

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

MARCH 6, 2019

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. with Commissioners Emilson, Liske, Nelson, Mayor Clark and Chairperson Canright in attendance. Councilor Hunter was not present for roll call and Commissioner Falk was absent.

PUBLIC HEARINGS

1. Application for Planned Unit Development (PUD)/Minor Subdivision; Location: Parkside Subdivision, Lot 5; Address: 791 and 795 North Laura Street; Zone: Low Density Residential; Applicant: Bryce Jones; Owners: Bryce Jones and Ryan Jones.

Staff Report dated March 6, 2019 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented an application for PUD via the minor subdivision process. She explained the applicant is requesting to split the lot with the newly constructed duplex that was built by right, into two lots due to financing needs. Ms. Coburn noted the request also includes a variance to the regulations for dimensional requirements of lot size, interior side set back, and street frontage. She reviewed the variance requirements and edits to the plat map as outlined in the Staff Report. The Town Planner recommended approval of the application because the spirit of the zoning requirements have been met and the lot division will do little to change the appearance and functionality of what has already been approved and built. The applicant is unable to obtain financing because comparable duplex properties have not sold in the recent past, resulting in practical difficulty for the applicant she added.

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

The Planning Commission expressed concern about maintaining the designated duplex and other multi-family lots in town to help provide diverse housing options. They also discussed potential situations resulting from two separate owners in a duplex circumstance, the need for continuity in the structure, and in the materials used for the structure's, landscaping and fencing. The Commission agreed uniformity could be achieved through adding language in the party wall agreement.

ACTION:

Commissioner Emilson moved to approve the Application for Planned Unit Development/Minor Subdivision for the Parkside Subdivision, Lot 5; Address 791 and 795 North Laura Street; Applicant Bryce Jones; with the recommendations listed in the Staff Report dated March 6, 2019; as well the conditions discussed in this hearing regarding the exterior materials, landscaping and fencing via a party wall agreement. Commissioner Liske seconded the motion, and it carried unanimously.

OTHER BUSINESS

2. Update on the Master Plan Process

Planner Coburn informed the Commission that the draft for the Master Plan is now available on the Town website and a link to the draft was emailed to the Commissioners. A survey was created as a follow up to the last public meeting that is also available online through March 22.

3. Dark Skies Discussion

Staff Report dated March 5, 2019 presenting background, analysis and staff recommendation prepared by the Town Planner.

The Town Council directed staff at the February 13 Regular Meeting to update the Ridgway Municipal Code Outdoor Lighting Regulations in order to be designated as a dark skies community with the International Dark Skies Association. Ms. Coburn reviewed the requirements to achieve the goal and presented the current town lighting regulation with proposed changes. David Jones and Howard Greene, Ridgway Dark Skies Committee members, participated in the discussion. The Commission directed staff to refine the proposed changes in the ordinance to include key points of the discussion, and to prepare a summary of the criteria and designated responsible parties for presentation at the April Planning Commission Regular Meeting.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of January 29, 2019

ACTION:

Mayor Clark moved to approve the Minutes from January 29, 2019. Councilor Hunter seconded the motion and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk