

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
SEPTEMBER 27, 2016

CALL TO ORDER

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

REQUEST FOR SUPPORT

1. Community Garden in the Green Street Park Request for Support of Great Outdoors Colorado grant application

Town Manager Jen Coates presented a request for support from the Southwest Institute for Resilience (SWIRL) and Ridgway Community Garden to apply for a grant from Great Outdoors Colorado (GOCO) to create a community garden in Green Street Park. She noted SWIRL has entered into agreement with the Town Council to create the garden. She further noted GOCO requires a resolution from the governing entity to approve the application, and this will be requested of the Town Council at the regular meeting in October. She explained the grant will be \$350,000 maximum, and a minimum of 25% of the grant funds must come from in-kind or cash contributions.

Chris Lance, Chair of Ridgway Community Garden, gave a brief presentation, explaining the endeavor is “partially about growing organic vegetables”, but became “a way to build community.” She noted the garden has the potential to be a place to hold social events, “teaching children and adults” to grow vegetables, and to “provide food for the Ouray County food bank.” She also noted several non-profits have expressed interest in utilizing the community garden. She explained several smaller grants have been issued, with some pending, and a major fundraising campaign will begin next spring.

There was discussion between the Commission, applicant and the audience regarding the timeline of the project.

**ACTION:**

Mayor Clark moved to recommend to the Town Council to endorse the plan for the Community Garden grant application with GOCO. Commissioner Emilson seconded the motion, and it passed unanimously.

PUBLIC HEARINGS

2. Application for Replat; Location: Block 21 Lots 18, 19, 20; Address: TBD Charles Street; Zone: Historic Residential; Applicant: Josh Seal and Terese Seal; Owner: Josh Seal and Terese Seal

Notice of Public Hearing dated September 9, 2016; Application including a map of the Seal Replat from the applicant; Staff Report dated September 23, 2016 from the Town Manager.

Manager Coates presented a replat of Lots 18, 19 and 20 of Block 21, explaining the proposal is to eliminate the two lot lines going north to south that currently create three lots, and to add a lot line going east to west to create two lots, Lot A on the north, and Lot B on the south. She noted the intent is to build a single family home on each lot, and to reserve the right to build an accessory dwelling. She explained the process and criteria.

Chairperson Canright opened the public hearing.

Christopher Black spoke in support of the applicants.

Chairperson Canright closed the public hearing.

There was discussion among the Commission.

#### ACTION:

Councilmember Hunter moved to approve the application for replat, with the following conditions in the Staff Report dated September 23, 2016: independently served water and sewer taps, subject to payment of applicable tap fees: two 4" sewer and one ¾" water (total: \$14,500); verify utility easements are sufficient, or increase to ten feet wide; development excise tax per RMC 3-4 must be paid prior to recording of the plat, in the amount of \$3000.00; updated plat map and plat notes as identified in this report, including excise tax, plat note speaking to improvement district for sidewalk to be completed in the future; abatement of noxious weeds on property and letter from a noxious weed expert; review and approval of Town Attorney and Town Engineer; payment of all applicable fees. Mayor Clark seconded the motion, which carried unanimously.

Councilmember Hunter amended the motion to include in the plat notes the ability to incorporate an accessory dwelling unit. Mayor Clark seconded the amendment, and it carried unanimously.

3. Application for Amended Plat; Location: RiverSage PUD Filing 1; Address: RiverSage PUD Filing 1; Zone: Residential; Applicant: Rick Weaver; Owner: Various

Notice of Public Hearing dated September 9, 2016; proposed draft Amendment #1 to the RiverSage PUD Filing #1 dated September 23, 2016; memo and letter of intent dated September 8, 2016 from the applicant and Home Owners Association; letter dated September 9, 2016 from property owners Marty Kemp and Wendy Walter in favor of the amended plat; Staff Report dated September 23, 2016 from the Town Manager.

Mayor Clark stated Kelvin Kent, President of RiverSage HOA, was in communication with him before the formal application was made, and he did not feel the need to recuse himself from the discussion.

Manager Coates explained the request is to amend Plat Note #8 in RiverSage PUD Filing 1, which currently states “all utilities to the building envelope shall be installed under or within ten feet of the driveway.” She stated the applicant would like to remove the ten foot restriction, and add to the note, “the lot owner shall revegetate any disturbed areas and obtain prior written approval of the RiverSage HOA and DRB.”

Applicant Rick Weaver noted the plat amendment “is a logical, aesthetic, and ecological request,” and “the idea is to save trees and money for the owner.” He stated in his experience, requiring the lot owner to revegetate disturbed areas has minimized the visual impact.

There were no public comments.

There was discussion between the Commission, applicant and staff.

#### ACTION:

Councilor Hunter moved to approve the amendment to Plat Note #8, with the condition in the Staff Report requiring review and approval of the Town Attorney, including any modifications to draft Amendment #1. Commissioner Nelson seconded the motion, which passed unanimously.

#### POLICY MATTERS

##### 4. Continued discussion regarding creating new zoning districts

Continued from the meeting of September 27, 2016.

Second draft summary of two new zoning districts, high density residential and mixed use business/residential, dated September 23, 2016 from the Town Manager and Planning Intern Lauren Hauger.

Ms. Hauger presented examples of optional volumes of high density and types of mixed use zones in other municipalities. Town Manager Coates presented the second draft summary of a high density residential zone.

There was discussion among the Commission regarding diversity in housing with single family homes, duplexes, townhouses and condominiums; possibility of varying income levels living in one area; building height requirements; floor area requirements; types of buildings and facilities allowable as use by right, conditional use or prohibited use; and performance and design standards.

The Commission agreed short term rentals should be a conditional use in single family residences, but prohibited in a multi-unit building in both a high density zone and mixed use business/residential zone.

Ben Jackson encouraged a 35 foot height limit to allow parking underneath units in townhomes or condominiums, and a 27 foot height limit if buildings are proposed to be constructed next to a residential neighborhood with lower height limits. He also encouraged floor area requirements to allow at least 15,000 square feet for high density buildings.

There was discussion between the Commission and the audience.

Chris Hawkins noted “every rezoning is unique,” and suggested amending the rezoning regulations to require a conceptual development plan with criteria of “compatibility”, to ensure the proposal “fits into the area,” with approval from the Commission.

The Town Manager presented the second draft summary of a mixed use business/residential zone.

There was discussion among the Commission regarding floor area requirements.

The Commission agreed floor area of less than 10,000 square feet should be a use by right, and floor area of 10,000 to 25,000 square feet should be a conditional use in the mixed use zone regulations.

The Commission discussed the remainder of the mixed use zone draft summary and the current rezoning regulations.

#### APPROVAL OF MINUTES

##### 5. Approval of Minutes from the meeting of August 30, 2016

#### ACTION:

Councilor Hunter moved to approve the minutes from August 30<sup>th</sup>. Commissioner Liske seconded the motion, which passed with Chairperson Canright abstaining due to being absent from the meeting.

#### ADJOURNMENT

The meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Jess Nunn  
Administrative Clerk