

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

JUNE 28, 2016

CALL TO ORDER

Chairperson Canright called the meeting to order at 5:35 p.m. The Commission was present in its entirety with Commissioners Emilson, Liske, Nelson, Wasser, Councilmember Hunter, Mayor Clark and Chairperson Canright in attendance.

PUBLIC HEARINGS

1. Request for Extension for Amended Plat and Plat Restrictions; Location: Various Ridgway Land Company Subdivisions; Eastside Replat, Ridgway Land Company, Lot 3 Planned Unit Development, Northridge Subdivision, Ridgway Village West Condos, Trailtown Subdivision, Trailtown Condos, Village Square West Condominiums; Address: Hunter Parkway, Palomino Trail, Redcliff Drive, U.S. Highway 550; Zone: General Commercial; Applicant: Ridgway USA Association, Inc.

Applicant representative John Peters requested an extension to the next meeting to allow time to review each subdivision's plat. He explained the applicant is no longer requesting replacing each plat and CC&Rs with a master document, as indicated at the April meeting. He noted a master document would be "a cumbersome legal process," and plat amendments would "simplify the process."

ACTION:

Councilor Hunter moved to approve the request for an extension for the application for amended plat and plat restrictions for the various Ridgway Land Company Subdivisions until the next regular Planning Commission meeting in July. Mayor Clark seconded the motion and it carried unanimously.

PUBLIC REQUESTS

2. Request to discuss Accessory Dwelling Units (ADUs) requirement that one of the units must be owner occupied

Placement of the item on the agenda had been requested by Scott Kennett, who was not present at the meeting.

Speaking from the audience residents Shawn McKernan, Paul Hebert, Tom McKenney, Al Lowande, Dean Kraft, and Ken Miller presented concerns pertaining to long-term rental inventory; speculators and outside investors; maintaining densities; affordable housing; benefits of owner occupancy; linking ADUs to affordable housing incentives; and expressed opposition to changes to the Municipal Code.

The Commission agreed to take all comments under advisement and stated no action would be taken pending further request to amend the current regulations.

The Planning Commission took a recess at 6:00 p.m. and reconvened at 6:10 p.m.

### POLICY MATTERS

#### 3. Introduction of Planning Intern

The Town Manager introduced Lauren Hauger. In June she began working for the Town as a Planning Intern through a two year grant with the Department of Local Affairs, she explained, and will be assisting with land use and planning matters.

#### 4. Discussion regarding creation of new zoning districts to address high density residential and multi-use zoning

Staff Report dated June 28, 2016 from the Town Manager/Planner and Planning Intern, with the Comprehensive Plan, 2011 Land Use Map, and Current Town Zoning Map as attachments; Memo from resident Kellie Day expressing concerns with high density zoning.

Manager Coates presented the staff report which proposed zoning examples from other cities in the region, the possibility of an additional high-density zone. She reviewed the dimensional requirements for all zones and regulations in the historic residential and historic business zones, noting the regulations are comparable to creating a high-density residential and mixed-use zone.

From the audience Ken Miller, Larry Faulk, Ben Jackson, Ned Bosworth, Chris Hawkins, Tom McKenney, John Peters, and Chris Pike participated in discussion with the Commission.

Concerns expressed from the audience included high density in the core of Town to promote pedestrian access and reduce motorized vehicles; “financial drivers” causing the creation of a new zone; focus on roads and infrastructure before increasing housing density; increased density in the River Park area; connectivity of existing streets; in-filling in current areas of Town; keeping zoning districts as simple as possible; consideration of affordable housing incentives; using the current Comprehensive Plan to develop high-density zones; funding the Housing Authority; reduced land costs; shaping the community to keep local employees and tax dollars in Town; a living wage for residents; the financial viability of constructing an affordable housing project for builders; seeking advice from financial professionals to create an affordable housing project.

The Commission agreed to dedicate a portion of each meeting to discuss high density mixed use zoning, and to identify compatible parcels for high-density, mixed-use zones.

APPROVAL OF THE MINUTES

5. Minutes from the Regular Meeting of May 31, 2016

ACTION:

Councilor Hunter moved to approve the minutes from May 31, 2016. Commissioner .  
Liske seconded the motion, which carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Pam Kraft  
Town Clerk