels on page 6 of the plan is too restrictive, the Wildlife Habitat Map precedes adding density into town growth projections and does not comport with housing growth. Mr. Hawkins asked how much employee housing is projected for development. He suggested a land use meeting with the property owners that are affected. Hawkins also requested that language be added to the Master Plan Draft that indicates where work force housing is allowed on the map.

Mike Ward spoke of similar issues he witnessed in Telluride and was in favor of the Jackson/Hawkins project. He said people are leaving the community because the housing is not diverse or affordable and requested allowances for diverse housing remain in the municipal code.

Joe Solomon representing Mr. Jackson questioned the Master Plan process and the way in which the hearing for April 30 was noticed to the public. He commented that the process may not be legally correct.

Ned Bosworth said the ramifications of the Wildlife Overlay Map as it affects the commercial Ridgway USA Development are not clearly stated in the Plan. He did not think the landowners in that area were properly contacted.

Jack Petrucci said the process to amend the Master Plan is too complicated, and the Plan should be designed to make it easier to revisit as changes arise in the community. He said the language "strict adherence to the current goals and minimum effect on public services" is too powerful, restrictive and is not flexible.

Pam Foyster described the community outreach via flyers at events which included information booths, and the hundreds of hours involved with active community input. She explained surveys were extended months past the deadline to increase community participation. Ms. Foyster said the vision of the Plan matches what the community wants and she never felt anyone was neglected or ignored. She reminded everyone the Master Plan is a living document and thank every community member that participated in the process.

The Chairperson closed the hearing for public comment.

The Town Planner clarified that page 6 of the Plan explains the formal amendment process that assures the community changes will not be made that do not comport with the document the community has put a lot of time and effort into. The criteria listed in the amendment procedures

establishes objective criteria for the Planning Commission, Town Council and Staff to evaluate any amendment requests. She explained the Sensitive Wildlife Map is designed to bring awareness of the environment and is not intended to stifle growth. Coburn pointed out the disclaimer noted directly on the map that addressed this.

The Planning Commission reminded the audience that the Master Plan is a guidance document based on public input; it does not change zoning regulations. They stated every effort was made to properly notify all town residents of the Plan during the year long process by noticing the many public meetings, Town website postings, online surveys, flyers and ads in the newspaper. They also clarified that the community did not indicate a desire for work force housing in the Industrial Zone,(the Employment Category on the Future Land Use Map), though that does not preclude requests for housing in that zone through established procedures.

Town Manager Jen Coates said there has not been an amendment process for the Master Plan until now, and the process provides expectations as requested by the community so that there are no surprises regarding development. Ms. Coates also clarified that the process is legal based on the Home Rule Charter.

ACTION:

Mayor Clark moved to recommend to the Town Council the adoption of the 2019 Master Plan. Commissioner Nelson seconded the motion, and it carried unanimously.

2. Dark Skies Update

Planner Coburn reported the draft document for the International Dark Skies Association (IDA) should be completed soon.

Val Schwarz, representing the Dark Skies Committee said he is concerned about losing grandfather status with IDA. He said the document should show a good faith effort and be sent in May to prevent adhering to the 2018 guidelines that are stricter, and two review cycles may be needed before the document is finalized.

Howard Green, also representing the Dark Skies Committee commented on the urgency of sending a document to the IDA in May.

3. Informal Discussion

Site Plan and PowerPoint presentation of Block 28, Lots 16-20, prepared by Matthew Mclsaac.

Mr. Mclsaac presented a site plan proposing the development of 6 townhome units on the corner of North Cora Street and Charles Street. The units would include one single car garage and would be condo minimized after build. A home owners association will be formed for property management. The Commission commented that the north facing parking design could be problematic and one deed restricted unit should be considered with the project. There was discussion of water and sewer taps in which the Commission directed Mr. Mclsaac to the municipal code.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of March 26, 2019

ACTION:

Councilor Nelson moved to approve the Minutes from March 26, 2019. Mayor Clark seconded the motion and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk