

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
JANUARY 31, 2017

CALL TO ORDER

The Planning Commission attended the Space to Create Survey Soiree from 5:00 p.m. until 6:30 p.m. The soiree was held at the Sherbino Theater, 604 Clinton Street in Ridgway. The Planning Commission convened to the regular meeting in the Community Center at 201 North Railroad in Ridgway.

Chairperson Canright called the meeting to order at 6:35 p.m. with Commissioners Emilson, Falk, Liske, Nelson, and Chairperson Canright in attendance. Councilor Hunter was absent. Mayor Clark was late.

REGULAR MEETING

PUBLIC HEARINGS

1. Application for Deviation to Single Family Home Design Standards; Location: Block 20, Lots 16-18; Address: to be determined (TBD); Zone: Historic Residential (HR); Applicant: Beth L. Lakin; Owner: Beth L. Lakin.

Email dated January 30, 2017, from Tom McKenney; Warranty Deed dated September 10, 2014, Site Plan and elevations with upper and ground level renditions depicting scale, dated January 16,2017, submitted by the applicant. Staff Report dated January 30, 2017, from the Town Manager/Planner.

Town Manager Coates presented an application for deviation to single-family home design standards for a structure in which the footprint is less than the 21' X 24' requirement. She noted the requirement is intended to eliminate rectangular, singlewide modular structures, and the proposed structure appears to incorporate numerous architectural features compatible for the neighborhood.

Applicant Beth Lakin stated she is a schoolteacher trying to make efficient use of her construction dollars and desires a small efficient home. The renditions she drew meeting the 21' X 24' requirement had unusable dead space, and the current rendition is similar in size to a newer home recently constructed in the same neighborhood.

Chairperson Canright opened the hearing for public comment.

The email from Mr. McKenney was read to the Commission and audience. Mr. McKenney stated he is in "full support" of the project because there are not enough small homes in Ridgway.

Ruth Stewart said she was also in favor of the structure.

Chairperson Canright closed the hearing for public comment.

The Commission discussed the application with Staff.

ACTION:

Commissioner Liske moved to approve the Application for Deviation to Single Family Home Design Standards; Location: Block 20, Lots 16, 17, and 18; Address: TBD; Zone: HR, because the proposed structure appears to incorporate numerous architectural features including solids and voids, variation in the roof line, covered entry, deck space, and is of a scale that is compatible for the neighborhood. Commissioner Emilson seconded the motion, which passed unanimously.

2. Application for Variance; Location: Lot A, McCabe Replat; Address: 1025 Hyde Street; Zone: HR; Applicant: Ruth Stewart; Owner: Ruth Stewart.

McCabe Replat of Lots 22-24, Block 2, Town of Ridgway; Site Plan highlighting details of variance request, aerial photograph of property and surrounding lots, and variance request letter, submitted by the applicant; Staff Report dated January 30, 2017, from the Town Manager/Planner.

The Town Manager presented an application for a variance to the side yard setback for a legal non-conforming single-family residential structure encroaching .9' into the alley right-of-way. She explained the request would eliminate the side setback for that location, and the applicant must demonstrate that drainage will not be directly deposited into the alley with a 0' setback.

Applicant Ruth Stewart said the home was built in 1909 and she is trying to preserve as much of the house as possible. Ms. Stewart also commented the footprint of the building would not change and said she is trying to keep the costs as affordable as possible.

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

Mayor Clark arrived to sit with the Commission at 7:10 p.m.

The Commission discussed the application with staff and the applicant.

ACTION:

Commissioner Liske moved to approve the variance for Lot A, McCabe Replat, Address: 1025 Hyde Street; Zone HR, Applicant: Ruth Stewart, because relocating the structure 5' to meet the 8' setback would be practically difficult, and there would be unnecessary hardship in meeting the zoning regulation for fire separation because of the existing alley. The request is approved with the condition that the structure must be moved to accommodate a 2ft. alley setback on the west side, and the front setback must be 10ft. Commissioner Emilson seconded the motion, with Mayor Clark abstaining and it passed unanimously.

APPROVAL OF THE MINUTES

3. Approval of the Minutes from the meeting of January 3, 2017

Commissioner Liske moved to approve the minutes from January 3, 2017. Mayor Clark seconded the motion, and it passed unanimously, with Commissioner Falk abstaining.

NEW BUSINESS

4. Training with the Department of Local Affairs

Chairperson Canright reported on the training with the Department of Local Affairs and advised the Commission to review the email sent by the Town Manager.

ADJOURNMENT

The regular meeting adjourned at 7:35 p.m.

The Commission paused for a break at 7:40 p.m. and resumed at 7:45 p.m.

WORK SESSION

1. Review Zoning Land Use Code for High Density Residential (HDR) and Mixed-Use Business Zoning (MBR).

Email dated January 3, 2017, from Alpine Planning LLC. Coverage Examples submitted by Chairperson Canright. 2011 Land Use Map, Lot Zoning Discussion Report dated January 30, 2017, submitted by the Town Manger/Planner. The 6th Draft Summary for Ridgway Municipal Code (RMC) 7-3-6.5, High Density Residential, RMC 7-3-8.5 Mixed-Use Business Residential District ; and additions to RMC 7-3-10 (A), Dimensional and Off-Street Parking Requirements from the Town Manger/Planner and Assistant Planner. RMC 7-3-17, Amendments and Additions to the Official Zoning Map and Zoning Regulations, RMC 7-3-11 and 7-4-11, Planned Unit and Multi-Site Development; Town of Ridgway Commercial Design Guidelines, I.a.-III.e., dated April 18, 2014, from the Town Manager.

The Commission reviewed the 2011 Land Use Map with the Town Manager and discussed the type of services that would function in the proposed MBR and HDR zones. They also discussed access and performance standards, pedestrian and bike access, walkability, and maximum building heights within the proposed zones. The Commission agreed to review density, commercial design guidelines, housing requirements, and planned unit development agreements with Draft 7 at the next regular meeting.

ADJOURNMENT

The work session adjourned at 9:05 p.m.

Respectfully Submitted,

Karen Christian
Deputy Clerk

