

TOWN OF RICO

DOLORES COUNTY, COLORADO
INCORPORATED OCTOBER 11, 1879
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RLUC Review

Date:

Segment: Article 2

Start: 2.3: Application of Community Design Principals

Stopping point: Article 2: Section 2.7 Streets

Notes:

Article 1

Definitions 1.2: Discussion around the brief list of definitions and an idea that we would cover the elimination, addition or modification of the definitions area to have it match.

Article 2

Section 2.4: Design Elements: proposal to change that title to “General Design Standards”

#5 Water Conservation: There is some idea that there is a concept of water conservation could be a concern in the future. That there could be some issues with landscaping, subdivisions and PUD’s have water conservation efforts or requirements.

Section 2.5 Neighborhood Design Principals

There is a proposal to remove this section and if there are items that are important to have staff double check them against other process in the current RLUC or in the Master Plan. Will be tabled to measure against the current subdivision requirements of the RLUC.

Section 2.6: Lots and Blocks

Cut the last sentence in the A. Section Intent. Starts with, “New subdivisions....”

Section 2.7: Streets

#6 Vertical alignment strike the exception so full area will say “No vertical grade shall be less than two percent (2%) in order to facilitate adequate drainage. The maximum percent of the street grade shall be ten percent (10%).”

D. #2 Arterial: The sentence will start with; “ The arterial is Colorado State Highway 145...”

D. #3 where the figure 2-2 is there is a need to add the Foley colored map as an addendum to the RLUC. The figure needs to be modified to show 24 ft.

D. #3 Collector Streets The proposal was to cut the last sentence. The sentence to cut is...
“Commercial truck traffic must receive a special use....”

** The idea to revisit this concept or idea when comparing to the current RLUC on road standards.

**Moving of sections to create continuity. The manager will make recommendations of how sections should be moved or renamed.

D. #4 the use of Collector by Review potentially to definitions, and add Commercial Truck Traffic.

Worksession ended 7:00p.m. Next starting point Article 2 Section 2.8: Parking

PLANNING COMMISSION MEETING MINUTES

Date: December 14, 2022

Call to order

Michael Contillo called the meeting to order at 6:05PM.

Present:

Chairman Mike Contillo
Gerrish Willis (Zoom)
Andrew Romanyshyn
Cristal Hibbard
Leah Chmielewski (Zoom)

Absent:

Brad Fox

Staff Present.

Chauncey McCarthy, Anna Wolf, Jen Stark

Discussion Items

Global revision of the Rico Land Use Code

The Town Manager provided a summary of previous month's review of the Rico Land Use Code (Global Revision).

The Town Manager expressed that there is pressure to continue this process in a faster manner. Suggestions were made that sections of the LUC can be assign to staff to revise and be looked at during the redline process.

Article II

Changes were made in the following sections of the working document:

- 2.4
- 2.5
- 2.6
- 2.7

Discussions were had regarding extra work sessions in the New Year.

Call to order

Michael Contillo called the meeting to order at 7:07PM.

Present:

Chairman Mike Contillo
Gerrish Willis (Zoom)
Andrew Romanyshyn
Cristal Hibbard
Leah Chmielewski (Zoom)

Absent:

Brad Fox

Staff Present.

Chauncey McCarthy, Anna Wolf, Jen Stark

Approval of the Agenda

Motion

To approve the agenda.

Moved by Cristal Hibbard, seconded by Andrew Romanyshyn.

Vote. A roll call vote was taken and the motion was approved, 5-0.

Approval of the Minutes

Motion

To approve the minutes.

Moved by Cristal Hibbard, seconded by Chairman Mike Contillo.

Vote. A roll call vote was taken and the motion was approved, 5-0.

Action Items

Public Hearing: Disturbance permit for the Dolores River Trail Development, located on portions of the Hillside 1, 2, and Yankee Boy, Rebecca and Gordon Mortensen, applicants

Town Manager Chauncey McCarthy gives summary of the application. He addressed the Staff memo included in the packet. The application is complete and compliant.

Rebecca brings to the attention of the Planning Commission the map that was provided with the application.

Planning commission members asked what the checks and balances are to ensure the permit is completed as stated. Town Manager Chauncey McCarthy explains the process of the engineer that drafts the plans must be present to ensure the plan is executed according to their drawings.

Motion

To recommend the Board of Trustees approve this permit conditioned upon the successful approval of the final plat of the Dolores River Trail subdivision

Moved by Cristal Hibbard, seconded by Gerrish Willis.

Vote. A roll call vote was taken and the motion was approved, 5-0

Public Hearing: Disturbance permit for the Sam Patch patented mining claim, Rebecca and Gordon Mortensen, applicants

Town Manager Chauncey McCarthy gives summary of the application. He explained that this application is to build 2 holding ponds, this would enhance wildlife and would have positive impacts.

Cristal asked clarifying questions regarding the public comment last month.

Chauncey McCarthy explained the stop work order was given to the applicant to clarify the setback from the wetlands. The applicant stopped work. There was never a formal complaint filed. Rebecca apologizes for the misunderstanding the engineer they worked with was unaware of the extra steps the Rico LUC requires with the wetlands buffer zone. They got approval from the Army Corps of Engineers and assumed they were ok to start work.

Discussion was had regarding water rights questions.

Public Comment:

Larry Carver: asked clarifying questions regarding the water source to fill the ponds. Rebecca responded explain it will be piped from Iron Draw.

Larry Carver questioned what effects this would have on the Iron Draw area as well as the Dolores River.

More discussion ensued regarding water rights.

Cristal pointed out that the planning Commission has no say in water rights and this is just to approve the disturbance permit.

Motion

To recommend the Board of Trustees approve this disturbance permit for the Sam Patch mining claim Rebecca and Gordon Mortensen, applicants.

Moved by Chairman Mike Contillo, seconded by Andrew Romanyshyn.

Vote. A roll call vote was taken and the motion was approved, 4-0. Gerrish Willis Abstains from voting.

Recommendation of Ordinance No. 2022-12 an ordinance of the Town of Rico, amending the Rico Land Use Code Fee Schedule, and adopting UBC 97 table no.1-a – building permit fees.

Chauncey McCarthy gives a summary of the ordinance. HE explains this is a bit of housekeeping as the previous fee schedule was not adopted into the land use code. This fee schedule would allow for the town to offset the cost of the building department. If this ordinance is adopted the fee schedule will automatically update when the UBC updates every 6 months.

Planning commission members requested Chauncey McCarthy go over the comparison of the building permit fee schedule currently in place versus the new building fee. Chauncey goes over a 2500sqft homes figures.

Leah expresses this is a big increase from the current fee schedule.

Chauncey McCarthy explains the current fee schedule reflects the fee schedules of 2006. With no increase since it was adopted.

Planning Commission members agree this needs to happen to keep the town up to date.

Motion

To recommend the Board of Trustees adopt Ordinance no. 2022-12 an ordinance of the Town of Rico, amending the Rico Land Use Code Fee Schedule, and adopting UBC 97 table no.1-a – building permit fees.

Moved by Gerrish Willis, seconded by Cristal Hibbard.

Vote. A roll call vote was taken and the motion was approved, 4-1.

Motion

To adjourn the meeting.

Moved by Chairman Mike Contillo, seconded by Cristal Hibbard.

Vote. A roll call vote was taken and the motion was approved, 5-0.
The meeting adjourned at 7:59 pm.

Anna Wolf
Rico Town Clerk

Mike Contillo
Chairman