

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
JANUARY 3, 2017

CALL TO ORDER

Chairperson Canright called the work session to order at 4:35 p.m. with Commissioners Liske, Nelson, Councilor Hunter, Mayor Clark and Chairperson Canright in attendance. Commissioners Emilson and Falk were absent.

WORK SESSION

1. Review zoning land use code for high-density residential (HDR) and mixed-use business zoning.

Fifth draft of: Ridgway Municipal Code (RMC) 7-3-8.5 High Density Residential Zone; 7-3-8.5 HDR and Mixed Use Business and Residential Zone; and additions to RMC 7-3-10(A): Dimensional Requirements.

Town Manager Coates presented to the Commission the fifth draft for two new zoning districts and an addition to the existing RMC 7-3-10 (A) for further review.

The Commission discussed the impact of the proposed zones. Chris Pike from the Ridgway Ouray Community Council, Ben Jackson and Chris Hawkins from Alpine Planning LLC., participated in the informal discussion. The Commission directed staff to revise lot size, minimal parcel size and floor area ratio for high-density developments, in addition to providing examples of development rezoning agreements for discussion at the next workshop.

ADJOURNMENT

The workshop adjourned at 5:30 p.m. to the regular Planning Commission meeting.

REGULAR MEETING

CALL TO ORDER

Chairperson Canright called the meeting to order at 5:30 p.m. with Commissioners Emilson, Liske, Nelson, Councilor Hunter, Mayor Clark and Chairperson Canright in attendance. Commissioner Falk was absent.

PUBLIC HEARING

1. Application for Sketch Plan Review; Location: Ridgway USA Subdivision, Lots 30-34; Address: to be determined; Zone: General Commercial; Applicant: Joseph Nelson; Owners: Ridgway Land Company/Rob Hunter.

The Village at Ridgway, Ridgway Land Company Subdivision, Lots 30-34 Preliminary Site Plan, prepared by Doug McFarland, Architect, LLC; Ridgway USA Development, Ridgway Land Co. Addition and a Replat of Eastside Subdivision, All in the Town of Ridgway, Colorado, highlighting subject properties; Will Serve Letter dated December 19, 2016, from San Miguel Power Association; Will Serve Letter dated December 19, 2016 from Black Hills Energy; letter dated December 29, 2016, from Ridgway U.S.A., Inc.; Warranty Deeds dated May 14, 1986, June 24, 1986, May 3, 1987 and September 19, 1988; Quit Claim Deed Dated September 19, 1988; Authorized Agent Letter dated December 13, 2016, from Ridgway Land Company; Power Point presentation depicting scale, mass and floor plans; Staff Report dated December 30, 2016, from the Town Manager/Planner and Joanne Fagan, Director of Public Works.

The Town Manager presented an application for sketch plan review for a cottage neighborhood concept that was informally introduced to the Commission at the October meeting. The sketch plan depicts 25 residential lots with a mixed use of stand-alone single family and studio-duplex units, parking spaces, storage, a shared building, and open spaces.

The applicant and Architect Doug McFarland reviewed the sketch plan and Power Point presentation with the Commission and audience. Mr. Nelson explained the smaller studio/duplex units would be approximately 450 sq. ft., rent for \$600.00 per month and sell for approximately \$85,000.00. The larger one and two bedroom single-family units would rent for \$850.00-\$1,200.00 per month, and sell for \$135,000.00-\$165,000.00 each. He noted approximately half of the units would be rented a minimum of one year before they would be available for purchase. The units would provide free market affordable housing, with one single-family unit and two duplex units to be deed restricted. Mr. Nelson also reiterated the commercial zoned parcels have been underutilized for 25 years and he is requesting an exception to provide multi-family use instead.

Chairperson Canright opened the hearing for public comment.

Julia Reid asked if the units would have backyard porches and fences. The applicant explained there would be a fenced area in each front yard, with no back yard porches or fences. Mr. Nelson explained there is a forty ft. greenbelt behind the homes and that the homeowner could fence the small back yard if desired.

Chris Pike asked if short-term rentals would be allowed in the development, and found though it is allowed in the General Commercial Zone; the applicant is amenable to restricting it in the development.

Ned Bosworth stated he is excited about the proposed land use because it reflects the needs of the community in an intelligent way, and smaller units are a way to allow people to live and work in town. He also stated the development is in line with the intent of the original development, which was to provide for over-flow from the town core.

Shari Braund stated she is also excited about the development because of the “affordability and the option to purchase something that she can truly afford”.

Candida Gold commented the proposed project meets her vision for the town and the development would prevent a commercial eyesore from being developed on the lots. She

questioned the use of green building practices and the use of solar energy. She found the 2011 Energy Code would be used for the construction of the development, but no solar power would be incorporated.

Chairperson Canright closed the hearing for public comment.

The Commission discussed the application with the Mr. Nelson and Mr. McFarland.

ACTION:

Councilor Hunter moved to approve the sketch plan with the following conditions pursuant to the Staff Report dated December 30, 2016: 1. Work with staff regarding utilities 2. Relocation of the moody ditch 3. Construction costs and phasing 4. Landscape and lighting plan 5. The acknowledgement of three deed restricted units on the plat 6.No short-term rentals less than 31 days 7. Proof of ownership of the mineral rights 8. Development of a bus stop. Mayor Clark seconded the motion, which passed unanimously.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the meeting of November 29, 2016

Mayor Clark moved to approve the minutes from November 29, 2016. Commissioner Emilson seconded the motion, and it passed unanimously.

ADJOURNMENT

The regular meeting adjourned at 6:30 p.m.

WORK SESSION

CALL TO ORDER

Chairperson Canright called the work session to order at 6:35 p.m. with Commissioners Emilson, Liske, Nelson, Councilor Hunter, Mayor Clark and Chairperson Canright in attendance. Commissioner Falk was absent.

1. Discussion of short-term rental and affordable housing plat and deed restrictions for the Lena Street Commons development; Location: East of Blocks 31 and 32, north of Hartwell Park and Charles Street, Lena Street, Otto Street, and west of the Library District property and Town of Ridgway property at North Railroad Street.

Affordable Housing Provisions: Lena Street Commons Plat Restrictions Draft dated December 28, 2016; Short-Term rentals: Lena Street commons Plat Restrictions Draft dated December 28, 2016 from the Town Manger.

Town Manager Coates presented two drafts to the Commission regarding the Lena Street Commons development in follow up to the sketch plan that was approved at the November Planning Commission meeting. Manager Coates explained she wanted to ensure the Commission was in agreement with the language in the draft.

Tate Rogers, applicant for the Lena Street Commons development, renegotiated the terms of the deed restrictions with the Commission and staff. The Commission agreed to allow three deed restricted units or 15% of the development; short-term rental restrictions for two units; and allowing the remaining units to be subject to the free-market. The Commission directed staff to incorporate the changes into the preliminary plat process.

ADJOURNMENT

The work session adjourned at 7:05 p.m.

Respectfully Submitted,

Karen Christian
Deputy Clerk