

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 24, 2019

CALL TO ORDER

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

OTHER BUSINESS

1. Consideration of Residential Uses in the Industrial Districts

Memorandum dated September 22, 2019 regarding consideration if residential uses should be conditional uses in the Industrial Zone, prepared by the Town Planner, Town Manager, and Town Engineer.

Town Planner Shay Coburn presented the Memorandum dated September 22, 2019 highlighting the points for consideration. She explained that the Light Industrial 1 (LI1) and Light Industrial 2 (LI2) Districts, without the Town Public Works yard and SMPA, comprise only 1.4% of all the property within the Town so the balance of land zoned for residential and industrial use should be carefully considered. Compatibility of uses, proximity to the Town's wastewater treatment lagoons and the types of allowed residential uses in the Industrial Districts should also be considered she continued.

SPEAKING FROM THE AUDIENCE

Pam Foyster asked if a development is being proposed in the Industrial Zone and found the development is what spurred the consideration.

Ben Jackson said he would like the Planning Commission to consider residential, live-work, multi-family and deed restricted lots as a conditional use in the Light Industrial Zones so that he can submit his proposed development plan.

Tim Gesse asked how much land would remain for industrial use if the proposed development were to be approved in the Industrial Zone and found that approximately half of the 1.4% available land would be reduced. Mr. Gesse also expressed his concern that future industrial development may be even more restrictive with the proposed neighboring residential development.

Pam Foyster asked if any other land in Town has been set aside for industrial use besides the LI1 & LI2 Districts and found that additional land has been designated on the Town's Future Land Use map, but it is outside the current Town boundary. Ms. Foyster also said she is not in favor of using any industrial land for residential use because the allocated land is finite and the proposed development does not comport with the Master Plan.

Tom McKenney said he is not in favor of residential use in an industrial zone, but is in favor of a live-work use in the LI1 location. McKenney also said if land is used for residential use in the Light Industrial Zone, that same amount of acreage should be replaced for industrial use elsewhere in Town.

The Commission discussed the complex issue. They expressed concerns that the industrial districts should be available for large and small employers in order to provide jobs and attract families to town; the boundaries for the wastewater lagoons may need to expand with growth and abutting to a residential district would be problematic. The Commission agreed that purely residential uses in the Industrial Zones should not be allowed as a conditional use. They also discussed work force and live-work uses on the second and third floors of Industrial District businesses and how that might be considered during upcoming code update discussions. The Commission also discussed how they are not favorable to rezone most of the industrial land, and the importance of pedestrian traffic safely flowing through the area.

SPEAKING FROM THE AUDIENCE

Pam Foyster commented that there must be careful planning to ensure that enough land is set aside for infrastructure growth.

Ben Jackson stated that large employers are not able to bring their businesses to Ridgway because there is nowhere to house their employees.

Planner Coburn commented that she has received complaints that the Industrial Zone regulations are already too restrictive, and housing on upper floors may not always be possible because many industrial businesses require high ceilings. Coburn noted that live-work may be able to be considered as a conditional use because a person in that instance is more aware of the impacts to the surrounding neighbors.

Ms. Coburn summarized the conversation and noted that a higher density residential district and defining other residential uses will be considered during the zoning review and code updates this year.

2. Ouray County Multi-Hazard Mitigation Plan, 2019 Update

The Town Planner explained that another survey has been developed. She provided the following link: <https://forms.gle/svMBG4PfwvGYTK6N9> for the Commissioners to take the survey about the County's mitigation measures. The Town Manger requested the Commissioners also take an affordable housing survey that is on the Town's website as well.

3. Reschedule November 26 and December 31 Regular Meetings

The Town Planner proposed rescheduling the November and December Regular Meetings due to the holiday schedule. The Planning Commission tentatively agreed to reschedule the November meeting to be held on December 3, and to rescheduling the December meeting to January 7, 2020.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk