

**RIDGWAY PLANNING COMMISSION**

**AGENDA**

Tuesday, September 28<sup>th</sup>, 2010, 5:30 pm  
Ridgway Community Center  
201 North Railroad Street, Ridgway, Colorado

**ROLL CALL** Commissioners: Tom Landless, Bill Liske, Jim Nowak, Brian Scranton, Mayor Pro Tem John Clark, Mayor Pat Willits, and Chairperson Jack Petrucci

**DISCUSSION ITEMS**

1. 2011 Land Use Plan Update Process – *5:30 PM*
2. Highway 62 Improvements/ 2006 Historic Business Streetscape Plan – *6:30 PM*

**STAFF UPDATE**

3. ADU ordinance adoption

**APPROVAL OF MINUTES**

4. Minutes from the regular meeting of August 31<sup>st</sup>, 2010

**ADJOURNMENT**

Commissioners and 2006 HB Streetscape Steering Committee,

Attached is the agenda and staff report for the upcoming PC Meeting on Tuesday, September 28th at 5:30 PM.

**Agenda Item #1: (5:30 PM) - 2011 Land Use Update**

Please read the attached staff report (2 pages) and DoLA Primer on Master Planning (2 pages)

**Agenda Item #2: (6:30 PM) - Improvements to Highway 62/ 2006 Historic Business Streetscape Plan (CDOT Strategic Plan for Improvements)**

Please review the 2006 HB Streetscape Plan regarding Highway 62 improvements:

[http://www.town.ridgway.co.us/org\\_docs\\_2010/2000compplann/plan\\_elements/finalreport061009\\_lowres\\_streetscape.pdf](http://www.town.ridgway.co.us/org_docs_2010/2000compplann/plan_elements/finalreport061009_lowres_streetscape.pdf) We will review recent discussions with the State Highway Department (CDOT), the State's 5-year plan for Highway 62, and the plan profile for Hwy 62 in the 2006 Streetscape Plan.

**Minutes from August...** attached, I did not forget!



2010 Sep 28 pc  
agenda.pdf (109...



2011 Land Use  
Update Process (...



DOLA Master Plan  
Primer.pdf (4...



Aug 31 pz min.pdf  
(30 KB)

Thanks much,

Jen Coates

Town of Ridgway

970.626.5308 ext. 12

[jcoates@town.ridgway.co.us](mailto:jcoates@town.ridgway.co.us)

## STAFF REPORT

**Subject:** 2011 Land Use Update Process  
**By:** Jen Coates, Planner  
**Date:** September 23, 2010

---

### Objective

Identify preliminary scope of the land use update through review of historic and current information (*eg: 2000 Update and 2009 Survey/Strategic Plan*)

### Preparation

In preparation of the 2011 Land Use Update discussion, please review the following documents:  
*The Land Use Update should be in your PC binder, and the 2009 Survey report was distributed late last year, but please contact me if you would like hard-copies of anything prior to the meeting.*

1.) 2000 Land Use Update:

[http://www.town.ridgway.co.us/org\\_docs\\_2010/2000compplann/2000\\_compplan\\_all.pdf](http://www.town.ridgway.co.us/org_docs_2010/2000compplann/2000_compplan_all.pdf)

2.) 2009 Strategic Plan:

[http://www.town.ridgway.co.us/org\\_docs\\_2010/Strategic\\_Plan\\_Complete\\_Paper.pdf](http://www.town.ridgway.co.us/org_docs_2010/Strategic_Plan_Complete_Paper.pdf)

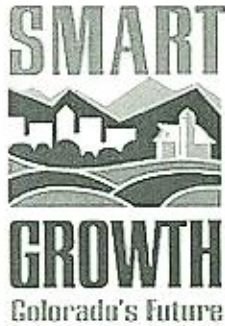
3.) 2009 Community Survey Final Report:

[http://www.town.ridgway.co.us/org\\_docs\\_2010/2009\\_Survey\\_Results\\_Final\\_Report\\_Abbreviated\\_.pdf](http://www.town.ridgway.co.us/org_docs_2010/2009_Survey_Results_Final_Report_Abbreviated_.pdf)

Please consider the following questions as you review the documents:

- 1.) What components of the 2000 Land Use Update remain applicable for the planned 2011 update?
- 2.) What components of the 2000 Land Use Update should be revisited?
- 3.) How do the 2000 Land Use Update and the philosophies, comments, strategies in the 2009 Strategic Plan differ? How are they similar?
- 4.) Is the 2000 Land Use Update missing components that should now be addressed (*eg: zoning regulations/alternatives/types, densities, subdivision regulations, etc.*)
- 5.) What has remained the same for Ridgway since the 2000 Land Use Update? What has changed? Are there responses or objectives in the 2009 Survey and/or Strategic Plan components that verify your conclusions?
- 6.) In addition to the 2011 Land Use Update, are there other planning priorities the Town should consider for the 2011 Update? (*eg: is there now an apparent community desire for economic development, integrated weed management, stronger affordable housing initiatives, ped friendly sidewalks, a solar farm...?*)

- 7.) What community priorities are expressed in the 2009 Survey and 2009 Strategic Plan?
- 8.) What additional information or input does the Town Government need from the community?
- 9.) What information would you like to have available before moving ahead with the Land Use Update?  
*eg: Mapping – including an Updated Zoning Map, Parcel Use and Vacancy Summary, MLS 10-year data and trends, current and projected levels of service (schools, emergency, infrastructure, recreation, social services, etc), Environmental data, 2010 Census Data, etc.*
- 10.) How are you able to assist with researching, identifying, and / or otherwise acquiring this information?
- 11.) ...



## DEPARTMENT OF LOCAL AFFAIRS OFFICE OF SMART GROWTH

### Master Plan Primer

#### MASTER PLAN - GENERAL DESCRIPTION:

The master plan, sometimes referred to as a comprehensive plan, is a framework and guide for accomplishing community aspirations and intentions. It states goals and objectives and recommends courses of action for future growth and development of land, public facilities and services and environmental protection.

#### PLAN ELEMENTS THAT MAY BE INCLUDED:

- Statement of Objectives, Policies and Programs
- Relationship of Plan to the Trends/Plans of the Region
- Land Use
- Transportation
- Utility and Facility Plan
- Urban Influence Area
- Housing
- Cultural/Historical/Social Setting
- Educational Facilities
- Energy
- Environment
- Recreation and Tourism\*

\*the only plan element required by statutes (see C.R.S. 30-28-106 and 31-23-206)

#### BASIS/ BACKGROUND FOR PLAN INFORMATION:

The plan is based on inventories, studies, surveys, analysis of current trends and must consider social and economic consequences of the plan, existing and projected population.

#### GOALS AND OBJECTIVES OF THE PLAN:

The principal purpose for a master plan is to be a guide for the achievement of community goals. A plan will also:

1. State and promote broad community values in its goals, objectives, policies and programs.
2. Establish a planning process for orderly growth and development, and economic health.
3. Balance competing interests and demands.
4. Provide for coordination and coherence in the pattern of development.
5. Provide for a balance between the natural and built environment.
6. Reflect regional conditions and consider regional impacts.
7. Address both current and long-term needs.

**USING THE PLAN:**

The adopted plan has the potential for many uses and will define the way it is to be used in its implementation section. Among the uses of the plan are the following:

1. A basis for regulatory actions: The plan serves as a foundation and guide for the provisions of the zoning regulations, subdivision regulations, the official map, flood hazard regulations, annexation decisions and other decisions made under these regulations.
2. A basis for community programs and decision making: The plan is a guide and resource for the recommendations contained in a capital budget and program, for a community development program, and for direction and content of other local initiatives, such as for water protection, recreation or open space land acquisition and housing.
3. A source for planning studies: Few plans can address every issue in sufficient detail. Therefore, many plans will recommend further studies to develop courses of action on a specific need.
4. A standard for review at the County and State level: Other regulatory processes identify the municipal plan as a standard for review of applications. Master plans are important to the development of regional plans or inter-municipal programs, i.e., a regional trail network or valley-wide transit program.
5. A source of information: The plan is a valuable source of information for local boards, commissions, organizations, citizens and business.
6. A long-term guide: The plan is a long-term guide by which to measure and evaluate public and private proposals that affect the physical, social and economic environment of the community.

**RESPONSIBILITY FOR PREPARATION AND ADOPTION OF THE PLAN:**

The planning commission is responsible for preparing the plan, distributing the plan, holding public hearings on the plan, and adopting the plan.

**PUBLIC INVOLVEMENT:**

Citizen participation helps to guide the planning commission in making decisions and in promoting community understanding of planning needs and issues. At least one public hearing will be held by the planning commission and by the legislative body before the plan is adopted. To generate support, understanding, and active participation in planning, however, more community involvement is usually needed. Citizens who are not well informed can present obstacles to the implementation of the plan by rejecting bylaws and by not supporting or participating in local programs.

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
AUGUST 31, 2010

CALL TO ORDER

The Chairperson called the meeting to order at 5:40 p.m. with Commissioners Landless, Nowak, Scranton, Mayor Pro Tem Clark, Mayor Pat Willits and Chairperson Petruccelli in attendance. Commissioner Liske was absent.

PUBLIC HEARING

1. Application for Condominium Subdivision: Lot 1, Solar Ranches, Filing 1; Address: 501 Chipeta Drive; Zoned: Residential; Property Owner: Nancy Koos; Applicant: Michael Hockersmith

Staff Report dated August 27, 2010, from the Town Planner; Preliminary Plat for Lot 1 Condominiums, A Condominium Map and Subdivision of Lot 1, Filing 1 Solar Ranches; Letter dated June 12, 2010, from the Applicant.

Town Planner Jen Coates presented an application for condominium subdivision of a two unit duplex that shares a water meter and tap. Planner Coates noted the property owner intends to address the shared water tap through condominium covenants.

The Commission discussed concerns regarding previously approved properties with shared taps and meters, noting the formation of covenants are needed for problematic situations. Staff commented that it can be costly to the property owner to add additional meters because the water line could be located inside the wall.

ACTION:

Mayor Willits moved to recommend to the Town Council to consider approval of the application for a condominium subdivision at Lot 1, Solar Ranches, 501 Chipeta Drive. The motion was seconded by Mayor Pro Tem Clark and carried unanimously.

2. Application for Rezone from Historical Residential to Historic Business ; Location: Block 33, Lot 6-10; Address: 534 Charles Street; Zoned: Historic Residential; Property Owner: Russell Fay; Applicant: Shari Gardner

Staff Report dated August 26, 2010, from the Town Planner; Letter and Property Record Card from the property owner dated August 18, 2010; Letter from the Applicant dated August 20, 2010.

Planner Coates stated the applicant is requesting a rezoning from Historic Residential to Historic Business. She noted Municipal Code 7-3-17 (A) (2) requires the applicant to show the amendment is not adverse to the public health, safety and welfare, and is in substantial conformity with the Comprehensive Plan; or the existing zoning is erroneous; or conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

Applicant Shari Gardner explained there is no intended use for the property. The structure on the property needs to be removed, and the owner is considering the best use for the property.

Chairperson Petruccelli opened the discussion for public comment. Concerns from the audience were expressed regarding increased business traffic on Charles Street; parking issues; losing the natural alley buffer between commercial and residential districts; empty lots and office space within the Historic Business District not being utilized or built-out; and an increase in neighboring residential lots wishing to change to business zoned designation.

Chairperson Petruccelli closed the public comment portion of the meeting, and the Commission discussed concerns expressed by the public. The Commission recognized the commercial activity surrounding the property, noting the alley may not be a perfect buffer between the two zones.

#### ACTION:

Mayor Pro Tem Clark moved to deny the application, and recommend to Town Council to deny the application for rezoning of Block 33, Lots 6 -10, at 534 Charles Street, because it does not meet the Comprehensive Plan goals and criteria. The motion was seconded by Commissioner Nowak and carried unanimously.

#### DISCUSSION ITEMS

##### 3. Accessory dwelling unit regulations

Accessory Dwelling Evaluation Report dated July 9, 2010 from Planner Coates and Councillor Hebert.

Town Planner Coates explained the intent and purpose of the five-member volunteer, Ouray County Housing Authority Board. Planner Coates stated the Board is evaluating existing county wide accessory dwelling regulations and incentives.

The Commission discussed the owner occupancy requirement and allowing an increase of the maximum square footage from 600 to 800. The Commission agreed that a deviation procedure is more appropriate as opposed to a variance request for setbacks, lot coverage, etc.

##### 4. Land use update process

Planner Coates updated the Commission on Geographical Information System mapping, the budget process, and Comprehensive Plan Elements.

##### 5. Update on Town Council items

Planner Coates reported on Town Council actions; including ordinance regarding medical marijuana, expiration of preliminary plats, and accessory dwelling units. Coates also reported on the GOCO mini-grant application for the Skate Park; the Colorado

Department of Transportation enhancement grants with regards to the pedestrian crossing and sidewalks along Highway 550; the change in Planning Commission compensation; the two year extension of the preliminary plat for River Park, Filing 3; and weed management.

#### APPROVAL OF THE MINUTES

#### 4. Minutes from the Regular Meeting of May 25, 2010

#### ACTION:

Mayor Pro Tem Clark moved, with Commissioner Landless seconding the motion to approve the minutes of May 25, 2010. The motion carried with Commissioners Scranton and Nowak abstaining.

#### ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Karen Christian  
Deputy Clerk