

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

MAY 30, 2017

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. with Commissioners Emilson, Liske, Mayor Clark, and Chairperson Canright in attendance. Commissioner Falk and Councilor Hunter were absent. Commissioner Nelson was not present for the rollcall.

Commissioner Nelson entered the meeting 5:36 p.m.

PUBLIC HEARINGS

1. Application for Amendment to Keithly Replat; Location: Block 16, Keithly Replat Lots 1-3; Address: 626 Charlotte Street, 844 Charles Street and to be determined (TBD) Charles Street or Charlotte Street; Zone: Historic Residential; Applicants: John and Kelly Lannan; Owners: John and Kelly Lannan, Andrea Sokolowsik and Grant Kleeves.

The Town Planner submitted the Keithly Replat of Lots 11-15 In Block 16, Town of Ridgway, recorded with reception number 196448, the proposed Draft Amendment 1 to the Keithly Replat, a photograph of the subject property and a Staff Report dated May 30, 2017.

Town Planner, Shay Coburn, presented an application for plat amendment noting the request is to clarify the original plat note 3 of the Keithly Replat. The total number of dwelling units allowed on the three lots is unclear in the plat note 3. The proposed amendment would insure the language is consistent with the recent plat notes required by Town Staff where accessory dwelling units do not count toward the combined number of dwelling units allowed.

Chairperson Canright opened the hearing for public comment and there was none.

ACTION:

Mayor Clark moved to approve the Application for Amendment to Keithly Replat Lots 1, 2, and 3 address to be determined Charlotte Street or Charles Street. Commissioner Liske seconded the motion, and it carried unanimously.

2. Application for Amended Plat for Building Setback; Location: River Park Ridgway Business Park Filing No. 2, Lot 204; Address: TBD River Park Drive; Zone: Residential; Applicant: Daniel Zokaites and Kelly Ryan; Owners: Daniel Zokaites and Kelly Ryan.

The Applicants submitted a letter of request dated May 15, 2017, photos of Lot 204, and a Warranty Deed dated August 17, 2016. The Proposed Exhibit A: An Amendment to the River Park Ridgway Business Park Filing No. 2, Final Plat, recorded September 28, 2005 at reception #189380 regarding relocation of building envelope for Lot 204, Parcel Setback Plan

A.00 prepared by Cast Architecture and a Staff Report dated May 30, 2017 were submitted by the Town Planner.

Ms. Coburn presented an application for amended plat to remove and replace the current setback line for Lot 204 situated at River Park Drive. She explained the current 25' setback, steep topography of the lot, and northerly facing home will cause shaded hazardous winter access. She noted the applicants are requesting to remove the current 5' setback from the 20' utility easement. The Town Planner further explained the 20' utility easement is sufficient for utility needs and the proposed new setback line would be established at that easement. She noted the building plans for the home show the home will encroach into the current 5' setback by 1' 8 ¾", and the roof will overhang 2' into the setback as well.

Lot Owner Daniel Zokaites stated relocating the setback line would provide a means to ensure the driveway is flat, useable, promote positive drainage, and street parking is currently the only alternative for many residents in the subdivision.

Chairperson Canright opened the hearing for public comment.

Jesse Young, representing the River Park Design Review Board said other Board members are concerned the existing homes in the neighborhood have already created a visual line facing the street and moving the setback line would cause the home on Lot 204 to appear protruding and out of place. Mr. Young also noted the site plan has not been submitted to the Design Review Board.

Chairperson Canright closed the hearing for public comment.

The Planning Commission discussed the application and other variance requests for the subdivision with Staff.

ACTION:

Commissioner Liske moved to recommend approval to the Town Council of Lot 204, Amended Plat for River Park Business Park Filing No. 2. Mayor Clark seconded the motion, and it carried unanimously.

3. Application for Variance for Roof Pitch and Building Height Requirements; Location River Park Ridgway Business Park Filing No. 2, Lot 204; Address TBD River Park Drive; Zone: Residential; Applicants: Daniel Zokaites and Kelly Ryan; Owners: Daniel Zokaites and Kelly Ryan.

A letter of request dated May 15, 2017, photos of Lot 204, Warranty Deed dated August 17, 2016, architectural view SD 21.5 depicting mass and scale of home, and architectural drawings A.02-A.07 for the Ryan-Zokaites Residence were submitted by the applicants. Exhibit A: Planning and Zoning Commission Minutes of the Regular Meeting dated January 29, 2008, email in favor of the variance request dated May 30, 2017 from D.C. Lurye and Staff Report dated May 30, 2017 were submitted by the Town Planner.

Planner Coburn presented an application for variance for reduced roof pitch and increased building height noting practical difficulty and unnecessary hardship must be established before

the application can be approved. The Town Planner explained the intent of the regulations and that visual impacts would not be affected by the reduced roof pitch and building height.

The Planning Commission discussed the request with Staff and the applicants.

Chairperson Canright opened the hearing for public comment.

Jesse Young said that he was "in favor of the height variance".

The Town Planner read the email from D.C. Lurye.

Chairperson Canright closed the hearing for public comment.

ACTION:

Mayor Clark moved to approve the variance for building height based on the unnecessary hardship of the existing topography as represented by the lots in the subdivision and the actual variance as shown in the staff report dated May 30, 2017. Commissioner Nelson seconded the motion and it carried unanimously.

ACTION:

Mayor Clark moved to approve the variance for roof pitch as shown in the architectural views at 1:12 due to the unnecessary hardship of the topography challenges. Commissioner Emilson seconded the motion, and it carried unanimously.

NEW BUSINESS

4. Report on the Telluride Planning and Zoning Meeting.

Town Planner Shay Coburn reported that Phillip Supino, City Planner of Aspen and Bob Gillie, City Planner for Crested Butte provided a presentation to the Planning and Zoning Commission for the Town of Telluride. Ms. Coburn informed the Commission regarding the discussions of commercial zoning, affordable housing incentives and regulations, accessory dwelling units, downtown services, parking, and the importance of a comprehensive plan as it relates to regulations and growth.

Speaking from the audience Kelly Ryan stated planning authorities should be mindful of what applicable affordable housing pricing is for Ridgway.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the meeting of April 25, 2017

ACTION:

Mayor Clark moved to approve the minutes from April 25, 2017. Commissioner Nelson seconded the motion and it carried with Commissioner Liske abstaining.

ADJOURNMENT

The meeting adjourned at 6:45 p.m.

Respectfully Submitted,

Karen Christian
Deputy Clerk