

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

FEBRUARY 25, 2020

CALL TO ORDER

The Chairperson called the meeting to order at 5:30 p.m. with Commissioners Emilson, Liske, Nelson, Councilor Cheek, Mayor Clark and Chairperson Canright in attendance. Commissioner Falk was absent.

PUBLIC HEARINGS

1. Application for Variance to relocate building envelope; Location: RiverSage Planned Unit Development (PUD), Filing 1, Lot 4; Address: TBD RiverSage Drive; Zone: Residential; Applicants: David and Ellie Kehmeier; Owner: Kehmeier 2000 Living Trust

Staff Report dated February 25, 2020 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented an application for variance to relocate the building envelope. She explained the Planning Commission already approved this at the January 2020 Regular Meeting. However, the placement of the building envelope changed on the plat map when submitted to staff for review, though the size remained the same. The Applicant did not understand the approval was for the exact position of the building envelope and criteria has still been met with this application she continued.

The Applicants said the civil engineers suggested relocating the building envelope so that the drainage from the residence would be more compatible with the grade of the land and the solar panels will be more efficient because of the increase in elevation by moving the building envelope to the northern aspect of the lot. They noted the owner of Lot 5 submitted a letter of approval for the action and the views for that lot will improve with the change.

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

ACTION:

Mayor Clark moved to approve the Variance for Building Envelope Relocation; Location: RiverSage PUD, Filing 1, Lot 4. Commissioner Liske seconded the motion, and it carried unanimously.

OTHER BUSINESS

2. Informal Discussion – Triangle Subdivision, Lot 1

Project Summary and Concept Site Plan submitted by Charles Cunniffe Architects

Sundra Hines of Hines Designs presented the project Team and noted that the building placements on the parcel have changed after determining the terrain's health. Jim Kehoe of Charles Cunniffe Architects reviewed the philosophy and layout for the project. He explained the

project is now proposed to include 10 townhouse units, 24 multifamily and 4 mixed use units. The residential units will range from 500 sq. ft. – 1,850 sq. ft. with a mix of garage and uncovered parking. The building placement will optimize sunlight, pedestrian walkways will connect the subdivision to town and tree plantings will soften the transition from commercial to residential. The commercial buildings will be placed along the highway frontage road to buffer the residential buildings from noise.

DHM Design conducted an ecological character study because a section of the parcel is located in the Uncompahgre River Overlay Zone. Walker Christensen of DHM Design reviewed a proposed vegetative riparian zone that would ensure stabilization of the river and act as a buffer between the parcel and the wetlands.

Builder John Simone, representing the owner of Lot 1, said the owner is committed to providing high quality housing options in Ridgway as well as providing environmental restoration and creating recreational opportunities. Four deed restricted units will be arranged in various areas of the residential buildings. The buildings' outside surfaces will be of low maintenance, high durability materials; short term rentals would be limited and the creation of swells in the landscape will capture run-off. Well water located on the parcel will be used for landscape. The Planning Commission reminded Mr. Simone the well water could not be used for domestic purposes pursuant to the Town's Municipal Code.

The Commission expressed concerns about access in and out of the parcel, including left turn difficulties for north bound traffic. They discussed growing concerns over the past decade regarding pedestrian traffic crossing the highway near the current entry point of the lot. It was suggested the applicants provide an easement or initiate some type of connectivity in the site plan so that adjacent landowners and CDOT might build on the concept for future development. There were concerns about residential use in a general commercial zone, but the Planning Commission agreed the development makes sense for the unusually shaped parcel.

SPEAKING FROM THE AUDIENCE:

Resident Jenifer Cram expressed concerns about river contamination, traffic volumes once the parcel is developed, residential units in close proximity to the marijuana shops, bar and gas station and limited pedestrian and vehicle access in and out of the parcel.

The applicant confirmed that the current access from the highway would be abandoned and a frontage road would be placed along the north/south easement with a new access to the lot.

3. Project Update for Master Plan Implementation: Land Use Code Updates Phase 1, Address Housing.

Memorandum dated February 25, 2020 regarding project update from the Town Planner.

Planner Coburn updated the Commissioners about the Joint Workshop held on February 10. She explained resident's comments were received for edits to the code. The comments will be compiled and sent to the consultants for review. Reconciled comments will be incorporated into a revised draft that will be presented at the Planning Commission's Regular Meeting in March.

4. Legal and Administrative Updates to Sign Regulations, Ridgway Municipal Code 7-3-12

Memorandum dated February 25, 2020 regarding legal and administrative updates to Ridgway Municipal Code 7-3-12 from Town Planner Coburn.

The Town Planner said the sign regulations need to be updated to *clarify confusing or contradicting language* and to comport with the 2015 ruling in case of Reed v. Town of Gilbert which contemplates content-based restrictions on signage. It is not a comprehensive update of the sign code. Planner Coburn and the Commissioners discussed how the changes would affect enforcement. The Commissioners agreed temporary signs should be allowed to be up to 4 sq. ft. instead of 3 sq. ft.

ACTION:

Commissioner Emilson moved to recommend approval to the Town Council for the changes to Ridgway Municipal Code 7-3-12 as proposed with the modification of 7-3-12(B)(9) to allow temporary signs up to 4 square feet, and that Staff draft an ordinance addressing the edits. Mayor Clark seconded the motion and it carried.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the Meeting of January 28, 2020

ACTION:

Mayor Clark moved to approve the Minutes from January 28, 2020. Commissioner Nelson seconded the motion, and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk