

PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

JANUARY 29, 2019

CALL TO ORDER

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

PUBLIC HEARINGS

1. Application for Variance to Historic Business District Parking Regulations; Location: Willow Creek Trading Subdivision Lots 2 and 3; Addresses: 167 and 171 North Cora Street; Zone: Historic Business; Applicants: Seth Cagin and Ralph Stellmacher; Owners: Arapahoe Partners LLC and 171 North Cora LLC

Staff Report dated January 29, 2019 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented an application for a variance to the parking requirements in the Historic Business District. The request is for two off-street parking spaces for each of the two units that may change from commercial use to residential use. She reviewed a series of hearings for the applicants from October 2017 through August 2018. The applicants requested a variance at the October 2017 hearing that was denied because the criteria was not met. The Planning Commission encouraged the applicants to work with the surrounding neighbors to make the best use of the shared parking agreement. The applicants collaborated with neighboring building owners as encouraged and returned to the Planning Commission with a new parking arrangement in March 2018 to request another variance. The residential units changed the proposed use in the building which required a plat amendment. The variance was approved with the conditions that the applicants apply for a plat amendment and make improvements to the shared parking area as proposed in the hearing. The variance, approved June 2018 is no longer valid because the conditions are not met. Afterwards an Arapahoe Partners LLC member requested changes substantial enough to bring the application with a revised plat back to the Planning Commission and the Town Council approved it in August 2018 with conditions. The Arapahoe Partners LLC member requested changes to the plat amendment a second time that did not allow additional parking spaces defeating the purpose of the amendment. Consequently the conditions were not met in the required 90 day time frame and now that approval is expired as well.

Planner Coburn noted a few items that should be considered for this application including proposed residential unit size in relation to the existing parking requirements, the intended use of each unit to be for a short-term rental, the potential demand for parking if the structure was continued to be used for commercial uses, the mix of uses and more urban character of this area could promote reduced parking demand. Planner Coburn also noted that the buildings in the Historic Business District have limited land available to accommodate off-street parking, and that *“without allowing flexibility in the Town’s parking requirements, the uses of these two buildings are stagnant in an otherwise mixed-use district. In addition, the applicants have worked hard to*

collaborate with surrounding property owners to improve the shared parking area to no avail."
She recommended approval of the request after the Commission's careful consideration.

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

The Commissioners discussed the application at length.

ACTION:

2. Councilor E. Hunter moved to approve the Variance to Historic Business District Parking Regulations; Location: Willow Creek Trading Subdivision Lots 2 and 3; Addresses: 167 and 171 North Cora Street; Zone: Historic Business; Applicant: Seth Cagin and Ralph Stellmacher; due to the burden of the variance being met; the practical difficulty or unnecessary hardship of these buildings that exist today with limited land available to accommodate off-street parking; the applicants have tried to meet or change this; and the applicant's practical difficulty is insurmountable at this time. Commissioner Nelson seconded the motion, and it carried unanimously.

OTHER BUSINESS

3. Update on the Master Plan Process

Planner Coburn explained community feedback for the draft vision, values and goals is currently being collected via an online survey which will be incorporated into a draft Master Plan. The draft plan should be available near the end of February. She noted there will be a public meeting on February 27 that will provide an opportunity for the community to weigh in on the goals, policy and action items. Coburn said a joint workshop for the Planning Commission and Town Council is planned around the time of the public meeting and asked the Commission to advise her of any scheduling conflicts.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of October 30, 2018

ACTION:

Councilor Nelson moved to approve the Minutes from October 30, 2018. Councilor Hunter seconded the motion and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 6:15 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk