

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

JULY 26, 2016

CALL TO ORDER

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

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, U.S. Highway 550; Zone: General Commercial; Applicant: Ridgway USA Association, Inc.

Notice of Public Hearing dated July 16, 2016; Staff Report from the Town Manager/Planner dated July 26, 2016; Email dated May 31, 2016 from Mary Beth Hollenbeck and Bob Kelly; Notice to landowners and owners association from Ridgway USA Association Inc. with Declaration of Covenants, Conditions and Restrictions as Exhibit A, Ridgway Land Company Subdivision Plat Restrictions as Exhibit B, Replat of Eastside Subdivision Plat Restrictions as Exhibit C, Ridgway Land Company Subdivision Final Plat as Exhibit D, Final Plat of Lot 3, PUD Ridgway Land Company Subdivision as Exhibit E, Replat Eastside Subdivision Final Plat as Exhibit F, Amendment to the Replat of Eastside Subdivision Plat Restriction as Exhibit G, Trailtown Subdivision Amended Plat of Lot 26 as Exhibit H, Trailtown Subdivision Lot 26-B Amended Plat as Exhibit I, Village Square Condominiums Plat as Exhibit J, and Trail Town Condominiums Plat as Exhibit K.

Commissioner Nelson stepped down citing not being in attendance at the previous hearing.

Town Manager Coates reported a revised submittal has been received from the applicant, and notice given to property owners regarding proposed amendments and revisions to the CCR's and plats. She summarized the April 26<sup>th</sup> Planning Commission meeting, and noted Town Council recently received an application for a free standing sign in Eastside Subdivision, which is located within the Ridgway Land Company Subdivision. She suggested separately reviewing each item in the Staff Report, and allowing public input during discussion of each item.

There was discussion regarding directional off-premise signs between applicant representative John Peters and the Commission.

SPEAKING FROM THE AUDIENCE:

Larry Falk favored directional signage on Palomino Trail and opposed signage for individual businesses on Highway 550.

Bob Kelly, commercial property owner on Palomino Trail, spoke in favor of directional off-premise signage in Eastside Subdivision.

Mr. Peters stated "directional signs should remain as addressed in the plats," and requested that rear area sign plat restrictions be removed, and the Town sign code "become the regulating document."

Manager Coates noted if plat restrictions are removed and the Municipal Code followed, then pole, monument and detached signs would be allowed.

There was lengthy discussion between the Commission and Mr. Peters.

Commercial property owner, Mary Beth Hollenbeck, spoke in opposition to signage on Highway 550.

The Town Manager reviewed plat notes pertaining to travel home parks, drive-in theaters, and parking spaces.

Bob Kelly spoke in opposition to eliminating the restrictions, stating "we feel this will diminish the value of our property."

Vicky Spencer spoke in opposition to removing travel home restrictions from the plat notes.

There was discussion with the applicant's representative.

Consensus of the Commission was to not remove travel home parks from restrictions.

Bob Kelly addressed the CC&Rs and stated "as a property owner and business owner, I like the restrictive covenants," noting CC&Rs are more restrictive than the Town Code. He spoke in favor of the requirement for an Architectural Review Committee, not changing the CC&Rs, and not allowing on-street parking on Palomino Trail.

Larry Falk noted when property is purchased, "they also buy into the CC&Rs."

Mr. Peters stated "the desire is to eliminate confusion between Town regulations and the CC&Rs."

Bob Kelly stated he had expressed concerns to the Ridgway USA Association and "they never responded." He noted "no vote was taken" or polling of the association members. He stated "we asked for a special meeting and it was not called." He further noted "the developer holds the majority of the property."

The Town Manager recommended continuation of the hearing to allow the owners association to reach consensus regarding the request.

Speaking from the audience, Tom McKenney asked if the applicant could “break into small parts,” discussion items “like signage, to be more manageable for the public.”

Mr. Peters requested, and the Planning Commission agreed, to remove the rear area signage amendment request from this amended plat request, and to continue the hearing to a special meeting on August 24<sup>th</sup> at 5:30 p.m.

Commissioner Nelson returned to sit with the Commission.

## POLICY MATTERS

### 2. Discussion regarding adding High Density and Mixed Use Zoning

Staff Report from the Town Manager/Planner and Assistant Planner Lauren Hauger dated June 28, 2016.

Manager Coates presented examples of different options for high density and mixed use zoning. She referenced the Northwest Area Plan and the 2011 Land Use Plan, noting some of these densities are located in these adopted documents. She also presented examples of existing zones and developments within Town, outlining dwelling units per acre. It was noted the Northwest Area Plan contained mixed use/high density zoning at 12-18 dwelling units per acre, located adjacent to the existing light industry zone. She stated the goal is to consider creation of the zones, and application would be made for rezoning specific properties. She asked the Commission “do we want to pursue these different densities?”

There was discussion between the Commission, staff, and the public. The Town Manager explained “the idea is to build from the inside out” and to transition the property adjacent to the Industrial Park into mixed use, and the next adjacent property into high density.

#### SPEAKING FROM THE AUDIENCE:

Kellie Day expressed concerns with traffic in higher density areas.

Ken Miller expressed concerns regarding affordable housing and rezoning. He questioned the Town’s water supply and storage capacity because “population has increased three times.”

There was discussion between Mr. Miller and the Commission.

Mary Beth Hollenbeck stated the parks and open space should be preserved, and opposed higher density in those areas. She suggested creating high density zoning “around the industrial portion of Town.”

Chris Hawkins with Alpine Planning spoke in favor of creating a high density zone in the center of Town and retaining open space in surrounding areas.

Tom McKenney supported more single family residences and duplexes, "instead of four story buildings", and stated he would "like to see diversity."

Kellie Day agreed and noted "what makes a great neighborhood is the mix," with affordable and higher priced houses. She further stated she would like the Town to carefully consider where to place areas of commercial buildings.

Commissioner Emilson stated he supports higher density "radiating from the center of Town outward."

Mary Beth Hollenbeck spoke in opposition, noting she would like the center of Town "to be a courtyard" with higher densities "on the outside."

There was discussion among the Commission regarding the next steps in the process, including discussing allowable dwelling units per acre.

3. Adoption of the Community Forest Management Plan

Ridgway Community Forest Management Plan dated May 2016.

Town Manager Coates explained the process the Parks, Trails, and Open Space Committee went through to create the Ridgway Community Forest Management Plan. The Town was awarded a \$2000 grant through the Colorado Tree Coalition and the State of Colorado Forest Service. A GIS database that includes values of the trees has been created. She further explained a Memorandum of Understanding with the State Forest Service has been created to help manage the database.

ACTION:

Councilor Hunter moved to recommend adopting the Community Forest Management Plan. Commissioner Liske seconded the motion and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 9:30 p.m.

Respectfully Submitted,

Jess Nunn  
Administrative Clerk

Pam Kraft  
Town Clerk