

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

MAY 31, 2016

CALL TO ORDER

Town Manager Jen Coates called the meeting to order at 5:30 p.m. with Commissioners Canright, Liske, Nelson and Councilor Hunter in attendance. Commissioners Emilson, Wasser and Mayor Clark were absent.

APPOINTMENT OF CHAIRPERSON

1. The Town Manager presented a letter from Mayor Clark dated May 27, 2016 appointing Doug Canright as the Chairperson of the Planning Commission. She also welcomed Jennifer Nelson as a newly appointed Commissioner.

PUBLIC HEARINGS

2. Application for Amended Plat and Plat Restrictions; Location: Replat of the Eastside Subdivision; Address: Hunter Parkway, Palomino Trail, U.S. Highway 550; Zone: General Commercial; Applicant: Marthis and Kidnay PC; Property Owners: John Foy, Ridgway Lodge and Motel Inc. and Ridgway USA Owners Association, Inc.

The Town Manager reported the hearing has been rescheduled to June 16, 2016.

3. Application for Building Envelope Relocate; Location: Lot 2, RiverSage Planned Unite Development (PUD); Address: 230 Rusty Spur; Zone; Residential; Applicant and Property Owner: Jeff Hawkins

Documents from the applicant included letter of support dated May 19, 2016 from RiverSage Ridgway LLC; Temporary Certification of Design Concept dated May 17, 2016 from the RiverSage Design Review Board; Warranty Deed dated April 1, 2016 between RiverSage Ridgway, LLC and Jeffrey Hawkins; Septic and Leach Field Location Map, Site Plan, and Final Plat for RiverSage PUD-Filing No-1. Staff Report dated May 26, 2016 from the Town Manager/Planner.

Manager Coates presented an application to relocate the building envelope at 230 Rusty Spur, within the RiverSage PUD, request based on topographical downslope creating difficulty to install the septic leach field. She explained the plat notes prohibit excavation or locating the septic or leach field outside of the building envelope without a variance from the Town, and noted the Homeowners Association has approved the request.

Applicant Jeff Hawkins explained he is unable to use the current septic design because the water flows uphill as it follows the natural flow of the grade, and also setbacks must be changed to move the building envelope.

Chairperson Canright opened the public hearing and there were no comments.

ACTION:

Councilor Hunter moved to approve the Application for Building Envelope Relocation for RiverSage PUD Lot 2 at 230 Rusty Spur to allow for the change in septic design as long as the recommendations in the Staff Report dated May 26, 2016 are met; and with regard to Item 4 in the Staff Report to encourage the removal of the lot from the front to the side; and with regard to Item 5 to include the leach field drainage to not encroach within 30 feet of the drainage easement and should be at least five feet from the drainage easement. Commissioner Liske seconded the motion and it carried unanimously.

INFORMAL REVIEW

4. Property development review of 316 North Lena

Location map and drawings from Renzo Verbeck; aerial view of subject property, and Staff Report dated May 27, 2016 from the Town Manager/Planner.

Renzo Verbeck presented site plans to develop residential lots as mixed residential and commercial use. He presented drawings for duplex and single family homes, with possible accessory dwelling units.

The Commission discussed various development possibilities, including affordable housing. The Town Engineer commented the proximity of the setbacks for the Town wastewater lagoons should be considered in discussions.

Kelly Dave, residing at 345 N. Lena, expressed concerns regarding on-street parking during special events.

The Commission agreed they would be interested in reviewing a formal proposal from Mr. Verbeck.

POLICY MATTERS

5. Discussion regarding creation of new zoning districts for High Density Residential and Multi-Use Zoning

Town Zoning Map and Regulations; 2011 Land Use Plan; 2011 Land Use Concept Map; and the Northwest Area Plan from the Town Manager/Planner.

Town Manager Coates reviewed the zoning map with the Commission and suggested changes to current zoning districts to allow for higher density residential and multi-uses.

Residents Bob Kelly, Kelly Dave and Chris Hawkins participated in the discussion from the audience. Comments were regarding ability to walk to the core of Town and additional plans for open space.

The Commission agreed to the need of a special work session with all Commissioners in attendance.

ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Karen Christian
Deputy Clerk