

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
OCTOBER 25, 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, Councilor Hunter, Mayor Clark and Chairperson Canright in attendance.

PUBLIC HEARINGS

1. Application for Sketch Plan Review; Location: east of Blocks 31 and 32, north of Hartwell Park and Charles Street, east of Lena Street, south of Otto Street, and west of the North Railroad Street; Zoned: Historic Business (HB) and General Commercial (GC); Applicant Tate Rogers; Owners: Dan and Carla Choate

The applicant submitted the following documents: Memorandum titled Lena Street Commons; Topographic Survey of Lots 27, and 28, Ridgway Land Company Subdivision, dated September 26, 2016; Improvement Survey Plat for Portions of the SW ¼ of the NW ¼, Section 17, Township 45 North, Range 8 West, NMPM; Town of Ridgway 1993 Revised Amended Zoning Map; Hines Designs, LLC Utility Legend and Utility Plan for Lena Street Commons; Old Republic National Title Insurance Company Title Commitment, Schedules A, B-1, B-2; Ouray County Assessor Certificates of Taxes Due dated August 22, 2016; Lena Street Commons Domestic Water Demand and Estimated Sewage Treatment projections from Ridgway Plumbing & Heating Inc.; Access to Service letters dated September 13, 2016 from San Miguel Power Association and Black Hills Energy; Lena Street Commons itemized construction cost with acknowledgment of fees and cost, Authorization of Agent dated August 25, 2013 from the property owner; Sketch Plan and Elevations dated September 27, 2016 from Hines Designs LLC; Staff Report dated October 22, 2016 from the Town Manager/Planner and Assistant Planner.

Town Manager Jen Coates presented an application for sketch plan review for a planned unit development for property encompassing both the Historic Business and General Commercial Zones. She reported a proposed concept was presented for informal discussion at the August 30 meeting, and explained the development includes 15 single-family live/work units, 4 single-family residential units, 4 commercial units and an undefined commercial structure with underground parking. The proposal includes the creation of an alley which would require encroaching onto public property, she noted.

Applicant Tate Rogers stated the proposed development “could be a solution for people seeking affordable housing”, and “business owners seeking affordable space”. The development would consist of residential and mixed-use development and some live/work units.

He proposed offering ten feet of private property to construct an alley and requested use of an additional ten feet of public property. Sundra Hines of Hines Designs LLC reviewed the sketch plan with the Commission. She clarified the building height will be twenty feet in the

General Commercial Zone (GC) and 24 to 25 feet in Historic Business (HB). She noted a request for a zero setback for the buildings in the GC Zone.

The Commission and applicant discussed including affordable housing in the development. The applicant requested affordable housing criteria to incorporate into the development and staff was directed to provide examples of deed restrictions.

Chairperson Canright opened the hearing for public comment.

Tom McKenney spoke in favor of the project, but not in favor of the conceptual design. He supported ten percent of the development to be dedicated to affordable housing. He also stated the Town should “define what affordable housing is”, “include verbiage regarding deed restriction”, and “the words in perpetuity.”

Kelly Ryan questioned responsibility for snow removal and spoke in opposition to the project design stating “it is not compatible with the character of the neighborhood”, noted the zero setback request “is a drastic exception to make”, and expressed concerns the buildings would block the view from her home across the street.

David Ahrens expressed concerns with density and the number of parked cars along Lena Street.

Shari Braund stated “the term affordable housing has an ambiguous meaning”, and “may not meet the needs of what affordable is to local residents”. She commented that “ten percent of dedicated affordable housing for a proposed project of this size is not enough”. She spoke in opposition to a three-story commercial building, and the conceptual design.

Jack Young suggested architectural guidelines be implemented for builders of affordable housing.

Kevin Chismire suggested a “rent to own concept” by using a qualified financier.

Chairperson Canright closed the hearing for public comment.

The Commission discussed the application with staff.

Tate Rogers requested deferral of the Commission’s decision to allow the Town Council to discuss the use of Town public property for construction of an alley.

**ACTION:**

Mayor Clark moved to accept the Applicant’s request to defer consideration of the application for Sketch Plan Review until Council discussion regarding use of public property. Councilor Hunter seconded the motion, which passed unanimously.

2. Application for Rezone; Location: Lot 1, Mitchell Subdivision No. 2; Address: 321 Sherman Street; Zone: Residential; Applicant: Joan Chismire; Owner: Railroad Depot Funding LLC

Statement of Authority executed September 21, 2016; Improvement Location Certificate dated September 12, 2016; Site Map depicting elevations and building footprint were submitted by the applicant; Staff Report dated October 22, 2016 from the Town Manager/Planner and Assistant Planner.

The Town Manager presented an application to rezone Lot 1 of the Mitchell Subdivision from Residential to Historic Business Zone. The Mitchell Subdivision contains a single-family residence, garage and mobile home bordered by Historic Business Zone and General

Commercial, she reported. The garage and mobile home will be removed from the property and the residence will be converted into a museum. Manager Coates presented concerns pertaining to the current access from Highway 62 through the adjacent businesses parking lot.

Applicant Joan Chismire stated the property is well suited for rezoning because of the proximity to adjacent zoning. She explained there is ten feet of ingress/egress abutting the property on the southwest and southeast aspects for a total easement of 20 feet. She requested use of an access off Railroad Street to eliminate access through the adjacent businesses parking area.

Chairperson Canright opened the hearing for public comment.

Adam Johnson spoke in favor of the application, noting he favored parking on the west side of the property to minimize impact to his driveway and property.

Linda Ingo spoke in favor of the rezoning, and noted approximately nine parking spaces will be available on the property.

Kevin Chismire spoke in favor of an access off Railroad Street.

Chairperson Canright closed the hearing for public comment.

The Commission discussed access to the property and the number of available parking spaces with the applicant.

#### ACTION:

Councilor Hunter moved to recommend the application for Rezone of Lot 1 in the Mitchell Subdivision No. 2 to the Town Council for approval. Mayor Clark seconded the motion and it carried unanimously.

The Commission took a break at 7:55 p.m. and resumed the meeting at 8:05 p.m.

#### INFORMAL DISCUSSION

3. Proposed residential planned unit development on Lots 30-34, Lot 1 and Lot A, Ridgway Land Company Subdivision

Joe Nelson presented a concept for a "pocket neighborhood concept" consisting of 22 conventionally constructed "single family detached and duplex style small homes" as an affordable housing solution. The building footprint would entail nine units per acre covering approximately 21,000 sq. ft. of acreage, or 20% lot coverage. The one and two bedroom homes, along with duplex and studio housing, would be approximately 672 to 836 square feet and share common laundry and storage facilities. The homes would be situated in clusters facing inward, and would "promote pedestrian access and create a sense of community".

Landscaping and fencing would screen the parking areas located outside of the clusters. The homes would be rented for a minimum of one year with rents ranging from \$550 to \$1,200 per month he explained, and then open to free market for sale.

He explained the proposed project is within the General Commercial Zone, and after 25 years the area is under utilized by 65%, and the residential use would be best use of the property.

Architect Doug McFarland, assisting with the proposal noted Lots 1 and A would be developed at a later date with "larger townhomes to offer a variety of housing types". Mr. McFarland commented, "the concept is a good affordable housing solution for everyone because the infrastructure and traffic flow design is already in place". He also stated the concept produces lower densities than allowed in the zone", and "reduces the possibility of uses that may be more problematic to the existing neighbors".

#### SPEAKING FROM THE AUDIENCE:

Tom McKinney spoke in favor of the project and said he would like to see some type of affordable housing language such as "in perpetuity" and deed restrictions.

Jack Young spoke of developer incentives and the challenges to initiate.

The Commission agreed Mr. Nelson should pursue the proposal.

#### APPROVAL OF THE MINUTES

#### 4. Approval of the Minutes from the meeting of September 27, 2016

#### ACTION:

Commissioner Liske moved to approve the minutes from September 30, 2016. Commissioner Nelson seconded the motion and it carried unanimously.

#### ADJOURNMENT

The meeting adjourned at 8:55 p.m.

Respectfully Submitted,

Karen Christian  
Deputy Clerk

Pam Kraft  
Town Clerk