

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
AUGUST 27, 2019

CALL TO ORDER

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

OTHER BUSINESS

1. Amended Master Sign Plan Regulations

Proposed Ridgway Municipal Code; Sign Regulations 7-3-12 (J), Master Sign Plans, prepared by the Town Planner.

Town Planner Shay Coburn presented the newly proposed Section (J) to the Master Sign Regulations and noted that the proposed section would provide more flexibility for buildings with multiple businesses. The proposed regulations address deviations and would require buildings with more than three tenants to apply for a master sign plan. She reviewed how master sign plans and minor deviations would be handled at the staff level.

Commissioner Emilson entered the hearing at 5:57 p.m.

The Planning Commission discussed deviations that the Town may consider, criteria for approval, and the review procedures with the Town Planner.

Mayor Clark opened the hearing for public comment.

Tom McKenney asked why an applicant, or in what situation would an applicant need a deviation approved for a 30 % larger sign than allowed. He suggested writing the 30% margin into the standard regulation as opposed to requiring a deviation process.

Mayor Clark closed the hearing for public comment.

The Commissioners discussed the possible need for larger signs on the highway or elsewhere in town, and the deviation process extensively with staff.

The Commission agreed that the following edits should be included in the proposed regulation when it is presented to the Town Council: deviations would only be allowed for free standing signs and the allotted square footage, which can be up to 30% larger than allowed; and no deviations will be allowed for lighting, off premises signs, performance criteria or portable sign regulations.

ACTION:

Councilor Cheek moved to recommend approval of the proposed draft amendment to Ridgway Municipal Code 7-3-12 to the Town Council with the edits as discussed. Commissioner Nelson seconded the motion and it carried unanimously.

2. Prioritize 2019 Master Plan Action Items

Memorandum dated August 23, 2019 regarding prioritizing Master Plan action items specific to zoning and subdivision code updates, prepared by the Town Planner.

Planner Coburn provided the sections from the 2019 Master Plan specific to zoning and subdivision code updates and explained what is needed to complete the action items. She asked the Commission to assist in prioritizing the action items to ensure that everyone is in agreement.

The Commissioners discussed the items to be prioritized with the Planner. The audience participated in the discussion.

SPEAKING FROM THE AUDIENCE

Jacquie Whitmore asked the Commissioners to consider allowing accessory dwelling (ADU) units to be constructed on duplex lots in the Historic Residential Zone.

The Commissioners discussed looking into the ADU regulations to allow more flexibility in developing lots.

Tom McKenney said the single family design standards need to be revised to accommodate smaller homes.

The Planning Commission agreed with the Planner's outline which focused on housing as the primary task.

3. Ouray County Multi-Hazard Mitigation Plan Update

The Town Planner emailed the Commissioners a survey link about the community's perceived risk of hazards in the electronic agenda packet. She asked the Commissioners to take the survey. Coburn also suggested they spread the word about the survey in the community in order to encourage participation.

ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk