

**RIDGWAY PLANNING COMMISSION**

**AGENDA**

Tuesday, July 26<sup>th</sup>, 2011, 5:30 pm  
Ridgway Community Center  
201 North Railroad Street, Ridgway, Colorado

**ROLL CALL** Commissioners: Sundra Hines, Tom Landless, Bill Liske, Mayor Pro Tem John Clark, Mayor Pat Willits, and Chairperson Brian Scranton

**POLICY MATTERS**

1. Land Use Plan Update Task Force Meeting (*see attached*)

**ANNOUNCEMENTS**

2. Pump Track in the Athletic Field, Bouldering Area

**APPROVAL OF MINUTES**

3. Minutes from the regular meeting of June 28<sup>th</sup>, 2011

**ADJOURNMENT**

## **Land Use Update Task Force Agenda**

### **I. Introductions**

### **II. Process Overview**

### **III. Role of the Task Force**

### **IV. Planning Foundation Presentation**

### **V. Focus Groups**

- a. 2000 Comprehensive Plan Groups:
  - i. The Environment, Open Space, Parks, Trails and Recreation
  - ii. Infrastructure, Public Services and Public Works
  - iii. Land Use and Growth
  - iv. Economic Sustainability
- b. Ideas for New Groups and Volunteers

### **VI. Expectations and Insights Discussion**

### **VII. Next Steps**

- a. Focus Group Homework Assignment
- b. Next Task Force Meeting (early August)

#### **Focus Group Homework Assignment**

On the following page are the Goals from the 1999 Land Use Plan. As smaller focus groups, we would like you to discuss how these Goals should be revised and improved to better reflect today's Community Vision and land use drivers in Ridgway. We will leave it up to the individual groups to coordinate on their own to meet, as well as invite other members of the community to share their thoughts. Each Focus Group will present their results at the next Task Force meeting in early August (date TBD).

## **1999 LAND USE PLAN GOALS**

**GOAL 1:** Residential growth should proceed at a rate of 5% or less per year based on the number of new residential lots approved for development as a percentage of existing residential lots.

**GOAL 2:** Development will proceed in an orderly fashion from the existing developed part of town out to the Ridgway municipal boundary. Development within the Initial Growth Boundary will be favored in relation to development proposed for areas outside that boundary.

**GOAL 3.** Preserve rural densities, land uses and character within the Urban Influence Zone. Define the outer boundary of future residential and commercial development through the designation of an Initial Growth Boundary and an Urban Growth Boundary. This procedure should include mechanisms for transferring, relocating development to areas inside Ridgway.

**GOAL 4.** Identify future potential uses or development on lands currently zoned (FD) for Future Development. Designate land uses, densities and standards associated with development in FD-zoned areas. Plan the future of lands within FD zones, within the Initial Growth Boundary, and within the Urban Growth Boundary by identifying criteria and priorities associated with development on those lands.

**GOAL 5.** Develop binding, mutually beneficial intergovernmental agreements (IGA) between the town and Ouray County. Such IGAs shall address the respective goals, objectives, responsibilities, jurisdictions, and long-term land use priorities of the town and county concerning development within the Initial Growth Boundary, the Urban Growth Boundary and the Urban Influence Zone.

**GOAL 6:** Accommodate and encourage commercial development in town in order to provide for a stable, sustainable and well-balanced economy.

**GOAL 7:** Require development to improve town infrastructure commensurate with new development impact and ensure that the full cost of all necessary infrastructure is paid for concurrently by that development.

**GOAL 8:** Preserve and improve the natural environment through appropriate land use and development policies.

**GOAL 9:** Encourage the availability of attainable housing within the town.

PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

JUNE 28, 2011

CALL TO ORDER

Chairperson Scranton called the meeting to order at 5:30 p.m. with Commissioners Hines, Landless, Chairperson Scranton, Mayor Pro Tem Clark and Mayor Willits in attendance.

PUBLIC HEARINGS

1. Application for Amended Plat; Location: Lot 26, East Side Subdivision; Zone: General Commercial; Property Owner: Trail Town Partners; Applicant: John Peters for Trail Town Partners

Trail Town Subdivision Amended Plat of Lot 26, Replat of the East Side Subdivision; Staff Report dated June 24, 2011 from the Town Manager.

Town Manager Jen Coates explained the application was presented to the Commission on March 29th and includes changes requested by the Commission at that meeting. She explained Lot 26 has now been divided into two separate parcels (26A & 26B), which includes a 25 ft. utility easement along the new lot line, and a plat note addressing the parking lot easement agreement, which she noted will not be effective after the sale of Lot 26B.

Chairperson Scranton opened the public hearing and there was no one from the audience wishing to speak.

ACTION:

Mayor Pro Tem Clark moved to recommend to the Town Council approval of the Amended Plat Application for Lot 26, East Side Subdivision, with the six conditions in the Staff Report dated June 24, 2011. Commissioner Liske seconded the motion and it carried unanimously.

2. Application for Conditional Use Permit for Automobile Body Shop; Location: Lots 1-2, Block 1, Liddell-Stanton Subdivision; Zone: General Commercial; Property Owner: Barbara Cohen; Applicant: Mirek Maez

Site plan and letter dated June 17, 2011 from the Applicant; Staff Report dated June 24, 2011 from the Town Manager

The Town Manager reported the applicant is requesting a conditional use permit for an auto body shop in an existing commercial structure. An auto-oriented shop and storage facility currently exist within two other units in the building.

Applicant Mirek Maez explained the auto body shop is for classic car repair and restoration, and will not create more noise than the small engine repair shop currently operated in the building.

ACTION:

Commissioner Liske moved to approve the Conditional Use Permit for an auto body shop in the Liddell-Stanton Subdivision, Lots 1-2, Block 1, with the five conditions noted in the Staff Report dated June 24, 2011. Mayor Pro Tem Clark seconded the motion and it carried unanimously.

POLICY MATTERS

3. Land Use Update Plan; Parks, Trails, Open Space Plan Update and Map Review

The Town Manager reported SE Group has been selected for the Planning Consultant to assist in the Land Use Plan update, and the first community meeting should occur between mid to late July. She also reported on the Parks, Trails and Open Space Committee noting the map has been completed.

4. Appointment of Brian Scranton to Ouray County Economic Development

The Town Manager announced the Town Council's appointment of Chairperson Scranton to the Ouray County Economic Development Committee.

5. Citizen Outreach and Public Participation Plan

Manager Coates explained a Citizen's Outreach Plan was developed by staff at the request of the Town Council and is available for review on the Towns website. One key component consists of a Town wide email database that allows residents to receive Town Council and Planning Commission meeting agendas. Another component is discovering ways to encourage citizen participation at meetings.

6. Traffic Flow Management Plan; Amendment to Sign Regulation; Extension of time for completion of pedestrian bridge and lights in the RiverSage Subdivision

Manager Coates reported the Traffic Flow Management Plan was adopted by the Town Council, and traffic flow is currently being monitored with the radar trailer. The data from the trailer will be evaluated for further study. She also reported that an amendment to sign regulations allow signs encroaching on and over Town property to be approved at the staff level. She further reported the Council granted an extension of construction for the RiverSage pedestrian bridge due to the down turn in the economy, and lack of projected lot sales in the subdivision.

Mayor Willits entered the meeting at 6:23 p.m.

7. Planning Commission position update

Chairperson Scranton welcomed Sundra Hines as a new member of the Commission, and announced the resignation of Commissioner Nowak.

APPROVAL OF THE MINUTES

8. Minutes from the Regular Meeting of April 26, 2011

ACTION:

Mayor Pro Tem Clark moved with Commissioner Liske seconding the motion to approve the minutes from April 26, 2010. The motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 6:25 p.m.

Respectfully Submitted,

Karen Christian  
Deputy Clerk