

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 28, 2017

CALL TO ORDER

Chairperson Canright called the meeting to order at 5:30 p.m. Commissioners Emilson, Nelson, Councilor Hunter, Mayor Clark and Chairperson Canright attended. Commissioner Falk was not present for rollcall. Commissioner Liske was absent.

PUBLIC HEARING

1. Application for Variance to Fence Regulations; Location: Lot 2, Mitchell Subdivision; Address: 311 Sherman Street; Zone: General Commercial; Applicant: Adam and Cristin Johnson, Owners: Adam and Cristin Johnson

The Applicant submitted a Deed of Trust dated December 4, 2001; Crabb-Mitchell Amended Subdivision Plat Amending Lot B Crabb Subdivision and Lot 2 Amended Mitchell Subdivision Ouray County, Colorado, and a letter to the Planning Commission dated February 23, 2017. The Town Planner submitted a Staff Report dated February 28, 2017.

Town Manager Jen Coates presented an application for a variance to fence regulations. The applicant is requesting to exceed the 6 ft. allowed maximum height by 2 ft. in areas in which privacy is compromised. Manager Coates explained while the applicant's intent is to comply with the regulation, unnecessary hardship must be proved for the variance request to be granted.

Applicant Adam Johnson explained that a mobile home was situated on the west boundary line of his property, which provided adequate noise filtration and privacy. The trailer was removed when the Western History Museum became the new occupants of the adjoining property. Mr. Johnson explained the diagrams provided in the staff report showing the areas where a 6 ft. fence would be inadequate to provide privacy and other impacts from commercial traffic and noise.

Commissioner Falk entered the meeting at 5:41 p.m.

ACTION:

Commissioner Hunter moved to approve the application for variance to fence regulations allowing an extra 2 feet of height along certain section of the west and south property lines as requested; Lot 2, Mitchell Subdivision; Address: 311 Sherman Street; because unnecessary hardship has been demonstrated. Commissioner Emilson seconded the motion and it carried unanimously.

POLICY DISCUSSION

2. Update on additions to the land use code for high density residential (HDR) and mixed-use business (MBR) zoning

The Town Manager gave an update on the sixth draft of the high density residential (HDR) and mixed-use business (MBR) zones as discussed at the previous Planning Commission meeting. Manager Coates recommended revisiting the draft zones in coordination with the next Affordable Housing workshop to be held in mid-2017 as a follow-up to the joint Affordable Housing Workshop held on February 15th, 2017.

Speaking from the Audience

Ben Jackson spoke in support of the new zoning districts and asked the Commission to recommend adoption of these new the new zones to Council.

Andy Mueller expressed concerns with spot zoning.

Jack Petrucceli asked about the density proposed in these zones and noted landscaping requirements “adds to the difficulty of designing high density projects.”

The Planning Commission agreed to revisit the HDR and MBR zones as part of the overall affordable housing discussion to be planned for mid-2017.

APPROVAL OF THE MINUTES

3. Approval of the Minutes from the meeting of January 31, 2017

ACTION:

Commissioner Emilson moved to approve the minutes from January 31, 2017, with an amendment noting Mayor Clark participated in the second hearing. Commissioner Falk seconded the motion and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 6:10 p.m. to a joint work session with the Town Council on February 28th at 6:30 p.m. in the Ridgway Community Center.

Respectfully Submitted,

Karen Christian
Deputy Clerk