

PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

APRIL 26, 2016

CALL TO ORDER

Mayor Clark called the meeting to order at 5:30 p.m. with Commissioners Canright, Emilson, Liske, Wasser, Councilor Hunter and Mayor Clark in attendance.

PUBLIC HEARINGS

1. Application for Amended Plat and Plat Restrictions; Location: Various Ridgway Land Company Subdivisions: Eastside Replat, Ridgway Land Company, Lot 3 Planned Unit Development, Northridge Subdivision, Ridgway Village West Condos, Trailtown Subdivision, Trailtown Condos, Village Square West Condominiums; Address: Hunter Parkway, Palomino Trail, Redcliff Drive, US Highway 550; Zone: General Commercial; Applicant: Ridgway USA Association Inc.

Notice to Landowners and Owner Association, Historic Review of Recorded Documents within the Ridgway Land Subdivisions; Ridgway Land Company Proposed Revisions/Deletions, Amendments and Revisions to the Plat; Plat Restrictions, and Covenants/Conditions & Restrictions of Various Documents from the applicant; Staff Report dated April 22, 2016, Exhibit 1: Ordinance No. 1-2014, and Town of Ridgway Commercial Design Guidelines dated April 18, 2014 from the Town Manager/Planner.

Town Manager Jen Coates presented an application for amended plat and plat restrictions for seven subdivisions and one planned unit development collectively referred to as the Ridgway Land Company and Ridgway USA Subdivision. She explained each subdivision has its own governing documents, and the applicant is requesting to remove the restrictions associated with the properties and replace them with a single governing document.

John Peters, representing Ridgway USA Association Inc. stated he would like to streamline the process for documents associated with the various subdivisions and ensure the same building, commercial design and signage codes in the Ridgway USA Subdivision are used as in the rest of Town.

The staff report contained a matrix comparing each recorded document to Town regulations. The Commission reviewed the matrix in detail with the applicant and the Town Manager and agreed more time would be needed for consideration of the signage regulations.

Mayor Clark opened the public hearing.

Comments were heard from Vicki Spencer, Sue Husch, Brian Kidnay and Ned Bosworth in support of simplifying the current Ridgway USA documents, and removing a sense of separation of the commercial properties east and west of Highway 550.

The applicant requested a continuation of the hearing to work with staff regarding sign regulations.

ACTION:

Councilor Hunter moved to continue the hearing for amended plat and plat restrictions for the Ridgway Land Company subdivisions. Commissioner Canright seconded the motion and it carried unanimously.

2. Application for Amended Plat and Plat Restrictions; Location: Replat of the Eastside Subdivision; Address: Hunter Parkway, Palomino Trail, U.S. Highway 550; Zone: General Commercial; Applicant Marthis, Martin and Kidnay; Property Owners: John Foy/Ridgway Lodge and Motel Inc. and Ridgway USA Owners Association, Inc.

Letter dated March 29, 2016 from the Law Firm of Mathis, Martin and Kidnay, proposed Amendment to Replat of the East Side Subdivision, Exhibit 1: Replat of Eastside Subdivision Plat Restrictions, Exhibit 2: exerts from the Declaration of Covenants, Conditions and Restrictions, Exhibit 3: Property Report dated January 6, 2016 from the applicant; Town of Ridgway Land Use Plan adopted January 31, 2012, Staff Report dated April 22, 2016 from the Town Manager/Planner.

Manager Coates presented an application for amended plat and plat restrictions for Ridgway Lodge and Motel Inc. located in the Eastside Subdivision and noted the request is to remove the plat restriction for the rear area signage and defer to the Town Code.

Brian Kidnay, representing the property owner explained the rear sign, attached to the southwest side of the building is blocked and not very visible from Highway 550. He clarified pole and monument signs are allowed in the northwest, northeast, and southeast parcels of the highway corridor, and that there is great economic pressure to the property owner. He further noted Mr. Foy is asking for equity by applying the same sign code followed by other Ridgway merchants.

There was discussion between Mr. Kidnay and the Commission. The Commission agreed more time would be need for consideration.

ACTION:

Councilor Hunter moved to continue the hearing until the next regular meeting. Commissioner Canright seconded the motion and it carried unanimously.

APPROVAL OF THE MINUTES

3. Minutes from the Regular Meeting of March 29, 2016

ACTION:

Councilor Hunter moved to approve the minutes from January 26, 2016. Commissioner Liske seconded the motion, which carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:00 p.m. to meet with the Ridgway Town Council to discuss rezoning of Blocks 8-10, Tract D in the River Park Ridgway Business Park to allow for residential uses.

Respectfully Submitted,

Karen Christian
Deputy Clerk