

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 26, 2017

CALL TO ORDER

The Chairperson called the meeting to order at 5:34 p.m. with Commissioners Falk, Liske, Nelson, Councilor Hunter, Mayor Clark and Chairperson Canright in attendance. Commissioner Emilson was absent.

PUBLIC HEARING

1. Application for Sketch Plan Review; Location: property at southeast corner of Sherman/ Highway 62 and South Railroad, legal address: S: 16 T: 45 R: 8 N1/2SW1/4; Address: To Be Determined Railroad/Highway 23; Zone: Historic Business; Applicant: Ridgway Cohousing, LLC; Owners: Railroad Street Station Inc.

Notice of Public Hearing dated 9-24-17; Application for Sketch Plan Review dated 9-13-17; Town Planner Staff Report dated 9-26-17 presenting background, analysis and staff recommendation.

Town Planner Shay Coburn presented an application for sketch plan review for a proposed residential subdivision, a cohousing community, to be situated at the southeast corner of Highway 62 and South Railroad Street. She noted the informal discussion at the August 29 meeting was well received by the Commission. 24 units in 12 duplex buildings, a common house, a workshop, parking facilities, carports and common open space would be constructed on 3.79 acres of the development, Ms. Coburn continued. The remaining .67 acres on the north side of the property would not be developed as part of the proposal. The Town Planner reviewed the fourteen criteria outlined in the Staff Report and commented the development seems to be well suited for the community based on the 2011 Comprehensive Plan.

Ms. Coburn explained the development provides the Town the opportunity to realign north and south Railroad Streets. The concept was discussed with the Town Council at the September meeting and staff was instructed to investigate the opportunity. Staff suggests swapping .03 acres from the corner of Hyde Street with .32 acres in the Railroad Street right of way through a land dedication on the plat map.

The Chairperson opened the public hearing and the following persons from the audience asked questions:

Susan Baker questioned how access in and out of the parking lot for her business, Lupita's Bizarre Bazaar, and how the parking spaces to the east side of her lot would be affected.

Architect Kit Meckel, a member of the consulting team for the project explained there would be limited access (right in and right out only) on the existing South Railroad onto

Sherman Street. The Town Planner and Town Manager explained safety hazards would be addressed when the highway access permit is processed through the Colorado Department of Transportation.

Susan Baker also asked if flooding from Cottonwood Creek had been considered.

Mr. Meckel explained a section of Cottonwood Creek would be formalized to reroute the water flow and damaged culverts would be repaired. He also commented the development is not for profit and it is a group of home owners that desire to be central to Ridgway.

Guthrie Castle asked about individual lot ownership in the development.

Mick Graff, a home owner investor for the project explained the proposal is for the individual lot owners to own their building footprint, and those details are still being worked out in order to be compliant with State requirements.

The Chairperson closed the public hearing for comment.

The Planning Commission discussed the application with staff and the applicant. They questioned tap and meter installations, soil testing, mineral rights, affordable housing, costs for the realignment of Railroad Street, traffic restrictions, safety issues on Railroad Street, emergency vehicle access, public pedestrian access, and short-term rental restrictions

Town Manager Coates explained pursuant to the current municipal code taps may be shared if each set of homes is considered one building, and a home owners association would be required to govern any shared taps.

John Baskfield, developer for the applicant explained soil toxicity testing is completed and a report will be available mid-October which will include structure and drainage analysis. He also explained grass roots investors are subject to risks so the affordability will occur at the development level. Owners will have the opportunity to drive or reduce cost with the interior finishes.

Kit Meckel said an attorney has been hired to investigate and contact mineral estate owners.

Planner Coburn clarified that the proposed new right of way for South Railroad would be owned by the Town and built by the Town. The .35 acres next to the right of way would remain undeveloped so the infrastructure for that portion would not be developed.

The Town Manager noted the sketch plan is still in the design phase and explained the proposed subdivision would adhere to the required improvements and design standards such as installation of utilities, access roads, streets, alleys, curb, gutter, sidewalks, and hard surfacing of streets. She added the proposed land swap for the realignment of Railroad Street is a reasonable request that will benefit the town, given the location and impact of the development.

The Town Planner reviewed proposed stop signs, pedestrian access, and linkage between the subdivision and town; and Mr. Meckel reviewed the proposed emergency vehicle access to the development.

Mr. Meckel commented short-term rentals would be discussed, but that cohousing developments do not lend themselves to that type of activity.

Town Manager Coates noted short term rental restrictions should be noted on the preliminary plat.

ACTION:

Mayor Clark moved to approve the subdivision Sketch Plan Review for Ridgway Cohousing, LLC as presented as long as the sixteen considerations addressed in the Staff Report dated September 26, 2017 are considered with the preliminary plat. Councilor Hunter seconded the motion, and it carried unanimously.

APPROVAL OF THE MINUTES

2. Approval of the Minutes from the meeting of August 29, 2017.

ACTION:

Councilor Hunter moved to approve the Minutes from the meeting of August 29, 2017. Mayor Clark seconded the motion and it carried with Commissioners Liske and Nelson abstaining.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Karen Christian
Deputy Clerk