

## PLANNING COMMISSION

### MINUTES OF THE REGULAR MEETING

March 27, 2018

#### CALL TO ORDER

The Chairperson called the meeting to order at 5:30 p.m. with Commissioners Emilson, Falk, Councilor Hunter, Mayor Clark, and Chairperson Canright in attendance. Commissioners Liske and Nelson were absent.

#### PUBLIC HEARINGS

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

Staff Report dated March 27, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented an application for sketch plan review for a proposed residential subdivision that includes 24 residential units in 12 duplex buildings, a common house, workshop, and parking facilities. She noted the Planning Commission approved the originally proposed sketch plan on September 26, 2017, and it has expired. Ms. Coburn pointed out the northern aspect of the property is not part of the request because it will be used for future commercial development and in conjunction with the re-alignment of the Railroad Street right of way. She explained a new sketch plan narrative, letter of request and new proof of ownership with articles of incorporation are submitted with this application because the property's ownership has changed since the last hearing. The Planner commented the following notes were removed from the original narrative: *landscaping would be designed to promote native flora and fauna, and the community would be designed to promote efficient, sustainability and environmental health in-line with national LEED standards*, so the applicant should clarify the omission. Additional changes with the revised sketch plan include the unit mix is slightly modified, the parking plan is modified so that 6 units do not have the required two parking spaces, project costs have changed, and water system requirements have changed slightly due to structure modifications. In addition, consideration of short term rentals should occur before preliminary plat and confirmation is needed for granting the Town a 10 ft. easement along the southern aspect of the property.

Architect Kit Meckel, member of the consulting team for the project said they are currently working on the preliminary plat. The complexity of the lot, weather and working with various consultants has prevented the completion of the process within the required 6 months.

John Baskfield, developer for the applicant stated the primary purpose for the requesting the hearing is to keep the project moving along since the initial approval just expired. He stated there are no intended changes to storm drainage, health, safety and welfare of the community, or in landscaping.

The Commission discussed the application with Mr. Meckel and Mr. Baskfield.

Mr. Baskfield explained the jurisdictional wetlands on the property have been delineated by a consultant and approved by the Army Corps of Engineers. The wetlands will experience some disruption so a required mitigation plan will accompany the preliminary plat. He confirmed that there will in fact be 48 parking spaces for 24 residential units on the property.

Chairperson Canright opened the hearing for public comment and there was none.

The Commission asked the applicant to consider some affordable housing in the subdivision as a concession for visitor parking, consider using Cottonwood Creek as an asset to the proposed subdivision, and expressed concerns that allowing short term rentals would conflict with the concept of co-housing.

John Baskfield explained that the terms for the re-alignment of Railroad Street needs to be determined to ensure the project will move forward.

Planner Coburn explained staff has submitted a formal application to the Colorado Department of Transportation (CDOT) for right-in/right-out access to Highway 62 at the existing South Railroad right of way and a new full access right of way directly south of North Railroad. Once CDOT completes their study and approves the application, the Town will be ready to discuss the re-alignment of Railroad Street with the applicant.

#### ACTION:

Commissioner Emilson moved to approve the Application for Sketch Plan for the property located at southeast corner of Sherman/Hwy 62 and S. Railroad; Applicant: Ridgway Cohousing, LLC with the 13 considerations and clarifications listed in the staff report dated March 27, 2018 which must be met. Mayor Clark seconded the motion, and it carried unanimously.

2. Application for Variance to parking regulations; Location: Willow Creek Trading Subdivision including Drashan Condominiums; Address: 167, 171 and 189 N. Cora Street; 602, 604, and 610 Clinton Street; Zone: Historic Business (HB); Applicant: Willow Creek Trading Subdivision Parking Maintenance Association, Inc.; Owners: Arapaho Partners LLC, 171 N. Cora LLC, Christopher Senior, Eka Pada LLC and Ridgway Chautauqua Society Inc.

Staff Report dated March 27, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

Mayor Clark recused himself from the hearing due to his affiliation with the Sherbino Theater (Ridgway Chautauqua Society Inc.).

The Town Planner presented an application for parking variance for two parking spaces to serve future residential uses for Lots 2 and 3 of the Willow Creek Trading Subdivision. She explained the two buildings on the lots would like to convert the second floors into residential units which changes the parking requirements. The initial request, while slightly different than this request, was denied at the October 31, 2017 Planning Commission hearing because of the inability of the applicant to prove the criteria for a variance. The applicant collaborated with neighboring building owners as encouraged by the Planning Commission. This application is a result of the collaboration she continued.

