

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

AUGUST 28, 2018

CALL TO ORDER

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

PUBLIC HEARINGS

1. Application for Conditional Use; Location: Hollenbeck Lot Split, Lot 24A; Address: 400 Palomino Trail; Zone: General Commercial (GC); Applicant: Mary Beth Hollenbeck and Bob Kelly; Owner: Mary Beth Hollenbeck

Staff Report dated August 28, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented an application for long-term residential use in the General Commercial Zone which is a conditional use. Coburn explained both floors of the two-story building are currently used for short term and long term rentals per a prior conditional use approval. The current conditional approval for the first floor provides for long term rentals from April through November. It expires on October 31. The applicant is now requesting a permanent conditional use for the first floor unit for long term rentals for the same period – November through April. The Planner reviewed the performance standards for the GC Zone, criteria for a conditional use, noted the proposed use would continue a lack of mixed uses and does not necessarily comport with the current Land Use Plan. In addition, the current Certificate of Occupancy (CO) for the first floor is for residential use of 31 days or less. The CO would need to be updated to meet the building code for long term residential use she concluded.

Applicant Bob Kelly read his letter submitted with the agenda packet dated August 26, 2018, and reiterated the units provide a much needed service for the town.

The Chairman opened the hearing for public comment.

Kelly Sampson, Ridgway school teacher spoke in favor of the use because the commercial activity did not impact her lifestyle while renting long term at the subject facility. She also commented that “it supports people who are truly invested in the community.”

Joan Monroe stayed at the subject facility while searching for housing to purchase in Ridgway and she also spoke in favor of the use. Ms. Monroe said the varied hours for commercial and residential activity added security, and that she appreciated the easy pedestrian and driving access.

The Chairman closed the hearing for public comment.

The Commission discussed the application, and agreed that long term residential use in a commercial area may have potential problems, the commercial zones should be preserved for commercial growth, and that currently there is a need for this type of housing. They also agreed while mixed uses are encouraged, the proposed request is for a single residential use in the general commercial zone.

ACTION:

Mayor Clark moved to approve the Application for Conditional Use for 400 Palomino Trail under the following conditions: The permit will have a limit of 2 years, expiring October 31, 2020; long term rentals will only be allowed between the months of November 1 through April 30 as requested; no rentals may be longer than 6 months and the ground floor unit must meet the building code requirements for R-3 occupancy because the current Certificate of Occupancy is for rentals less than 31 days. Councilor Hunter seconded the motion, and it carried unanimously.

2. Application for Variance to Fence Height Regulations; Location: Block 10, Lots 1-5; Address: 105 North Charlotte Street; Zone: Downtown Service; Applicant: Barbara Cohen; Owner: Cohen-Bergerson Trust Dated 5-24-2016.

Staff Report dated August 28, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

Planner Coburn presented an application for variance to the fence height regulations in the Downtown Services District. She explained the code allows for a 6' fence and the applicant is requesting an 8' fence because of a considerable grade difference from the adjacent developed Sherman Street/Highway 62 right-of-way to the property line. Though the applicant is attempting to resolve safety and privacy issues, the 8' tall fence would still only be 3' above the grade of the sidewalk and the fence would run about 77 ft. along the sidewalk. The Planner noted practical difficulty has been met and recommended approval of the application.

Property Owner, Barbara Cohen said an informal pull-off located next to her property on the highway was removed when the new infrastructure was put in place. Since that was removed and no curbing installed, cars now pull off the highway even closer to her yard.

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

**ACTION:**

Commissioner Liske moved to approve the Application for Variance to Fence Height to be 8' along the 77ft. section of the south property line along Highway 62; Location: Block 10, Lots 1-5; Address: 105 North Charlotte Street; Zone: Downtown Service; Applicant: Barbara Cohen. Commissioner Emilson seconded the motion, and it carried unanimously.

3. Application for Variance to Setback; Location: McCabe Replat, Lot A; Address: 1025 Hyde Street; Zone: Historic Residential; Applicant: Ruth Stewart; Owners: Timothy Stewart, Krista Stewart, Ruth Stewart

Staff Report dated August 28, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

The Town Planner presented an application for reduced setbacks. She explained the reduced setback was previously approved for an existing structure that was to be relocated on the property. The applicant would now like to demolish the structure, replace it with a new one and apply the previously approved setback reductions to the new structure. Ms. Coburn explained how the applicant has met the criteria and recommended approval of the request.

Applicant Ruth Stewart said she would like to construct a house with a similar footprint so that it will fit in the partially excavated foundation. She also commented that a very large old tree would be positioned in the middle of the living room in order to be compliant with the required setbacks.

The Commission discussed the request with the applicant and found that the new home would meet the 21 X 24 single-family design standards.

The Chairperson opened the hearing for public comment.

Kuno Vollenweider questioned the setback configuration and found that the original structure faced Hyde Street. The Lot was split into two lots which changed the front of the lot to Elizabeth Street, and the requested variance would not change to look or feel of the neighborhood.

Jack Petruccelli asked for clarity on the plat map to determine the location of the subject property.

The Chairman closed the hearing for public comment.

**ACTION:**

Commissioner Nelson moved to approve the Application for Variance to the side/east setback to be 2 ft. and the front/south setback to be 10 ft. as long as the new structure has a similar building footprint to the existing structure for the McCabe Replat, Lot A; Address: 1025 Hyde Street; Zone: Historic Residential; Applicant: Ruth Stewart. Commissioner Liske seconded the motion, and it carried unanimously.

4. Application for Replat; Location: River Park Ridgway Business Park, Filing 1, Block 8; Address: TBD Cora Street; Zone: Light Industrial 1 (I-1); Applicant: Ridgway Light Industrial, LLC; Owner: Ridgway Light Industrial, LLC

Staff Report dated August 24, 2018 presenting background, analysis and staff recommendation prepared by the Town Manager.

Town Manager Jen Coates presented an application for Replat of Block 8 in the Light Industrial Park. She explained the Replat encompasses a small adjustment to Block 2, a change to Preliminary Plat Filing 3, acquiring Town alley right-of-way property for the Railroad Street connectivity, and a proposed elimination of the round-a-bout in the Filing 1 Lot Split. Ms. Coates said staff generally supports the proposed improved changes; however, more information is needed from the applicant and guidance is needed from the Planning Commission before the proposal can move forward.

Scott Strand, Owner representing the applicant said the improved alley design provides room for delivery trucks that have difficulty maneuvering in the current streetscape design, and there is not enough room to build a round-a-bout. He said the parcels in the Industrial Park have been sold and the proposal will help the remaining parcels to be marketable.

The Chairperson opened the hearing for public comment.

Jack Petruccelli, representing River Park Home Owners Association (HOA) said this is a good time to discuss the round-a-bout and reevaluate the entrance to River Park. HOA members have discussed approaching the Town about repairing the entrance. He explained the island and curb are destroyed because the Town snow plow has difficulty making the turn in the entrance area. He said the HOA is in favor of the proposed alley access and commented the plat map being reviewed is outdated and inaccurate.

The Chairman closed the hearing for public comment.

The Commission discussed the application. They agreed with the lot split proposal, extending the alley and they also agreed they need more information from the applicant regarding traffic flow and traffic load to better understand the reengineering of the alley, River Park entrance and possible round-a-bout construction.

**ACTION:**

Councilor Hunter moved to continue the discussion of the Application for Replat for River Park Ridgway Business Park, Filing 1, Block 8 to allow time for the Applicant to submit supplemental materials as requested, and to make amendments as noted in the Staff Report dated August 24, 2018, as discussed in this Planning Commission Hearing. Mayor Clark seconded the motion, and it carried unanimously.

**OTHER BUSINESS**

5. Master Plan process update

Planner Coburn reported the survey has been extended through September 3. She said a good number of responses have come in and asked the Commission to encourage local residents to participate in the survey. There will be a community public meeting for the Master Plan at the 4-H Center on September 27, she continued.

The Planner noted the consultants are working on a community profile to support the master plan, and she has received a draft policy framework to assist in combining the various elements of the current Comprehensive Plan into one document.

6. Informal Discussion - Development in the River Park Industrial Park

Ben Jackson, Developer of the Ridgway River Park Industrial Park proposed a planned unit development consisting of 95 housing units to be situated on the River Park Filing 3 parcel. He proposed a mix of single-family/duplex and multi-family housing so the land would need to be rezoned, while the live/work units would remain zoned as Light Industrial requiring a conditional use approval.

Chris Hawkins, representing the applicant provided a brief history of current housing needs and reviewed their proposal. Mr. Hawkins noted the creation of open space within the parcel that included sidewalks, and a trail system that would link to Railroad Street and to the River Trail. He also noted that the Team will discuss the proposal with the River Park HOA and River Park residents before submitting an application.

Mr. Strand asked the Commission if the planned Cora Street connection will dead end as opposed to extending through the northern section of parcel D. Mr. Jackson suggested placing a cul-de-sac in the north end of the parcel as opposed to Cora being a through street.

The Chairperson opened the hearing for public comment.

Kellie Day said she agrees with mixed use as opposed to a light industrial use and asked the developer to think about how the project would really benefit the Town and how courtesy would be shown to the already surrounding residences. She did not support the Cora Street expansion because it is too dangerous with trucks routing through the neighborhood, and pointed out other design flaws in the proposed traffic flow. Kellie noted that she is in favor of the suggestion to create a cul-de-sac for the single family homes proposed in Area 1 on the map, but was very concerned about the creation of tri-plex units. Ms. Day further noted that the developer should offer more than two deed restricted units.

Kuno Vollenweider agreed with Ms. Day regarding the Cora Street expansion, and said he is in favor of keeping the Light Industrial Zone where it is. He commented that there is not enough type 2 industrial space and would like to see more industrial parcels as opposed to residential parcels in the proposed area.

Jack Petruccelli said he is not in favor of the Cora Street expansion. Mr. Petruccelli said there should be more I-2 development in the zone as opposed to more residential development because the Industrial Zone has been the most successful zone in Ridgway. The zone has created many jobs for the town, and the applicant has another 13 acre parcel to construct residential homes. He did however agree with the single family homes proposed in Area 1 of the map.

Ben Jackson said the proposal as presented will allow the parcel to be marketable, the parcel has been on the market for seventeen years, and in-fill development is smart growth. He clarified that the intention for Areas 1 and 3 is to develop lots to be subdivided; and apartments will be constructed in Areas 2 and 5.

The Commission agreed Area 5 of the map would be good for residential use. They expressed concerns regarding the lack of development of Laura Street, depletion of Industrial Zoned land and the transition of industrial to light industrial to residence. The Commissioners also expressed concerns regarding the access in and out of the subdivision, increased traffic with no map to analyze the load, not enough deed restricted units, and the proposed proximity to the Town's sewer lagoons.

#### APPROVAL OF THE MINUTES

##### 7. Approval of the Minutes from the meeting of July 31, 2018

#### ACTION:

Councilor Hunter mover to approve the Minutes from July 31, 2018. Commissioner Nelson seconded the motion, and it carried with Mayor Clark and Commissioner Emilson abstaining.

#### ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk