

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

June 26, 2018

CALL TO ORDER

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

PUBLIC HEARINGS

1. Application for Deviation to Single-Family Home Design Standards; Location: Sweetwater Subdivision, Lot 2; Address: 216 Sweetwater Drive; Zone: Residential; Applicant: Dickerson Construction, Inc.; Owners: Carol Sherman Barron Revocable Trust and Richard Alan Barron Revocable Trust

Staff Report dated June 26, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner. Letters addressing the deviation request from Eric Dickerson and the Architect.

Town Planner Shay Coburn presented an application for deviation to single family home design standards. She explained the proposed home will be constructed with virtually no overhang and the code requires a minimum overhang of not less than 12". Ms. Coburn reviewed the deviation criteria, letters submitted by the Applicant, compensating design features in the building renditions and shared that she felt that the Applicant did not explain how the criteria has been met for a deviation.

Applicant Eric Dickerson said the primary purpose of the overhang is to protect the siding. The siding for this residence is a commercial product that does not need a protective overhang. Mr. Dickerson also said he understands the regulation is also to ensure that homes are compatible with the surrounding structures and this structure is unique and eclectic.

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

There was discussion between the Commission, Applicant and Staff. The Commission agreed there is enough variation in the roof line and wall plane and the design has many compensating features.

**ACTION:**

Mayor Clark Moved to approve the Deviation to Single-Family Home Design Standards for 216 Sweetwater Drive. Councilor Hunter seconded the motion, and it carried unanimously.

2. Application for Plat Amendment; Location: Willow Creek Trading Subdivision including Drashan Condominiums; Addresses: 167, 171, and 189 North Cora Street, 602, 604, and 610 Clinton Street; Zone: Historic Business; 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 June 26, 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 Plat Amendment. She explained the proposed amendment is to clarify and reconcile the current shared parking and access area. She also outlined the steps taken for the plat amendment that were through a series of public hearings held October 31, 2017, March 27, 2018 and May 24, 2018. Ms. Coburn further explained that as a result of the previous public hearings the Willow Creek Trading Subdivision is currently charged with providing seven parking spaces. A parking permit system requiring permit holders to park in an off-street space unless spaces are all full is being proposed along with a revised shared parking agreement. The proposal includes improving the shared parking area with the addition of curb stops, striping, the parking space permit signage, protective bollards for existing utilities and improvements, and 11 parking permits for the seven available spaces. She summarized the specific plat note amendments which include a map of the shared parking area to be recorded with the proposed changes. Planner Coburn agreed with the proposed plat amendment changes and noted that drainage issues associated with the 610 building have recently come to light. Coburn suggested resolution of the issue with the Planning Commission's decision for the plat amendment because the drainage issue may impact the timing of the improvements.

Applicant Seth Cagin (171 N. Cora LLC), representing all applicants, said all six property owners are in agreement with the plat changes and offered a resolution to the drainage issue. He explained the complex engineering drainage problem will need to be resolved prior to making the changes in the shared parking area and offered an alternate solution as a condition of the recommendation to the Town Council.

The Commission discussed the drainage issue at length with Staff and the Applicant.

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

**ACTION:**

Councilor Hunter moved to recommend approval of the plat amendment to the Town Council; Location: Willow Creek Trading Subdivision including Drashan Condominiums; Addresses: 167, 171, and 189 North Cora Street; 602, 604, and 610 Clinton Street; Zone: Historic Business; 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., as submitted and proposed in the hearing packet dated June 26, 2018, with all recommendations in the Staff Report dated June 26, 2018. The Town Attorney is required to review it. A Subdivision Improvements Agreement shall be drafted with a close date of one year. An engineering report with the completed estimate of the costs to repair the drainage issue shall be submitted. A majority of the parking lot improvements must be completed with the filing of the amended plat. The parking area will be constructed as proposed, excluding the parking area encumbering Lot 4. The Improvements for Lot 4 will be secured through a Subdivision Improvements Agreement. Commissioner Liske seconded the motion, and it carried unanimously.

Mayor Clark re-entered the public hearing.

### OTHER BUSINESS

#### 3. Update on the Master Plan Process

Planner Coburn informed the Commission that approximately 45 community members participated in the focus group meetings, and the online community survey will be available soon. Business cards will be distributed throughout the community with information to encourage participation from the local residents. An information booth will be provided at the River Festival, Concert Series and a link to the survey will be on the Town website. A web page explaining the Master Plan process is on the Town website and it provides a means for residents to say what their interests or concerns are as well.

#### 4. Update on the Downtown Parking Assessment

Draft: *Ridgway Parking Assessment Presentation*, prepared by DHM Design & SET Engineering, dated June 2018

The Town Planner distributed the draft parking assessment presentation for review noting the final report should arrive by the end of June. The draft indicates that currently there is more parking available in the study area than required.

Ridgway resident Richard Hamscher discussed the parking study with the Planning Commission and expressed concerns for diagonal parking in residential zones due to the impacts of growth. Mr. Hamscher also asked for clarification on interpreting the information provided in the study. He was encouraged to participate in the Master Plan process for input about future parking concerns.

### APPROVAL OF THE MINUTES

#### 5. Approval of the Minutes from the Meeting of May 29, 2018

##### ACTION:

Councilor Hunter mover to approve the Minutes from May 29, 2018. Commissioner Liske seconded the motion and it carried unanimously.

### ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk