

## PLANNING COMMISSION

### MINUTES OF THE REGULAR MEETING

July 31, 2018

#### CALL TO ORDER

The Chairperson called the meeting to order with Commissioners Falk, Liske, Nelson, Councilor Hunter and Chairperson Canright in attendance. Mayor Clark and Commissioner Emilson were absent.

#### PUBLIC HEARINGS

1. Application for Variance; Location Green Street Park; Address: Green Street; Zone: Residential; Applicant: Ridgway Community Garden; Owner: Town of Ridgway

Chairperson Canright recused himself due to his affiliation as liaison between the Ridgway Community Garden and the Town of Ridgway. Councilor Hunter led the discussion.

Staff Report dated February 28, 2017 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented an application for variance to exceed the fence height regulations by two feet. She explained the fence will resemble the wildlife fences used along the highway which are made of transparent wire in between wooden fence posts. She explained the variance criteria and noted the Applicant has proven unnecessary hardship, recommending approval of the request.

Kurt Jacobson, Chairman for the Ridgway Community Garden Steering Committee said fence is an approach to “a sustainable way to build a garden,” and a taller fence is needed to keep deer, elk and other wildlife out of the plantings in the garden.

Councilor Hunter opened the hearing for public comment.

Sue Husch said she was a member of the first Ridgway Community Garden, and believes there is a precedence because an eight foot fence was used there as well.

Jack Pettruccelli said he would be opposed to a solid fence and requested the Commission to make the transparent fence a condition of the approval.

Councilor Hunter closed the hearing for public comment.

The Commission discussed the application.

#### ACTION:

Commissioner Nelson moved to approve the Application for Variance for an 8 foot fence for the Ridgway Community Garden, Location: Green Street Park; with the condition that the fence material will be transparent. Commissioner Falk seconded the motion, and it carried unanimously.

Chairperson Canright re-entered the public hearing

2. Application for Deviation; Location: Block 29, Lots 21-22; Address: 325 North Cora Street; Zone: Historic Residential; Applicant: Guthrie Castle; Owners: Guthrie Castle and Shari Braund

Staff Report dated July 31, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

The Town Planner presented an application for deviation from single-family home design standards for a flat roof not fully contained within a parapet that is higher than the adjacent roof. She noted the Applicant's previous request for an appeal on the interpretation of the word "contained" at the June 26, 2018 Planning Commission Meeting. Ms. Coburn reviewed the required design standards in the Municipal Code, noting the applicant has not demonstrated criteria has been met, and recommended the Commission request additional information from the Applicant.

Applicant Guthrie Castle said the roof is architecturally contained and the section of the roof in question cannot be seen from the street. He presented pictures of the structure showing compensating features in the design.

The Commissioners agreed the design has many compensating features to comply with the municipal code.

The Chairperson 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 Standards for Block 29, Lots 21-22; Address: 325 North Cora Street. Commissioner Liske seconded the motion, and it carried unanimously.

3. Application for Conditional Use; Location: Trailtown Subdivision Lot 26-B Amended Plat, Lot 26-B2; Address: TBD Palomino Trail; Zone: General Commercial; Applicant: Chimney Peak Storage, LLC; Owner; Trail Town Partners, LLC

Staff Report dated May 29, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Coburn presented an application for conditional use for a storage facility because it must meet performance standards. Coburn explained the applicant is proposing to build five 1,600 sq. ft. storage buildings along with a 1,250 sq. ft. office building. Additional buildings may be added in phase two of the project and this application is for the first phase only she added. The Planner explained Lot 26-B2 has a lien on it as part of the Subdivision Improvements Agreement (SIA) with the Trail Town Condominium Subdivision, and it is expired. There are many corrections and improvements to be addressed with the SIA before the lien can be released and she noted staff is working with the SIA holders to resolve the outstanding items. She commented clarification is needed on a drainage swale and its relationship to the proposed drive lane; and the planting and fence line on the northwest side of the property needs adjusting because it is already part of the utility easement.

The Chairperson opened the hearing for public comment.

Guthrie Castle questioned if recreational vehicles (RV) would be stored during the winter.

Owner Julie Wesseling clarified the original request did include RV storage but this request does not include that because the location has changed.

The Chairperson closed the hearing for public comment.

Ned Bosworth, representing the applicant said the enclosed storage units will not be large enough to house RVs. Leaseholders will be required to sign a standard contract about what is allowed to be stored and the area will be well observed making it difficult for questionable activities in the rental lot. Mr. Bosworth also clarified that the swale in the drive lane is not a drainage ditch and no water flows through it.

**ACTION:**

Commissioner Liske moved to approve the application for Conditional Use; Location Trailtown Subdivision Lot 26-B Amended Plat, Lot 26-B2; Zone General Commercial with the conditions listed in the Staff Report dated July 31, 2018. Councilor Hunter seconded the motion, and it carried unanimously.

4. Application for Plat Amendment; Location: Willow Creek Trading Subdivision including Drashan Condominiums; Addresses: 167, 171, and 189 N Cora St.; 602, 604, and 610 Clinton St.; Zone: Historic Business; Applicant: Willow Creek Trading Subdivision Parking Maintenance Association, Inc.; Owners: Arapaho Partners LLC, 171 N Cora LLC, Christopher Senior, Eka Pada LLC, and Ridgway Chautauqua Society Inc.

Staff Report dated July 31, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

The Town Planner presented an application for plat amendment that is necessary to convert the 2<sup>nd</sup> floor of lots 2 and 3 into residential units to meet parking requirements in the current shared parking and access area. Ms. Coburn explained the parking area repairs discussed at the June Planning Commission meeting resulted in a reduction to the size of parking space 5 because of drainage needs on Lot 4. The space was proposed to be one foot shorter than the code requires and is instead reduced 4.5 feet of the requirement. The Planner reviewed additional proposed changes to the language in Plat notes J, K and General Plat note 2. She recommended approval of the plat amendment with the conditions outlined in the staff report.

Sue Husch clarified that space 5 was encroaching northward into the drainage area, not space 4. Ms. Husch added the national standard for small car spaces is 13.5 sq. ft., and the request is for the small space to be 14.5 sq. ft.

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

**ACTION:**

Councilor Hunter moved to recommend approval to the Town Council for the Plat Amendment for Willow Creek Trading Subdivision including Drashan Condominiums; Addresses: 167,171 and 189

North Cora Street: 602,604 and 610 Clinton Street; Zone: Historic Business; Applicant: Willow Creek Trading Subdivision Parking Maintenance Association, Inc., as presented, and with all the conditions in the Staff Report dated July 31, 2018. Commissioner Nelson seconded the motion, and it carried unanimously.

5. Application for Preliminary Plat Review; Location Ridgway USA Subdivision, Lots 30-34; Address: To-Be-Determined Redcliff Drive; Zone: General Commercial; Applicant: Vista Park Development, LLC; Owners: Ridgway Land Company LLLP

Staff Report dated July 31, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Coburn presented a preliminary plat application for the Vista Park Commons. Coburn explained there are many outstanding items to reconcile and suggested the hearing be continued to provide more time for staff and the applicant to resolve them. However, feedback is needed regarding proposed landscaping measures and the drainage retention area in the Town right-of-way.

Ms. Coburn calculated the landscaping requirements and noted the proposed trees and shrubs exceed what the code requires. However, the applicant has requested to deviate from the single-family-home-design standards on each individual lot by using weed control cloth covered in gravel instead of live vegetation. Home owners could then change the landscaping when a lot is purchased.

Architect Doug MacFarlane representing the applicant said a sidewalk, parallel parking for guests and a landscape berm is being provided along the right-of-way. The location of the 100 ft. right-of-way along Redcliff Drive provides a means to filter silt, slow down water run-off, and will become part of the landscape along the right-of-way. He noted that deeper retention ponds on the property could be used but they tend to be problematic; whereas the more shallow ponds as proposed in the right of way are not and serve a dual purpose. Mr. MacFarlane suggested a maintenance agreement for the greenway. He further explained that new home owners will have the flexibility to do spot plantings if each lot is xeriscape with the weed cloth and gravel; the common area is vegetated and the gravel areas are in the private back yards. He also noted that more landscape would affect the affordable purchase price intention of the project.

The Chairperson opened the hearing for public comment.

Janet Smith suggested using decorative mulch for weed control and landscaping as opposed to the cloth and gravel because the home owner can till the mulch into the soil when changes are made to the landscaping.

The Chairperson closed the hearing for public comment.

The Planning Commission discussed the requests with the applicant and staff. The Commission agreed the applicant should find a solution for the drainage retention area that is not on Town property and the gravel area should be somewhat reduced with the use of other material.

ACTION:

Councilor Hunter moved to continue the Application for Preliminary Plat for Vista Park Commons to the next meeting that is noticeable and that all deficiencies noted in the Staff Report dated July 31, 2018 have been remedied. Commissioner Liske seconded the motion, and it carried unanimously.

6. Application for Temporary Use Permit; Location: Block 22, Lot 5; Address: 749 Sherman Street; Zone: Downtown Service; Applicant: Will McGown; Owners: Will and Eugenia McGown

Staff Report dated July 31, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

Planner Coburn presented an application for temporary use to have a travel home parked and intermittently occupied while the new home is under construction. She explained the trailer is lawfully parked on Lot 5, setbacks are being observed and the code allows occupancy for no longer than 30 days on a vacant lot. She also noted the McGown's primary residence is out of state and they will occupy the trailer during brief visits to check on the construction progress.

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

The Commission discussed the application with Staff regarding visibility of the trailer

**ACTION:**

Commissioner Falk moved to approve the Application for Temporary Use Permit Location: Block 22, Lot 5; Address: 749 Sherman Street; Zone: Downtown Service; Parcel: 430517401004; Applicant: Will McGown; Owners: Will and Eugenia McGown. Commissioner Liske seconded the motion, and it carried unanimously.

**OTHER BUSINESS**

7. Informal Discussion-Ouray County Draft Ordinance for Establishing Regulations for Non-Commercial Camping

*Draft Ordinance NO. 2018-XX: An Ordinance of the Board of County Commissioners of Ouray County, Colorado Establishing Regulations for Non-Commercial Camping, Draft Non-Commercial Camping Permit Application, and Memorandum regarding Draft review dated July 30, 2018 from the Town Planner.*

The Town Planner presented the working draft ordinance to the Planning Commission because it could impact the Town. She reviewed concerns stated in the memorandum and asked the Commission for feedback prior to submission to the Town Council, and then to the Board of County Commissioners (BOCC). The Commission agreed with the content of the memorandum. Planner Coburn said she will forward to the Town Council for input, and then to BOCC.

8. Update to the Master Plan Process

Ms. Coburn informed the Commissioners that the survey is still open and only one third of local residents have participated. She asked the Commission to encourage residents to participate in the survey, especially the 20-40 year old population. Planner Coburn noted the survey will close September 3, and a community event is planned for September 27.

9. Conference for the American Planning Association (APA) Colorado Chapter

Town Planner Coburn mentioned the conference will be held October 3-5 in Keystone. She asked that anyone interested in attending the conference contact her.

APPROVAL OF THE MINUTES

10. Approval of the Minutes from the meeting of March 27, 2018

ACTION:

Commissioner Liske moved to approve the Minutes from June 26, 2018. Commissioner Nelson seconded the motion, and it carried with Commissioners Liske and Nelson abstaining.

ADJOURNMENT

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk