

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

MARCH 29, 2016

CALL TO ORDER

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

PUBLIC HEARINGS

1. Application for Temporary Use Permit; Location: Block 22, Lots 16-20; Address: 710 Clinton Street; Zone: Historic Residential; Applicant: American Civil Constructors; Property Owners: Ridgway Runners

Site Plan from the applicant and Staff Report dated March 29, 2016 from the Town Manager/Planner.

Town Manager Jen Coates presented an application for a temporary use permit from American Civil Constructors for staging construction materials, lab trailer for soil tests, port-a-let, dumpster and an office during the Ridgway Rapid Acceleration of Maintenance and Partnership (RAMP) Project. Ms. Coates noted the location is within in the project area, close to the Highway 62 and downtown area, intended to minimize impact to the community.

Mayor Clark opened the hearing for public comment and there was none.

The Commission discussed community impacts with the applicant. Collin Hare, representing American Civil Constructors said the equipment used at each specific work site would remain at each site until completion. The temporary construction yard would be used for employee trucks and materials not stored at each specific work site, which will minimize noise and reduce traffic risks. He agreed to fence the construction yard during the length of the project.

ACTION:

Commissioner Liske moved to approve the Application for Temporary Use Permit for a construction yard located at 710 Clinton Street, Block 22, Lots 16-20, with the recommendations in the Staff Report dated March 29, 2016. The recommendations in the Staff Report are appropriate mitigation, minimal idling of equipment, insuring low speeds, and visibility for pedestrians, vehicles and equipment on the roadway in all directions. Commissioner Canright seconded the motion and it carried unanimously.

2. Application for Deviation to Single Family Home Design; Location: Solar Ranches Planned Unit Development (PUD) Filing 2A, Lot 7; Address: to be determined Chipeta Drive; Zone: Residential; Applicant: Jordan Batchelder; Property Owner: Jordan H. Batchelder

Site Plan and elevations from the applicant; Staff Report dated March 29, from the Town Manager/Planner.

Commissioner Canright recused himself due to a conflict of interest.

Ms. Coates presented an application for deviation to single-family home design, which is less than the 21' x 24' required in the Municipal Code, and noted the intent of the regulation is to prevent narrow and small footprint structures.

The Commission discussed the application and agreed the architectural variations present in the site plan are compatible for the neighborhood.

Mayor Clark opened the hearing for public comment and there was none.

ACTION:

Councilor Hunter moved to approve the application for Deviation to Single Family Home Design located in Solar Ranches PUD Filing 2A, Lot 7 based on the site plans and elevations considered in the Staff Report dated March 29, 2016. Commissioner Wasser seconded the motion and it carried unanimously.

Commissioner Canright returned to sit with the Commission.

3. Application for Condominium Subdivision; Location: Triangle Subdivision, Lot 3; Address: 153 U.S. Highway 550; Zone: General Commercial; Applicant: John Peters & Associates; Property Owners: 550 Sunrise, LLC

Authorization of Agent signed October 27, 2015, Lots 2 and 3 Triangle Subdivision Plat Maps, Bylaws of 550 Sunrise Condominium Draft, 550 Sunrise Condominium Preliminary Plat Narrative, from the applicant; Staff Report dated March 29, 2016 from the Town Manager/Planner.

Town Manager Coates presented an application for condominium subdivision for two buildings situated on Lot 3 of Triangle Subdivision. She noted the internal units within the buildings would not be subdivided at this time, and the highway access permit noted in the Staff Report has been received. Ms. Coates also noted the Town Attorney is currently reviewing the documents.

The Commission discussed the application with staff and the applicant.

ACTION:

Councilor Hunter moved to recommend approval of the application for Condominium Subdivision for the Triangle Subdivision Lot 3, located at 153 U.S. Highway 550 to the Town Council. Commissioner Emilson seconded the motion and it carried unanimously.

APPROVAL OF THE MINUTES

4. Minutes from the Regular Meeting of January 26, 2016

**ACTION:**

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

**ADJOURNMENT**

The meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Karen Christian  
Deputy Clerk