

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 25, 2018

CALL TO ORDER

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

PUBLIC HEARINGS

1. Application for Deviation to Single Family Home Design Standards; Location: Parkside Subdivision, Lot 18; Address: TBD North Laura Street; Zone: Low Density Residential; Applicant: Jack Pettruccelli; Owners: Alpine Creek Homes, LLC.

Staff Report dated September 25, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented a deviation for a reduced footprint for a new home in the Parkside Subdivision. She explained the footprint is 1 ft. smaller than required and the intent of the municipal code is to prevent small narrow homes and to protect property values of the surrounding residences. Ms. Coburn noted the proposed structure has compensating features that meet the intent and objectives of the code, and is compatible with the residences in the subdivision. She recommended approval of the request.

The Chairperson opened the hearing for public comment.

Tom McKenney said he is favor of this home and that the single family home design standards should be reviewed so that smaller homes do not have to go through a deviation process. The Commission informed Mr. McKenney that this is being reviewed and will be finalized after the Master Plan process.

The Chairperson closed the hearing for public comment.

ACTION:

Councilor Hunter moved to approve the Deviation to Single Family Home Design Standards for a foot print less than 21 ft. by 24 ft. based on the site plans and elevations submitted with the application. Commissioner Emilson seconded the motion, and it carried unanimously.

2. Application for Preliminary Plat Review; Location: Ridgway USA Subdivision, Lots 30-34; Address: TBD Redcliff Drive; Zone: General Commercial; Applicant: Vista Park Development, LLC; Owners Ridgway Land Company, LLP.

Staff Report dated September 25, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

Planner Coburn presented an application for preliminary plat review for Vista Park Commons. She outlined a series of discussions with the applicants beginning in October 2016 concluding with the most recent hearing in July 2018, which was continued and noted some of the deficiencies are still outstanding with the recent submittal. Ms. Coburn reviewed only the key deficiencies with the Commission.

The Town Planner explained 25 residential units were originally proposed and that has been reduced by two units to provide more room for the retention pond area and to prevent the area from encroaching into the Town right of way. However, the capacity of the new retention pond location is not known and the stormwater calculations need to be updated. Planner Coburn also noted that adequate engineer stamped construction plans have not been submitted and that a contractor would have a hard time building this to plan, while Town staff would have a hard time inspecting and approving the work. She commented that the irrigation water is intended for all of the common areas in the Ridgway USA Subdivision and the irrigation plan does not clearly indicate how each property owner will access this non-potable water.

Ms. Coburn said staff sent standard language to the applicants to use for consistency and in the administration of deed restricted units for Plat Note 5. The language was significantly modified by the applicants to change the intent of the deed restrictions and the Planning Commission should carefully review the changes. The applicants are proposing that the deed restricted units are reduce by one unit because of the retention pond modification. This reduction in deed restricted units must be approved by the Commission.

Town Planner Coburn recommended the hearing be continued because more time is needed for the applicant to address all comments, edits and questions listed in the Staff Report dated September 25 before returning to the Planning Commission.

Doug MacFarlane, architect for the development said he agreed that the hearing should be continued and that many of the deficiencies can be worked out with staff. He clarified that the irrigation connections for each unit are drawn on the plans but not labeled. Mr. MacFarlane said the Town Engineer did not require updated calculations for the retention pond and will seek further clarification with her. He commented that it is very difficult to reconcile the subdivision regulations with the planned unit development process and suggested "milestone meetings" with staff to streamline the process as opposed to only monthly meetings with the Planning Commission. MacFarlane also noted there are no cost incentives for developers to construct affordable houses especially with tap fees and that efficiency units with one bathroom should not have to pay the same fee as one or two bedroom homes. Mr. Macfarlane said the units in the development already have a built-in component to keep the price down; an appraised per square foot price, and the small size of the units will keep the price low, essentially making the subdivision affordable by nature.

Joe Nelson, co-applicant for the development said the original vision for the project was to construct all affordable units but feels the process has "cross purposes" that are not achieving the original intention. Mr. Nelson said tap fees should be reduced based on smaller square footage in fairness to the developer.

Guthrie Castle, co-applicant for the development said the 2009 Affordable Housing Action Plan says that developer incentives for affordable housing should include expedited development, expedited building permit review, flexible development and design standards and staff has no protocol in place to accommodate that incentive. He said the deed restricted units are not a good

marketing plan for the project and would like to see the restrictions removed if the units do not sell within a reasonable time after all the other units have sold. Mr. Castle also commented that the process should include frequent communication with staff.

The Chairperson opened the hearing for public comment.

Jack Young suggested taps fees should be based on the number of fixture units in each unit.

Andrea Zokolowski, Ouray County Housing Advisory Committee Member at Large said the county has a shortage of approximately 260 housing units for the workforce and was curious as to why the Town would not allow the developer to maintain the retention ponds in the right of way so that two residential units would not be lost.

Roy Clingan said he wants assurance there will be enough water for three hundred additional people in Ridgway and asked if a plan exists to increase the water supply. The Planning Commission shared with him that the Town is currently working on an upgraded water management plan, the reservoir storage was expanded two years ago, and water issues are planned to be addressed in the current Master Plan process.

The Chairperson closed the hearing for public comment.

The Commission discussed the application with Staff and the applicants. They clarified that deed restrictions are the only way to guarantee affordability long term, and in perpetuity because the market will always dictate prices regardless of the unit size, especially in 10-20 years. They also commented on the challenges of allowing development on town property, and agreed that the permit process could be streamlined. After discussing the use of the large pond in Ridgway USA for stormwater management, the Planning Commission agreed that it could be used by the development only if the applicant can prove that the intent of the pond from the original development was to also accommodate stormwater from these five lots. The Commission agreed that two deed restricted units would be sufficient to include in the development rather than three.

ACTION:

Mayor Clark moved to continue the Application for Preliminary Plat for Vista Park Commons; Location: Ridgway USA Subdivision, Lots 30-34; Address: TBD Redcliff Drive. Commissioner Emilson seconded the motion, and it carried unanimously.

OTHER BUSINESS

3. Update on the Master Plan Process

Planner Coburn said 664 people participated in the online survey, and provided an update on the agenda for the community event on September 27.

4. Informal Discussion-Riversage Phase 2

Letter date September 18, 2018 from the Riversage Homeowners Association.

Rick Weaver, Developer for the Riversage Subdivision presented a rendition for proposed changes to Phase 2 of the subdivision development. Mr. Weaver proposed eliminating Phase 3

so that Lots 17-20 would not be developed. The lots, collectively consisting of approximately 20 acres, would then be donated to the Town to be incorporated into the existing Dennis Weaver Memorial Park in perpetuity. Lots 15 and 16 which were originally platted as part of Phase 3 would be moved to the Phase 2 area and the road design would be modified to accommodate the re-plat. Creation of a pedestrian bridge was part of the original development and Mr. Weaver requested to not provide this bridge with the re-plat of the subdivision. Mr. Weaver was open to ideas to make a safe pedestrian area on the existing bridge.

The Planning Commission was in favor of the land dedication and parcel reconfiguration and agreed more consideration is needed regarding the expansion or elimination of the pedestrian bridge before a decision can be made.

SPEAKING FROM THE AUDIENCE:

Kelvin McKinley, subdivision resident spoke in favor of the proposed changes because he is concerned about possible visual impact resulting from further developing the subdivision and commented that the existing bridge can accommodate two cars at one time.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the Meeting of August 28, 2018

ACTION:

Councilor Hunter mover to approve the Minutes from August 28, 2018. Mayor Clark seconded the motion and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk