

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
DECEMBER 3, 2019

CALL TO ORDER

The Chairperson called the meeting to order at 5:30 p.m. with Commissioners Falk and Liske, Mayor Clark and Chairperson Canright in attendance. Councilor Cheek, and Commissioner Emilson were absent. Commissioner Nelson was not present for the roll call.

Commissioner Nelson entered the hearing at 5:32 p.m.

PUBLIC HEARINGS

1. Application: Variance for Parking Regulations, Variance for Building Height, Variance for Building Area and Conditional Use for Building Area; Location: Block 34, east 92 feet of Lots 11-12, Lots 13-15; Address 185 N Lena Street and TBD North Lena/Clinton Street; Zone: Historic Business (HB); Applicant: Conterra Workshop; Owners: Catherine and Steven Chevalier and Firehouse Investment Real Estate LLC

Staff Report dated December 3, 2019 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented an application for a mixed use culinary arts complex proposed to include a restaurant, cooking school, tavern, commercial kitchen, event/flex space, micro-gardens, and eight residential units to be constructed in the core of the Historic Business District. She explained the net square footage of commercial space will require 13 parking spaces, and the variance request is to not provide any onsite commercial parking; the maximum building height in the HB District is 35 feet, and the variance request is for building height of 39 ft. Coburn further explained the variance request for building area greater than 15,000 sq. ft., and conditional use request for a building area over 7,500 sq. ft., is a requirement for the residential mixed-use building that is intended to be 30,000 sq. ft.

Planner Coburn commented the project is in alignment with the Mater Plan, but the Applicant did not yet clearly prove criteria has been met for the variance or conditional use requests. She advised the Planning Commission to carefully consider the application.

Patrick O'Leary, Managing Member of Firehouse Investment Real Estate LLC said the iconic firehouse property should be preserved because it is important to the history and culture of Ridgway. He noted extensive community outreach provided many great ideas for the project that will revitalize the east end of Clinton Street. Mr. O'Leary said the project's primary goal is to "create a fully integrated environmentally sustainable mixed-use development which hugs the old firehouse, and enlivens a restored firehouse with a synergistic blend of both commercial, residential, horticultural, culinary and arts-oriented event and exhibition center."

John Baskfield of Conterra Workshop and architect for the project explained the required criteria and noted the site challenges such as the neighboring CenturyLink property limiting alley access, limited curb cuts allowed in the district; and the location of the existing historic firehouse, existing

jailhouse and existing Lucy's Garden. Mr. Baskfield explained surface parking is limited due to the location of the CenturyLink buildings and the alternative to provide parking would result in a complete loss of Lucy's Garden which is considered an important green and art space. He noted that residential parking would be provided but on-site commercial parking is not congruent with the downtown goals and objectives. On site commercial parking would create an undesirable effect on the streetscape and noted the Owner is prepared to pay a fee in lieu of providing the parking spaces. Mr. Baskfield further explained the Firehouse is the center focus of the project design and the proposed adjacent buildings are limited in their building heights to maintain the focus. As such other elements of the project must be stacked vertically on two stories in other buildings. Mr. Baskfield commented 3<sup>rd</sup> story construction is only proposed in a few areas and explained the factors that prevent the building from meeting the maximum height restriction. He reviewed a variety of site plan renditions for the proposed complex and mentioned the building is large because it will act like a campus.

The Commissioners discussed the proposed arts complex with the Applicant, Owners, and Staff.

The Chairperson opened the hearing for public comment.

Steven Chevalier, owner of the vacant lot proposed for construction with this project said he has been unable to develop the lot due to the CenturyLink building obstructing the alley way for required parking access. He clarified "as a former CenturyLink employee" that the green drum will go away, and the tan drum will be raised up and aesthetically modified.

The Chairperson closed the hearing for public comment.

The Planning Commission further discussed the application with the Town Planner.

The Commissioners paused for a break at 8:07 p.m. and returned at 8:16 p.m.

#### ACTION:

Commissioner Nelson moved to approve the request for 185 North Lena Street and TBD North Lena/Clinton Street; Block 34, east 92 feet of Lots 11-12, Lots 13-15 as follows; (1.) Approve the variance for 3 required on-site Commercial Parking Spaces because the Applicant has met criteria; (2.) Recommend a continuance of the hearing for the building height variance in order to receive more information before the March Regular Planning Commission Meeting; (3.) Approve the Variance for Building Area over 15,000 sq. ft. and the Conditional Use for Building Area over 7,500 sq. ft. because the Applicant has met the criteria. Commissioner Liske seconded the motion, and it carried unanimously.

#### OTHER BUSINESS

##### 2. Land Use Code – Project Update

Planner Coburn updated the Commission and explained the consultant will meet with the committee via telecom on January 7. She noted a workshop is scheduled for the week of February 10, 2020 and the Commissioners agreed to attend the workshop.

##### 3. Ouray County Multi-Hazard Mitigation Plan, 2019 Update

The Town Planner said the Plan is in the final stages of the process. Public survey comments are being collected, and the Plan will be presented to the Town Council for adoption soon. Coburn provided a link to the survey and encouraged the Commissioners to review the survey and make comments.

#### APPROVAL OF THE MINUTES

#### 4. Approval of the Minutes from the Meeting of October 29, 2019

#### ACTION:

Mayor Clark moved to approve the Minutes from October 29, 2019. Commissioner Liske seconded the motion, with Chairperson Canright abstaining, and it carried unanimously.

#### ADJOURNMENT

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk