

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
AUGUST 24, 2016

CALL TO ORDER

Chairperson Canright called the meeting to order at 5:35 p.m. with Commissioners Liske, Wasser, Councilor Hunter and Chairperson Canright in attendance. Commissioner Emilson, Commissioner Nelson and Mayor Clark were absent.

PUBLIC HEARINGS

1. Application 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.

Notice of Public Hearing dated August 9, 2016; Revised Staff Report from the Town Manager/Planner dated August 22, 2016; Email dated August 1, 2016 from Tom McKenney expressing concerns with changes, noting the area is a gateway to Town.

Town Manager Jen Coates stated the public hearing is a continuation from the regular meeting on July 26<sup>th</sup>. She summarized the prior hearing, and confirmed with applicant representative John Peters that previously requested amendments regarding directional/off premise signs and rear area signs have been removed from the request.

The Commission agreed to address each requested plat restriction amendment individually and allow public input for each item.

1. Remove Ridgway Land Company plat restrictions regarding dimensional and building permit requirements.

Mr. Peters noted the Building Official does not enforce subdivision CC&Rs, and a building permit may be issued which could be in "conflict with the CC&Rs."

Tom McKenney expressed concerns regarding current construction located within "specific setbacks" which may change.

Property owner Bob Kelly spoke in opposition to removing the plat restriction and changing CC&Rs for setbacks.

Discussion took place between the Commission, Mr. Peters and the audience.

There was consensus to remove Plat Notes 6A1-5, 7 and 8 regarding dimensional and building permit requirements, and default to the Municipal Code.

2. Remove the Ridgway Land Company plat restriction for parking.

Consensus of the Commission was to remove Plat Note 6A6 regarding parking and to default to the Municipal Code.

3. Remove Ridgway Land Company plat restrictions regarding storage and refuse pickup.

There was discussion between the Commission and staff.

Mr. Kelly spoke in opposition to removing the plat restriction for storage and refuse pickup, stating allowing parking on both sides of the street combined with refuse at the front end of the property increases congestion.

There was consensus from the Commission to remove Plat Note 6A9 referencing location of storage and refuse pickup, and defer to the Municipal Code.

4. Remove the Ridgway Land Company plat restriction pertaining to street access.

The Commission agreed to remove Plat Note 6A10 regarding street access and to default to the Municipal Code.

5. Remove the Ridgway Land Company plat restriction referencing designated parking spaces.

The Commission and staff discussed the request and it was agreed there is no conflict between the plat restriction and the Municipal Code.

Consensus of the Commission was to remove Plat Note 6A11 regarding designated parking spaces and default to the Municipal Code.

6. Remove the Ridgway Land Company plat restriction pertaining to issuance of building permits.

The Commission agreed to remove Plat Note 6B for issuance of building permits and defer to the Municipal Code.

7. Remove the Ridgway Land Company plat restriction regarding customer floor area.

There was discussion within the Commission, and it was agreed the Municipal Code is more restrictive than the plat note.

The consensus of the Commission was to remove Plat Note 6C regarding customer floor area and to default to the Municipal Code.

8. Remove Ridgway Land Company Plat Note 7 pertaining to screening of trash.

There was discussion between the Commission, staff and applicant. Mr. Peters stated it is "confusing and difficult" to have several restrictions, including the Municipal Code and plat restrictions, and would like to "simplify the process."

The Town Manager noted when the plat restriction was created, “the desire was to manage the commercial development through the subdivision process” and to preserve the view corridor for the “gateway” of the Town.

Consensus of the Commission was to not remove Plat Note 7 regarding screening of trash. Commissioner Liske opposed the decision.

9. Remove the first sentence of Ridgway Land Company Plat Note 8 regarding landscape maintenance, which states a 20 foot easement at Highway 550 is to be planted, developed and maintained by Declarant.

Mr. Peters stated he “envisions owners are responsible for their property.”

Manager Coates explained the CC&Rs may be changed at any time without Town approval.

There was discussion between the Commission, staff and Mr. Peters.

Consensus of the Commission was to not change Plat Note 8.

10. Remove Note 9 from the Ridgway Land Company plat, which states provisions of plat restrictions are covered by Municipal Code or other law, then most restrictive applies.

11. Remove Plat Note 10, regarding amendment procedure.

12. Remove Plat Note 11, Town enforcement.

The Commission agreed to not remove Notes 9, 10, or 11 from the Ridgway Land Company Plat.

13. Remove plat restriction regarding travel home parks and drive-in theaters from the Ridgway Land Company Plat, Lot 3 Planned Unit Development Plat Map, Replat of the East Side Subdivision, Trail Town Subdivision, Trail Town Subdivision Lot 26-B Amended Plat, Village Square Condominiums, and Trail Town Condos.

Mr. Peters noted drive-in theaters are not allowed in the Municipal Code, and a potential travel home park needs a conditional use permit. He further noted a travel home park in Town would “generate lodging tax revenue” and “increase business.”

The Town Manager explained a travel home park would require a sanitary dump station with accompanying chemicals, infrastructure and a capable wastewater system.

Mr. McKenney opposed removing the plat restriction “because of the goals and policies of the gateway,” referencing the 2011 Land Use Plan.

There was discussion between the Commission, staff and the audience.

Charlie Spencer spoke in opposition to removing the plat restriction.

Consensus of the Commission was to not remove the plat restriction regarding travel home parks and drive-in theaters.

14. Remove the plat restriction for parking of recreational vehicles in the Ridgway Land Company Plat, Lot 3 Planned Unit Development Plat Map, Replat of the East Side Subdivision, Trail Town Subdivision, Trail Town Subdivision Lot 26-B Amended Plat, Village Square Condominiums, and Trail Town Condos.

The Commission agreed to remove the parking plat restriction and defer to the Municipal Code.

15. Remove the plat restriction regarding driveway access to streets in the Amendment to Replat of the Eastside Subdivision.

Consensus of the Commission was to remove the plat restriction for driveway access to streets and default to the Municipal Code.

ACTION:

Councilmember Hunter moved to recommend to the Town Council all of the approved requested items, conditioned upon changes to the CC&Rs and the vote of the homeowners association. The applicant and staff will confirm there are no conflicts between the approved items and the CC&Rs. Commissioner Liske seconded the motion, and it passed unanimously.

The Commission took a recess at 7:40 p.m. and reconvened at 7:45 p.m.

APPROVAL OF THE MINUTES

2. Minutes from the Regular Meeting of July 26, 2016

ACTION:

Commissioner Liske moved to approve the minutes from July 26, 2016. Councilor Hunter seconded the motion, which carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Jess Nunn  
Administrative Clerk