Ms. Coburn explained two off-street parking spaces are required for all residences over 600 square feet and the applicant is requesting one parking space for each of the dwelling units because of the small square footage (787.5 - 867.5 sq. ft.). She further explained the intended use for both units is for short-term rentals, only one parking space is required for accessory dwelling units up to 800 sq. ft., the mixed uses of residential and commercial in the subdivision demand parking at different times of the day, and the units are centrally located in the heart of the Historic Business District.

Planner Coburn gave a brief history on the previous parking arrangement for the subdivision, which included a non-functioning Shared Parking Agreement and noted the variance request is the first step in cleaning up the parking arrangement. She explained that under the current code nine parking spaces are required with the change of desired use in the buildings, and the parking arrangement map submitted by the applicants only provides for seven spaces. The applicants plan to resolve this with a parking permit system that would encourage tenants to park off-street, in the improved lot, first.

The Commission discussed the application with one of the applicants, Seth Cagin. He stated the parking situation is an inherited historic problem that doesn't have an optimal solution for all properties in the subdivision to be in full compliance of the current land use code. He noted that a future plat amendment is contingent on the Commission approving the application.

Chairperson Canright opened the hearing for public comment.

Patrick O' Leary, Board member for the Sherbino said the tenants in the subdivision are trying to fully utilize the back parking area by taking as many cars off the street as possible. He feels the parking arrangement will assist in analyzing the parking needs in that area, which has never been done. As a result the needs can further be addressed. He emphasized that the spirit of cooperation between the tenants in the subdivision is real and would like to do the best job possible under the current circumstance.

Chairperson Canright closed the hearing for public comment.

The Commission discussed the application with Mr. Cagin. He added that the formation of the parking agreement will not require consensus from the tenants to make changes or improvements for parking and issues will be resolved more efficiently.

#### ACTION:

Councilor Hunter moved to approve the Application for Variance to Parking Regulations; Location: Willow Creek Trading Subdivision, including the Drashan Condominiums; Addresses: 167,171, 189 North Cora Street; 602,604, and 610 Clinton Street; Zoned (HB); Applicant: Willow Creek Trading Subdivision Parking Maintenance Association Inc. The variance is based in the smaller size of the units and the fact that we are reducing the parking for 2 residential units that could be classified as 600 sq. ft. or less, thus meeting the requirement for 1 parking space for each residential unit. The Applicant has made a huge effort to be cooperative and come up with a solution to a complicated situation. The approval also includes the 2 staff recommendations in the Staff Report dated March 27, 2018, which are: 1. Approval of the recording of the plat amendment and 2. Completed improvements to the shared parking area as described in the letter and map provided by the applicant to be included. Commissioner Emilson seconded the motion, and it carried unanimously.

Mayor Clark re-entered the public hearing.

### OTHER BUSINESS

#### 3. Informal Discussion-Multi-Site Planned Unit Development

Letter dated March 27, 2018, Site Plan, and aerial photographs of proposed property from Julie Wesseling.

Julie Wesseling presented a proposed concept for two public storage facilities in the Eastside Subdivision, Lots 10 and 11. She explained the first phase of the project will include five 13ft. - 20ft. tall, completely enclosed storage buildings, an office with a second floor apartment and 10 parking spaces. A professional office with another second floor apartment will be constructed in the second phase of the project. Short term rentals are the intended use for both apartments, and the appearance of the buildings will be compatible to the 4-H Center located across the highway.

The Commission discussed architectural details, screening along the gateway, landscaping, short term rentals, building placement, and traffic flow in and out of the lots with Ms. and Mr. Wesseling.

Chairperson Canright opened the discussion for public comment.

Guthrie Castle said there will be the opportunity for approximately 400 new residents to move into the community given the current projects under advanced planning stages. This may change what the best land use is for gateway lots and other lots that have been vacant for many years.

Chairperson Canright closed the discussion for public comment.

#### 4. Update-Master Plan Process

The Town Planner reported six consultant proposals have been received, and three should be interviewed soon.

#### 5. Update-Downtown Parking Assessment

Planner Coburn reported a consultant has been selected and will be going under contract soon. That process should be done by June 30.

### APPROVAL OF THE MINUTES

#### 6. Approval of the Minutes from the meeting of February 27, 2018

ACTION:

Councilor Hunter moved to approve the minutes from February 27, 2018. Mayor Clark seconded the motion and it carried unanimously.

Planning Commission  
March 27, 2018

ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Karen Christian  
Deputy Clerk