

MINUTES

JOINT WORKSHOP

RIDGWAY TOWN COUNCIL AND PLANNING COMMISSION

APRIL 26, 2016

The Town Council and Planning Commission convened for a joint workshop at 7:15 p.m. in the Ridgway Community Center, 201 N. Railroad Street, Ridgway, Colorado. In attendance Councilors Austin, Barnes, Gold, Hunter, Williams, Mayor Clark, Commissioners Carright, Emilson, Liske and Wasser. Mayor Pro Tem Johnson was absent.

Notice of Joint Meeting dated April 26, 2016. The Council and Commission met with Alpine Planning LLC representing the property owner of Blocks 8, 9, 10 of Tract D in the River Park Ridgway Business Park to discuss rezoning to allow residential uses.

Alpine Planning LLC distributed the following documents: Ridgway Housing Opportunities Informal Discussion Narrative, Exhibit A - Aerial Vicinity Map, Exhibit B - Existing Zoning Map, Exhibit C - Proposed Zoning Map, Exhibit D - Future Land Use Map, Exhibit E - Sewage Plant Setback Map.

Representing Alpine Planning LLC, Chris Hawkins and Ben Jackson presented a concept to rezone to high density multi-family, the property currently zoned for light industrial use. The proposed zoning change would “assist in implementing the Towns Land Use Plan”, provide development opportunities for the property owner, and increase activity and vitality to the community, they stated. The conceptual development would consist of condominiums, duplexes, and town homes for purchase or long-term rental, and provide the Town “with inventory for affordable housing”.

Speaking from the audience: Larry Falk, Charles Mueller, Kuno Vollenweider, Kelly Day, Tim Patterson, Lindsay Hepp, Vicki Spencer, and Sue Husch. Comments and concerns were expressed regarding pedestrian and vehicle access; pedestrian safety; extending Laura and Otto Streets; retaining a portion of the parcel for light industrial use; appropriate zoning to encourage growth; open space; rental verses ownership; the appearance of the development; corridor views; and discounted rent for local residents.

The Council and Commission agreed the property owner should move forward with conceptual development ideas and make application to request rezoning.

The meeting adorned at 8:30 p.m.

Respectfully Submitted,

Pam Kraft
Town Clerk

Karen Christian
Deputy Clerk