

RIDGWAY PLANNING COMMISSION

AGENDA

Tuesday, July 28th, 2020
Regular Meeting; 5:30 pm

ONLINE via Zoom

To join the meeting go to:

<https://us02web.zoom.us/j/89475971516?pwd=QmJjTGZZMG85akRSQXVscHZvcUR0dz09>

Meeting ID: 894 7597 1516

Password: 919891

To call in dial: 253.215.8782 or 346.248.7799 or 408.638.0968

Written comments can be submitted before the meeting to scoburn@town.ridgway.co.us or delivered to Town Hall Attn: Planning Commission

ROLL CALL: Chairperson: Doug Canright, Commissioners: Tessa Cheek, John Clark, Thomas Emilson, Larry Falk, Bill Liske, and Jennifer Nelson

PUBLIC HEARINGS:

1. **Application:** Sketch Plan; **Location:** Block 28, Lots 16-20; **Address:** 283 North Cora Street; **Zone:** Historic Residential (HR); **Applicant:** Matt McIsaac; **Owner:** Matt McIsaac

APPROVAL OF MINUTES:

2. Minutes from the meeting of June 30, 2020

ADJOURN

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ridgway Planning Commission will hold a **PUBLIC HEARING online***, on Tuesday, July 28th, 2020 at 5:30 p.m., to receive and consider all evidence and reports relative to the application described below:

Application for: **Sktech Plan**

Location: **Block 28, Lots 16-20**

Address: **283 North Cora Street**

Zoned: **Historic Residential (HR)**

Applicant: **Matt McIsaac**

Property Owner: **Matt McIsaac**

ALL INTERESTED PARTIES are invited to attend said hearing **online** and express opinions or submit written testimony for or against the proposal, to the Town Clerk.

FURTHER INFORMATION on the above application may be obtained or viewed at Ridgway Town Hall, or by phoning 626-5308, Ext. 222.



DATED: July 17, 2020

Shay Coburn, Town Planner

To join the ONLINE Zoom meeting go to:

<https://us02web.zoom.us/j/89475971516?pwd=QmJjTGZZMG85akRSQXVscHZvcUR0dz09>

Meeting ID: 894 7597 1516

Password: 919891

To call in dial one of the following numbers: 253.215.8782, 346.248.7799, 408.638.0968

STAFF REPORT

Request: Sketch Plan
Legal: Town of Ridgway, Block 28 Lots 16-20
Address: 283 N. Cora
Parcel #: 430516209001
Zone: Historic Residential
Applicant: Matt McIsaac
Owner: Matt McIsaac
Initiated By: Shay Coburn, Town Planner
Date: July 28, 2020

BACKGROUND

Applicant is submitting a Sketch Plan for a proposed Planned Unit Development. An informal discussion was held with the Planning Commission on April 30th, 2019. A Sketch Plan Hearing was held on July 30, 2019 which was approved but is now expired.

This property is located at the southwest corner of North Cora Street and Charles Street, in the Historic Residential district. The lot is a quarter block and is 20,164 square feet, or 0.46 acres.

The proposed PUD includes dividing this parcel into seven different properties – one with the existing single-family home over an attached garage, and the other six being townhouse lots facing Charles Street. The approximate size of each new townhouse unit is 1,560 square feet of heated living space over 2 levels, and a 580 square foot garage on the ground floor. There are 2 bedrooms and 2.5 baths per unit.



Submitted with the public hearing application are the following:

- Sketch Plan Narrative
- Evidence of Ownership
- Site Plans, building elevations and floor plans

The property has been noticed and posted in accordance with the Ridgway Municipal Code (RMC).

ANALYSIS

The following are considered with a Sketch Plan Review RMC §7-4-5(A). The purpose of sketch plan is to understand how a proposed development may impact the community, including: utility, streets, traffic, land use, master plan conformity, zoning regulation conformity, etc.

7-4-5(A) Informal Review and Sketch Plan

(1)(a) Conformance with the Master Plan and Zoning Regulations.

Applicable 2019 Ridgway Master Plan Goals:

Policy ENV-3.4: Design site developments to avoid excessive runoff concentrations and minimize the need for storm sewer infrastructure.

The timing of this project is in line with the town's adoption of a storm water management plan so that both the town and developer may address these issues together with proper curb, gutter and drainage elements.

Policy COM-2.2: Support the development of a range of housing options in Ridgway, including but not limited to townhomes...

Although this development proposes six homes of the same design and size, townhomes are not prevalent in this neighborhood therefore present an opportunity for varied single-family homes compared to the rest of the Historic Residential district.

Policy CHR-1.1: Encourage the development of neighborhoods that enhance and reflect the character of Ridgway through quality design.

This proposed development compliments the town's artistic fiber, uses mixed materials, and creative design.

Policy CHR-1.2: Enhance walkability and bikeability within existing neighborhoods and between other areas of town.

This development includes sidewalks around its borders which build on the sidewalk network in this area of town. The close proximity to town services afford walkability and bikeability.

Policy GRO-1.1: Direct growth to occur in a concentric fashion from the core outward, in order to promote efficient and sustainable Town services, strengthen the Historic Town Core and existing neighborhoods, and preserve the rural character of the surrounding landscape.

This proposed development would fill in the downtown core neighborhood with additional residential units which are walking distance to town shops and services, thus preserving the rural character of the landscape surrounding town.

Policy GRO-1.4: Encourage infill development on vacant parcels and the redevelopment or adaptive reuse of or underutilized parcels or structures in the Historic Town Core of other areas where infrastructure and services are already in place.

The proposed development location is in the town core near utilities and resources. The subject property contains only one single family residence and the applicant's proposal shows a creative way to utilize about half of the undeveloped parcel for six additional units.

Policy GRO- 1.6: Encourage clustering of residential development where appropriate to preserve open space, agricultural land, wildlife habitat, visual quality and other amenities.

The townhome style of this development utilizes the available space of the parcel with a more dense or clustered type of development pattern.

Historic Residential Zoning Regulations

Since the last Sketch Plan hearing with the Planning Commission, the Town has adopted revisions to the Zoning Regulations. This report reflects the newly adopted regulations.

The Historic Residential district allows for townhouse dwellings units in structures containing more than four dwelling units as a conditional use which is being requested as part of this application.

The required minimum lot width in the HR district for all uses other than single family, duplex, and residences with 3-4 dwellings units, is 70 ft. While the lot width of 142' is more than adequate for all six units, when subdivided to create individual lots, the lot widths are 28 ft. for the end units and 21 ft. for internal units. The requirement for single family lots is 25 ft. A variance is needed for the four internal lot widths. The lot width for the southernmost lot with the existing unit is 69 ft. wide exceeding the minimum requirement.

The required minimum lot size in the HR district is 10,000 sq. ft. for all uses other than single family, duplex, and residences with 3-4 dwellings units. The proposed lot size for all 6 units is 10,366 meeting this requirement. However, the plan is to subdivide these lots into separate units and the end townhouse units are 2,044 sq. ft. while the interior units are 1,533 sq. ft. A variance is being requested for the lot area of all six townhouse lots. The proposed lot size for the southernmost lot with the existing unit is 9,798 sq. ft. which meets the minimum requirement.

The maximum lot coverage in the HR district is 50% for all uses other than single family, duplex, and residences with 3-4 dwellings units. As a whole, the lot coverage for all 6 units is 48.6%. Each townhouse footprint is 840 sq. ft. Lot coverage for the end units will be 41% and the interior units will be 55%. A variance is being requested for lot coverage for the 4 internal lots. The lot coverage for the southernmost lot with the existing unit is well under 50%.

Front setbacks in the HR district are 15 ft. min. – all proposed lots meet this minimum.

Side setbacks in the HR district for all uses other than single family, duplex, and residences with 3-4 dwellings units are 5 ft. min. unless abutting an alley it can be 2 ft. min. and corner side setbacks are 7.5 ft. max. These side setbacks are met with the exception of side setbacks being 0 ft. where the townhouse units are attached. A variance is being requested for side setbacks for interior units. The lot with the existing unit meets all setback requirements.

Rear setbacks in the HR district are 8 ft. unless on an alley where it can be as little as 2 ft. This requirement is met on all proposed lots.

Height maximum in the HR district for all uses other than single family, duplex, and residences with 3-4 dwellings units is 35 ft. The proposed structures are shown at 35 ft. to the top of the roof from the newly finished grade. It should be noted that Town code requires that height is measured from the natural grade that exists today to the mid-point of the gable. This should be measured carefully to ensure the buildings are no taller than 35 ft. It does not appear that the finish floor benchmarks have addressed the relationship to the grade of the street. How will the driveways work in relationship to the street, will there be steps to the units or drainage issues into the garages? While the Town does

not appear to have a regulation in regard to driveway distance from an intersection staff suggested the following language during a previous hearing be added to the Town's regulations: "A driveway or curb cut on a corner lot shall be set back a minimum of ten (10) feet from the property line at the corner or shall be a minimum of twenty (20) feet from the cross street curb line whichever is greater." It appears as if the easternmost driveway would meet this but it should be confirmed.

It should be noted that the applicant could subdivided the subject property into two lots, one for the current unit and one for all 6 townhouse units. He could then apply for a conditional use to build more than 4 townhouse units, and if approved, build these 6 townhouses and later condoize or subdivide with an abbreviated subdivision process. This approach of also dividing the townhome lots now should reduce the number of public hearings needed as well as the Applicant's risk.

(1)(b) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics.

This site is in the heart of our historic residential and business district. It has about an 8 ft. elevation change from the high point at the southwest corner to the lot point at the northeast corner. There are existing drainage issues along N Cora Street and Charles Street that will need to be addressed as part of this development plan as well as a plan for stormwater runoff to meet historic flow rates of the property.

This property is not in the floodplain and no natural hazards are evident. As with all of Ridgway and for all Preliminary Plats, the soils will need to be tested to help provide proper information for engineering.

(1)(c) Availability of water, means of sewage collection and treatment, access and other utilities and services.

Water and sewer are available on N. Cora and Charles Streets. This property has access to other utilities such as natural gas and electric in the alleys.

(1)(d) Compatibility with the natural environment, wildlife, vegetation and unique natural features.

The property is right in the middle of town and contains limited natural elements. There are a few larger trees on the site today, it appears that the majority will have to be removed for this development but the ones that can be saved will be.

(1)(e) Public costs, inefficiencies and tax hardships.

As with any new development, there are likely to be impacts that are important to consider. For example, increased traffic on the roads that surround this development is likely. However, given the location near the core of town, vehicle trips into town may not increase with residents being able to walk and bike from their home.

- (2)(a) – (c)** This sketch plan submittal was received on May 19, 2020. With the Town's electronic meeting policy in place at the time, the Sketch Plan hearing could not be scheduled for a virtual meeting. The policy was later amended and now allows for this hearing to take place online. The appropriate number of copies were submitted along with the hearing fee. A vicinity map was submitted with the zoning and project location, but is missing the surrounding uses. The uses to the south are mixed with commercial and residential, the use directly to the east is Voyager, a child care center, and to the north and west are residential uses. The zoning on the map is incorrect as the Historic Business District starts just south of the alley of the subject property. The site plan includes topo lines.

(2)(d) Letter from Subdivider

(1) Disclosure of ownership.

The applicant submitted a copy of the warranty deed. The applicant should note that any lien holder will be required to sign the final plat which generally means they acknowledge and agree with the development plan.

(2) Total number of proposed dwelling units, and maximum occupancy.

The total number of proposed dwelling units is seven – six new and one existing. The six proposed units will be townhouse style with semi-attached walls. The proposed units will be three stories with 1,560 square feet of living space above a 580 square foot garage. The units contain two bedrooms and two and a half bathrooms. The maximum occupancy for the six units is about 24.

(3) Estimated total number of gallons per day of water system requirements, source of waters to supply subdivision requirements, and proposed dedication of water rights in accordance with existing town ordinances.

This development is located within the town core, so water systems and utilities are accessible. Estimated water usage is projected to be about 2,600 gallons per month per unit. This is a very low estimate and would likely be 4,500 to 9,000 gallons per month per unit. This development will not come with any water rights.

(4) Estimated total number of gallons per day of sewage to be treated and means for sewage disposal.

Sewage usage should be just less than the project water usage and will be connected to the Town's wastewater system.

(5) Availability of electricity, natural gas and other utilities necessary or proposed to serve the subdivision.

The proposed development is near the town core and has access to all utilities. The applicant submitted a will serve letter from SMPA with the last Sketch Plan application. A letter from BlackHills will be needed.

Has the Applicant considered using the (existing) western most water tap to serve the western most townhouse unit and then installing a new line to the existing building from N. Cora? This would eliminate the need for an easement as well as a long water service line under landscaping/trees that could cause long term issues. However, the main in Charles is a larger line and therefore may be better to be tied into.

Sewer service to the townhouses will need to be reconciled. The plans appear to show 5 lines but staff understood the plan to be for 2 units to share a line, meaning 3 lines total for the 6 units. If the driveways are to be gravel it may be better to put the service lines under the driveways. If they are to be hard surfaced then having them in the landscape area may be better.

Please color future utility plans to the UNCC colors for easier review.

(6) Estimated construction cost and proposed method for financing of the streets and related facilities, water distribution system, sewage collection system, drainage facilitates and such other utilities and improvements as may be necessary.

Estimated costs are projected to be just over \$2.7 million financed through a construction loan, pre-sales and private investors. The Applicant submitted a cost estimate breaking down these costs a bit further.

A few notes to the Applicant:

- A fire suppression tap (or multiple) will be needed for this development which has a cost of \$500 per tap. Staff is unsure if the cost estimate submitted include designing and installing a fire suppression system. This should be added in if not.
- The sewer tap fees will need to be updated. Sewer taps cost \$6000 for the first unit + $(0.72 * \$6000)$ for each additional unit. That would equal \$10,320 for two units and $\$10,320 * 3 = \$30,960$.
- The town installs all water taps, meters, cans, and such so that it can be connected to the building. The cost per unit as of today is \$1760.

(7) Evidence of legal access to the property.

Proof of ownership was submitted via a copy of the Warranty Deed.

(2)(e) Sketch Plan Submittal

(1) Sketch Plan basics

The submitted sketch plan contains the boundaries of the subdivision, a north arrow, date, appropriate scale, subdivision name, county name, and section, township, and range.

(2) Lot and street layout

This ¼ block is proposed to be split into seven separate lots – one for the existing unit that will front N Cora Street and one each for the six proposed townhouse units that front Charles St. There are no streets proposed or needed with this development. The driveways for the proposed townhouses are 9 ft. wide. During the informal discussion with the Applicant, the Commission asked if he had considered accessing all of the townhouse lots from the alley and loading them from the rear rather than Charles Street. The Applicant told staff that he tried various layouts and didn't find a rear access option that worked well or that he liked better than Charles Street.

(3) Off-street parking, school bus stop and mailboxes

Parking – Under RMC 7-3-15(C), 1 parking space per unit is required. Two parking spaces are provided per units – one in the garage and one on the driveway. On-street parking will be non-existent on Charles Street due to the number and spacing of the driveways. The existing unit has the two required off-street parking spaces.

Bus Stop – there is a bus stop across the street at Voyager.

Mail boxes – are approved to be on Charles Street per the site plan.

(4) Site problems, drainage, floodplain, wetlands or natural and geologic hazards

There are existing drainage problems on this site and in the adjoining right of way. Pictures of these issues were submitted with the past Sketch Plan application. The Applicant attended the first public meeting for the Stormwater Master Plan to be sure this problem is known and addressed throughout the planning process. The Applicant will need to help address these issues. The design of the sidewalks, curb and gutter will need to be coordinated with the Town's plans for drainage in this area. Past street plans for this area have been shared with the applicant but will need to be updated to

reflect stormwater needs as well as this development plan (i.e.: the driveways all along Charles). Stormwater management will also need to be addressed in the Preliminary Plan process.

(5) Significant natural and manmade features on the site

Existing trees are identified on the site plan, seven will be removed, two will remain. Existing utilities are on the site plan.

(6) Demonstrate compatibility with natural features

There are not many existing natural features on this site. Staff is unsure how this plan works with views, existing drainage, and other existing conditions.

(7) Total acreage of the tract

This full property is 0.46 acres or 20,164 sq. ft. The lot with the existing structure will be 9,798 sq. ft., the end townhouse units are 2,044 sq. ft. while the interior units are 1,533 sq. ft.

(8) Existing and proposed zoning district boundaries

The full subject property will remain zoned Historic Residential.

(9) General Land use divisions

The full subject property will continue to be residential and is generally in conformity of the Historic Residential district intent which states "...accommodate a variety of housing types at medium density..." The townhouse properties will have 0 ft. setbacks and be semi-attached.

No parks, open space, or community facilities are proposed with this development plan.

(10) Type and layout of all proposed infrastructure

This development can connect directly to the town's water and wastewater systems; the proposed connections are on Charles Street. The Applicant is proposing for each townhouse unit to have its own water tap and every 2 units will share a sewer tap. The sewer taps need to be clarified per a comment above.

A utility easement will be needed for the existing unit's water line on the west townhouse lot. A utility easement will also need to be created by this subdivision to accommodate the gas lines and electric lines to the rear of the townhouse lots. An easement and maintenance agreement will need to be created for the sewer lines if they are to be shared.

It will be imperative that this development addresses storm drainage which will include some engineering and construction work to determine sidewalk, curb and gutter grades and slopes as well as overall drainage.

(11) Public use areas

Parks, open space, community facilities, and public use areas are not included with this proposed development. Sidewalks are proposed along Charles and N. Cora Streets. The elevation of these sidewalks will need to be considered carefully to facilitate storm drainage.

(12) Existing and proposed land use patterns

The subject property currently has one single-family residence on it. It is in the historic core of town with a grid street and alley pattern. Surrounding uses include residential to the north and west, a

youth day care facility (Voyager) to the east, and a mix of commercial and residential uses to the south.

(13) Adequate Water Supply

Adequate Water Supply under Town Code 7-6 does not apply as the development is less than 50 single-family equivalents.

Additional Considerations

Applicant should note that the Town recently updated the building codes from 2006 to 2018.

Affordable Housing Restrictions – with many of the past development proposals the town has required a certain percent, generally about 10%, of units be deed restricted. Since the applicant could build these 6 townhouse units with just a conditional use, Staff does not feel that this requirement is appropriate to impose.

The Single Family Home Design Standards were recently amended to apply to all residential development. The Applicant should note these standards to ensure compliance with items such as landscaping, architectural standards, and others.

During the July 30, 2019 Sketch Plan hearing, the Commission mentioned that they would like to see some sort of restriction on Short-Term Rentals for these 6 units. This should be discussed again for this Sketch Plan hearing.

After this sketch plan review, the Applicant will need to prepare a Preliminary Plat submittal that will include among all requirements a draft plat map. Once approved, the Applicant can begin their site work like grading, utility installation, and other above ground or underground improvement. Once finished, the Applicant will come back for Final Plan review. Once the Final Plat is approved, the Applicant will have saleable properties and the Applicant can then apply for building permits to build the six townhouse units. Once built, the Applicant will need to survey the new units for their exact locations and revise the final plat accordingly. An alternative process of obtaining a building permit for the townhouse units before final may be possible.

Posted Notice – per RMC 7-4-13 will need to be completed by the Applicant. Staff will work with the Applicant on this requirement.

STAFF RECOMMENDATION

Pursuant to the Town Code for Sketch Plan Review, the Planning Commission shall approve, conditionally approve or disapprove the sketch plan after the plan has been submitted in full compliance with all submittal requirements to the Commission. If the sketch plan is disapproved, the reason for disapproval shall be included in the minutes of the Planning Commission's proceedings and provided to the subdivider in writing upon request. The sketch plan shall be disapproved if it or the proposed improvements and required submittals are inadequate or do not comply with the requirements of these Regulations. Approval of a sketch plan shall lapse automatically in six months from the date of submittal, unless a preliminary plat is submitted.

Based on the 2019 Master Plan this development seems to be well suited for the community, especially given that this is infill development in our town core. Staff recommends approval of this Sketch Plan submittal with the considerations in this staff report being addressed for Preliminary Plat.



Posted notice from North Cora Street looking west.



Posted notice from Charles Street looking south.



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

Official Use Only

Receipt # 1013 (\$360.00)

Date Received: 5-19-2020

Initials: RV

Planning Commission Hearing Request

General Information

Applicant Name

MATT MCISAAC

Application Date

5/19/20

Mailing Address

PB 942

Phone Number

787 0368

Email

MATTHEWMCISAAC@GMAIL

Owner Name

MATT MCISAAC

Phone Number

Email

Address of Property for Hearing

283 N. CORA ST.

Zoning District

HR

Brief Description of Requested Action

P.U.D.

Action Requested and Required Fee Payable to the Town of Ridgway

| | | | |
|---|----------|---|------------------------------------|
| <input type="checkbox"/> Temporary Use Permit per 7-3-13(C) | \$150.00 | <input checked="" type="checkbox"/> Subdivisions per 7-4 unless noted | |
| <input type="checkbox"/> Conditional Use per 7-3-14 | \$250.00 | <input checked="" type="checkbox"/> Sketch Plan | \$300.00 (+ \$10.00/lot or unit) |
| <input type="checkbox"/> Change in Nonconforming Use per 7-3-15 | \$150.00 | <input type="checkbox"/> Preliminary Plat | \$1,500.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Variances & Appeals per 7-3-16 | \$250.00 | <input type="checkbox"/> Preliminary Plat resubmittal | \$750.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Rezoning per 7-3-17 | \$250.00 | <input type="checkbox"/> Final Plat | \$600.00 |
| <input type="checkbox"/> Other Reviews Pursuant to 7-3-18 | \$250.00 | <input type="checkbox"/> Minor Subdivision | \$450.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Variance to Floodplain Reg. per 6-2 | \$150.00 | <input type="checkbox"/> Lot Split | \$450.00 |
| <input type="checkbox"/> Master Sign Plan Pursuant to 7-3-12 | \$150.00 | <input type="checkbox"/> Replat | \$150.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Deviations from Single Family Design | \$175.00 | <input type="checkbox"/> Plat Amendment | \$250.00 |
| Standards per 6-6 | | <input checked="" type="checkbox"/> Planned Unit Dev. per 7-3-11 | See Preliminary and Final Plat |
| <input type="checkbox"/> Other | \$ _____ | <input type="checkbox"/> Statutory Vested Rights per 7-5 | \$1,500.00 |

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-20(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.



Attachments Required

For All Applications

- ☐ Evidence of ownership or written notarized consent of legal owner(s).
- ☐ Information proving compliance with applicable criteria (see the Ridgway Municipal Code for criteria), like a narrative, site plans, and/or architectural drawings drawn to scale on paper size of 8.5 x 11 or 11 x 17.

For Conditional Use Permits

- ☐ The site plan shall show the location of building(s), abutting streets, all dimensions, off-street parking requirements, and landscaping.
- ☐ Architectural drawings shall include elevations and details of building(s).

For Changes in Nonconforming Use

- ☐ Description of existing non-conformity.

For Variances

- ☐ The site plan shall show the details of the variance request and existing uses within 100 ft. of property.

For Rezoning

- ☐ Legal description, current zoning, and requested zoning of property.

For Subdivisions

- ☐ All requirements established by Municipal Code Section 7-4.
- ☐ Sketch plan submittals shall be submitted at least 21 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Preliminary plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Final plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.

Please note that incomplete applications will be rejected.

Applicant Signature

Date

Owner Signature

Date

5/19/20

BLOCK 28, LOTS 16-20

May 5, 2020
Matt McIsaac
283 N. Cora St.

Subdivision sketch plan for proposed PUD

I believe the subdivision and development of block 28 conforms to the Ridgway Master Plan perfectly. As it's been discussed many times, the need for housing in the area is at an all time high. It is crucial we allow the densification of the urban corridor in mindful and creative ways. This proposed project will add 6 new homes to our historical residential district with two ample off street parking spaces per unit. It also been noted the town has a storm water drainage issue located at the corner of Charles st. and Cora st., This development allows both the town and developer to address these issues with proper curb, gutter and drainage.

As designer, and builder, it is my goal and passion to build an aesthetically pleasing structure that will compliment the town's artistic fiber. The use of mixed material and creative design will achieve timeless, efficient, and sustainable housing.

6 units with a maximum occupancy of 4 people

2 bedroom, 2.5 bath per unit

Estimated water usage per unit: 2600 gal/month

Living square footage per unit: 1,560 (+ garage)

Parking spaces per unit: 2

Total current lot size: 20,164 sq ft (.46 acres)

Est. Lot size per unit: .047 acre (end units) .035 acre (center units)

Estimated construction cost: \$2.5m (Construction Bank Loan, Pre-Sale, Private Investors)

Estimated Construction Costs:

Property Costs: \$500,000

Planning and Engineering: \$20,000

Infrastructure: \$75,000

Curb, Gutter and Sidewalk: \$30,000

Building costs: \$2,025,000

\$2,650,000

Town of Ridgway Costs:

Sketch Plan: \$360

Preliminary Plat: \$1,625

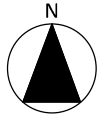
Final Plat: \$600

Excise Tax: \$9,000

Water tap fee: \$36,000

Sewer tap fee: \$18,000

\$65,585



NOTES: MC ISAAC SUBDIVISION

-LOT LOCATION: 283 CORA ST., TOWN OF RIDGWAY IN OURAY COUNTY

-ZONING: HISTORIC RESIDENTIAL

-EXISTING NUMBER OF UNITS: 1

-PROPOSED TOWNHOMES: 6 UNITS

-TOTAL FOOTPRINT OF 6 UNITS: 126' X 40'

-PROPERTY SIZE: EAST & WEST UNITS: 28' X 73' (.047 ACRES)












-PROPERTY SIZE: 4 MIDDLE UNITS: 21' X 73' (.035 ACRES)

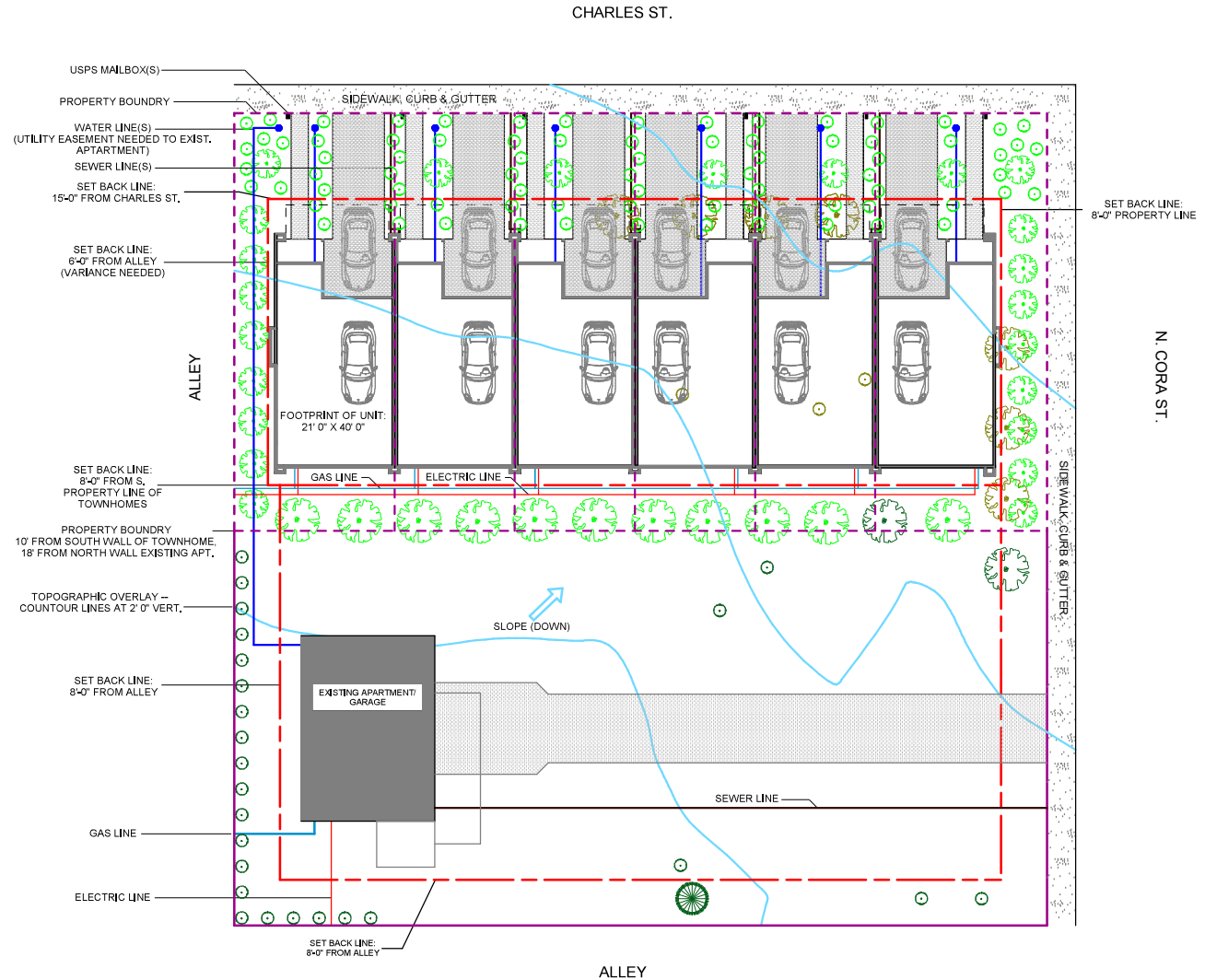
-APPROX SQ. FOOTAGE OF EACH UNIT: 1560 SQ. FT. HEATED LIVING SPACE (OVER 2 LEVELS), 580 SQ. FT. GARAGE

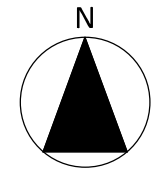
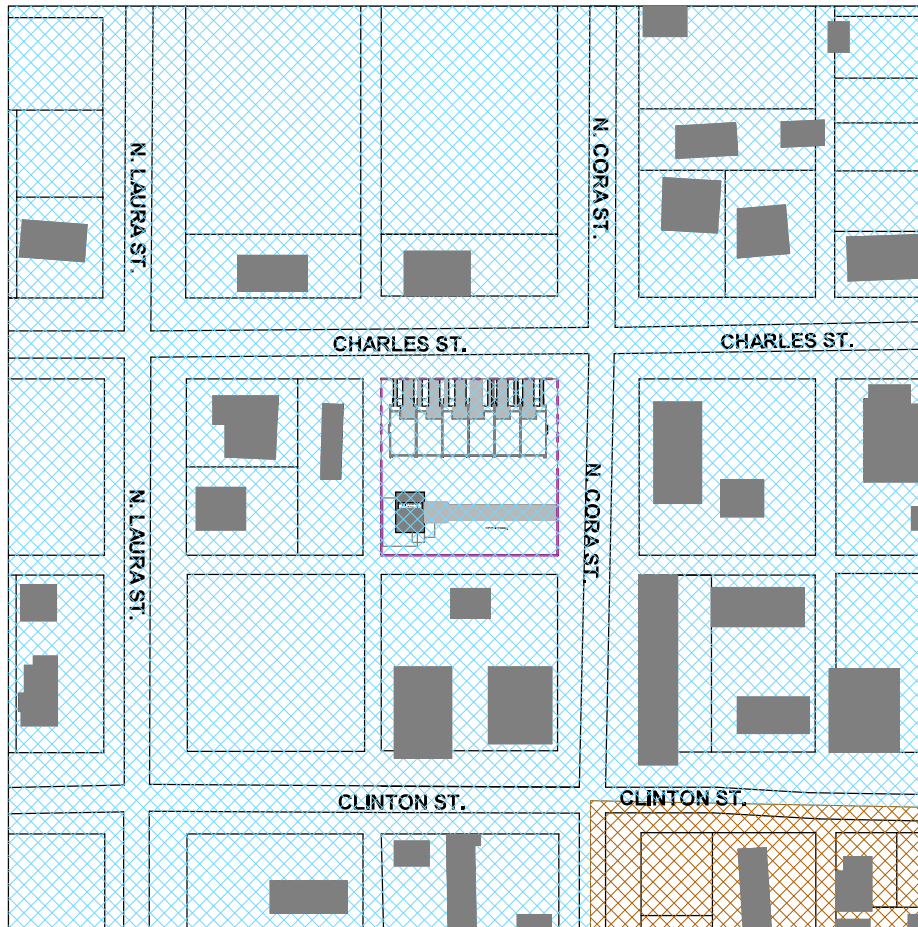
-LEGAL SUMMARY: SUBD: TOWN OF RIDGWAY LOT 16 BLOCK 28, SUBD: TOWN OF RIDGWAY LOT 17 BLOCK 28, SUBD: TOWN OF RIDGWAY LOT 18 BLOCK 28, SUBD: TOWN OF RIDGWAY LOT 19 BLOCK 28, SUBD: TOWN OF RIDGWAY LOT 20 BLOCK 28, S: 16T 45: R8

-SIZE OF EXISTING PROPERTY BOUNDARIES: 142' -0" N-S X 142' -0" E-W

LEGEND

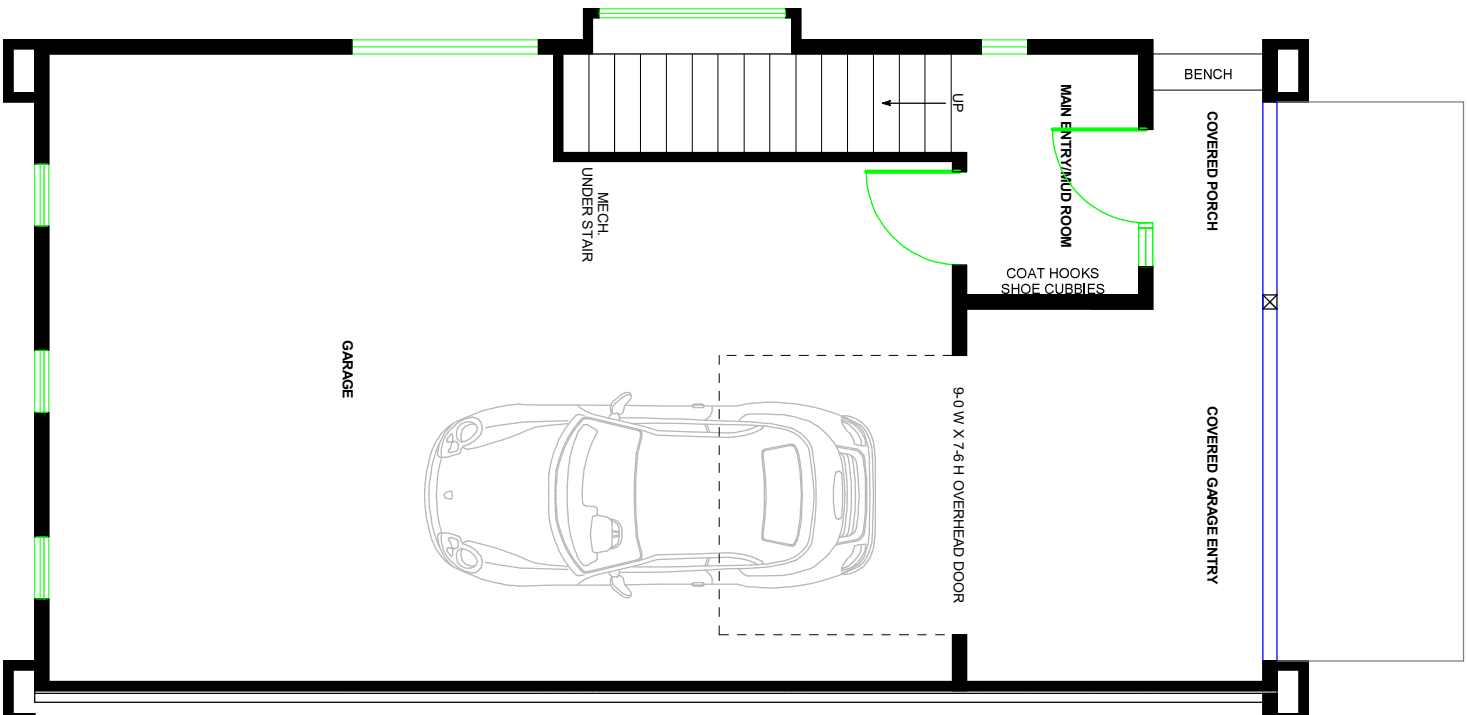
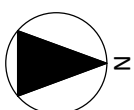
-  EXISTING PROPERTY LINE
-  SUBDIVISION PROPERTY LINE
-  SETBACK LINE
-  WATER LINE
-  SEWER LINE
-  GAS LINE
-  ELECTRIC LINE
-  TOPOGRAPHIC CONTOUR (2' 0")
-  EXISTING TREE/SHRUB
-  EXIST. TREE/SHRUB TO BE REMOVED
-  NEW LANDSCAPING





LEGEND

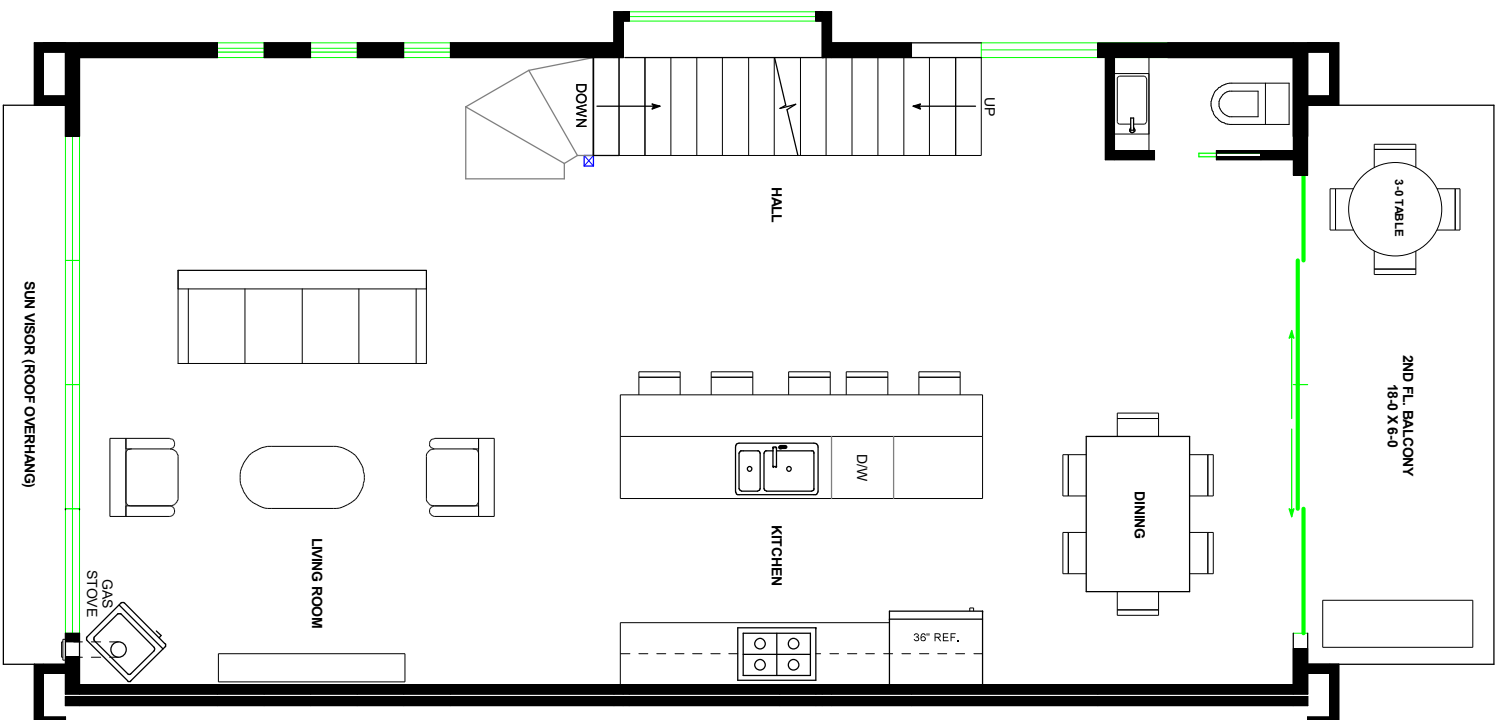
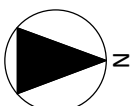
-  HISTORIC RESIDENTIAL
-  HISTORIC BUSINESS



1

LEVEL 1 FLOOR PLAN - MC ISAAC SUBDIVISION

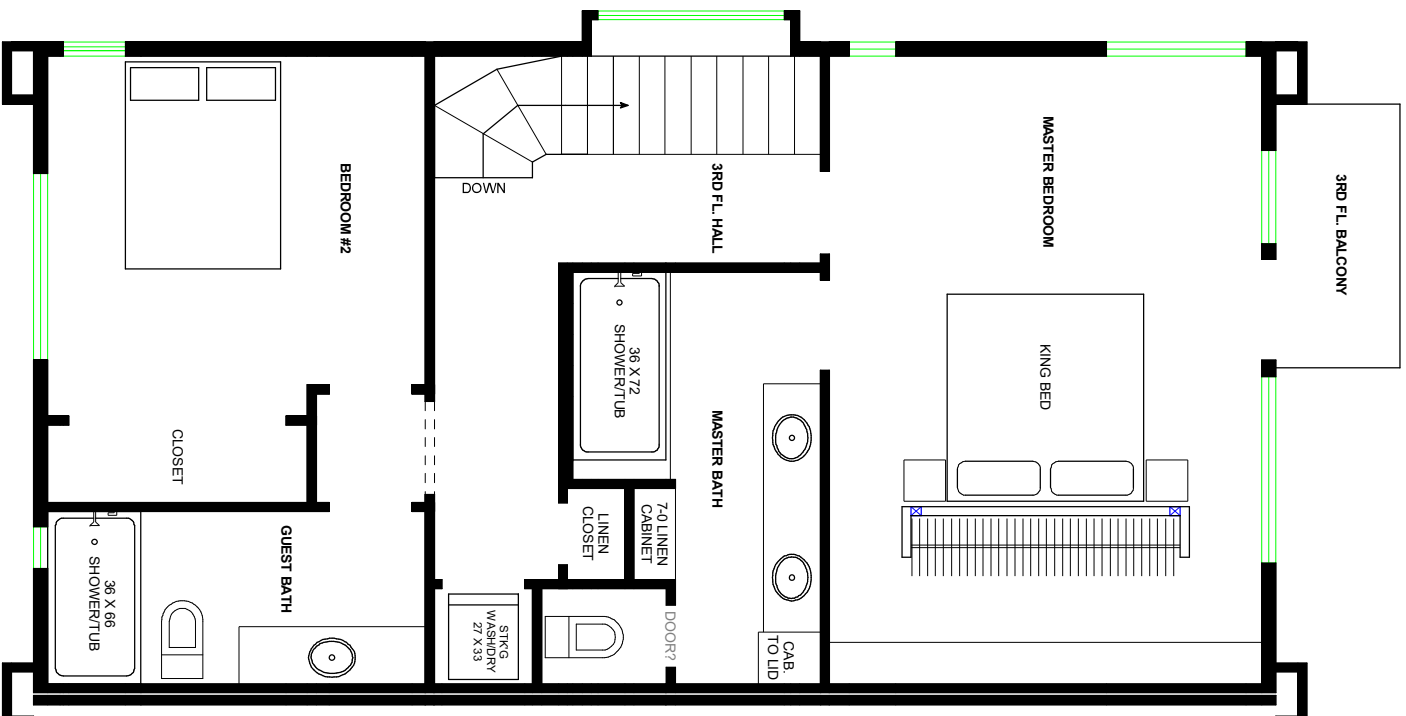
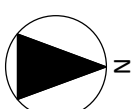
SCALE: 1/4" = 1'



1

LEVEL 2 FLOOR PLAN - MC ISAAC SUBDIVISION

SCALE: 1/4" = 1'

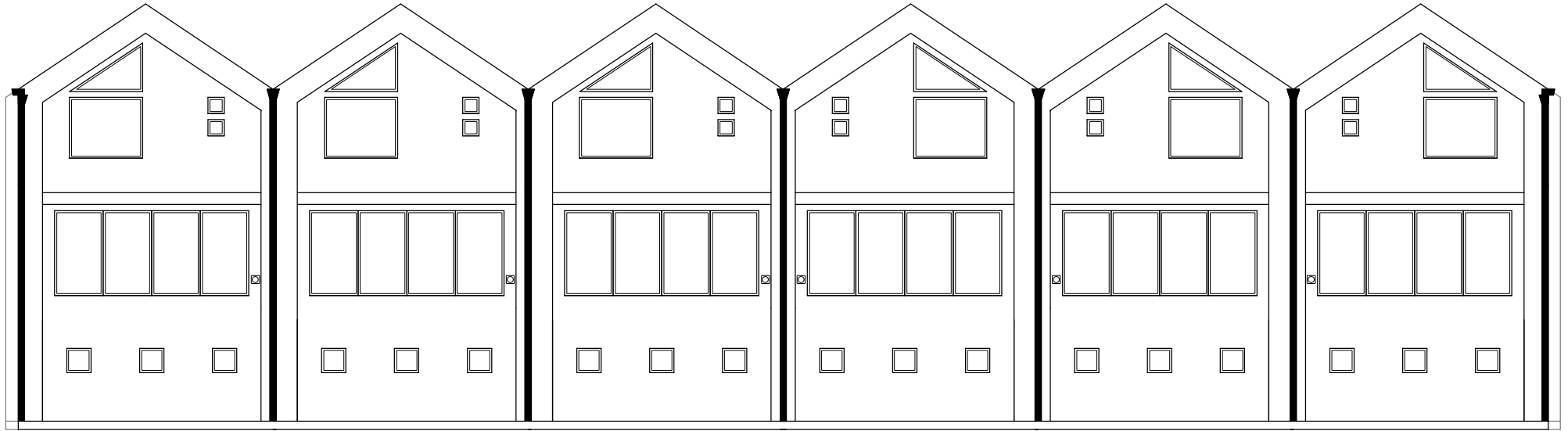


1

LEVEL 3 FLOOR PLAN - MC ISAAC SUBDIVISION

SCALE: 1/4"= 1'





1

SOUTH ELEVATION - MC ISAAC SUBDIVISION

SCALE: 1/8" = 1'



+35' 0"
TOP OF ROOF FROM
FINAL GRADE



+0' 8"
TOP OF 1ST FLOOR
ABOVE FINAL GRADE

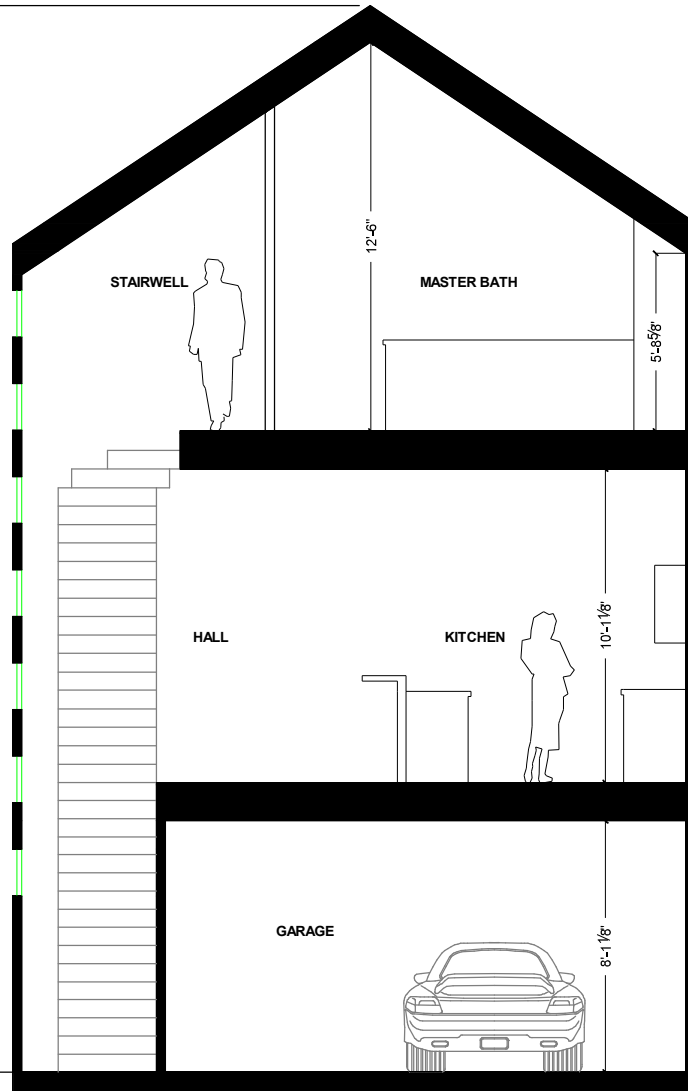
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NORTH ELEVATION - MC ISAAC SUBDIVISION

SCALE: 1/4"= 1'



+35' 0"
TOP OF ROOF FROM
FINAL GRADE



+0' 8"
TOP OF 1ST FLOOR
ABOVE FINAL GRADE

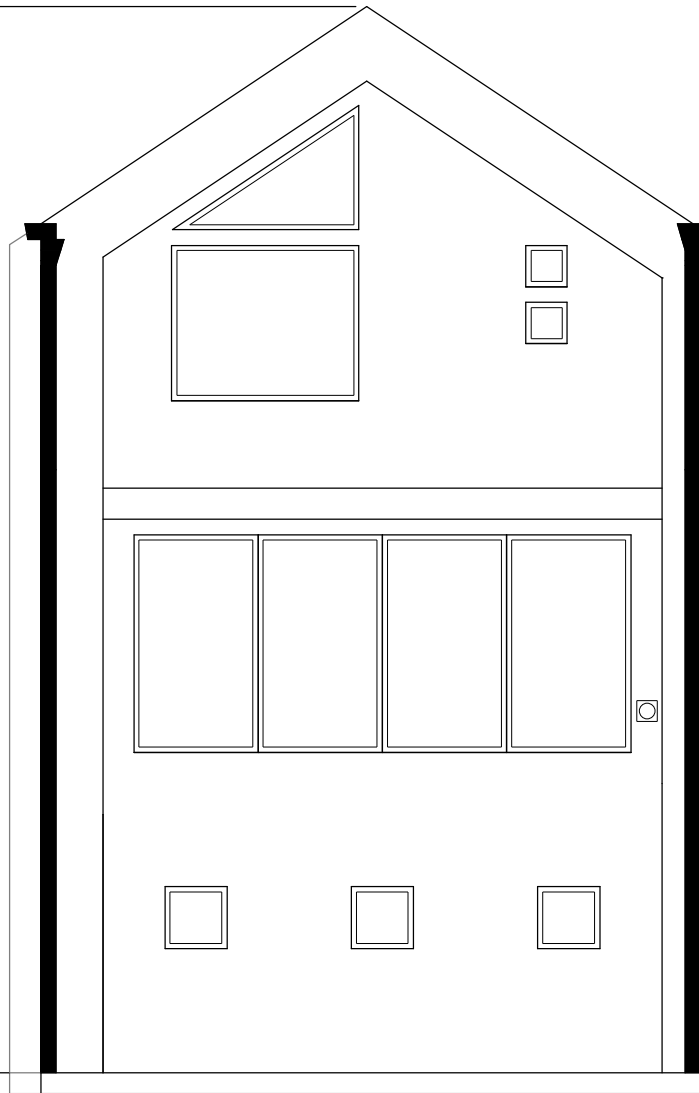
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SECTION - MC ISAAC SUBDIVISION

SCALE: 1/4" = 1'



+35' 0"
TOP OF ROOF FROM
FINAL GRADE



+0' 8"
TOP OF 1ST FLOOR
ABOVE FINAL GRADE

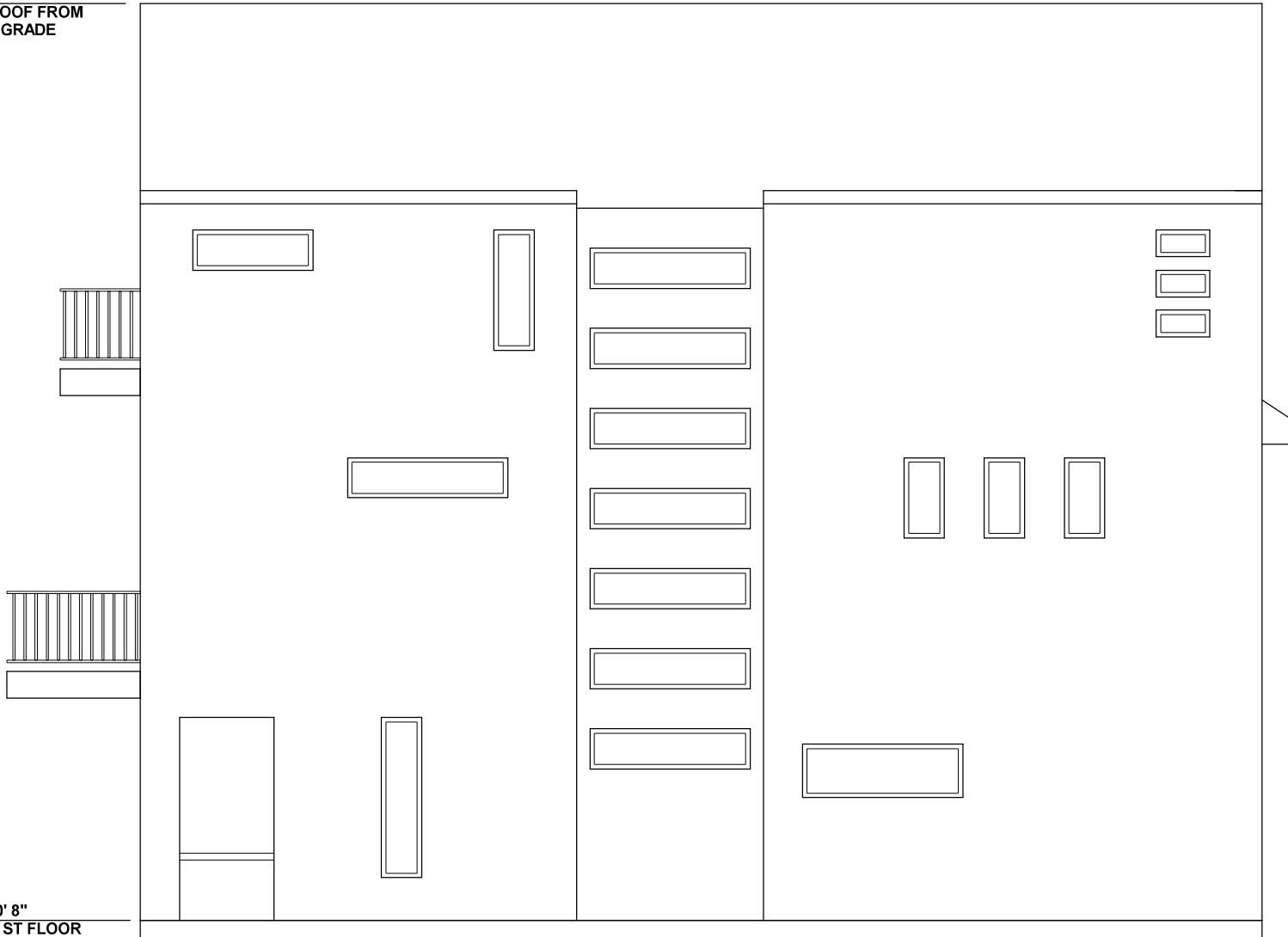
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SOUTH ELEVATION - MC ISAAC SUBDIVISION

SCALE: 1/4"= 1'



+35' 0"
TOP OF ROOF FROM
FINAL GRADE



+0' 8"
TOP OF 1ST FLOOR
ABOVE FINAL GRADE

1

WEST (& EAST MIRRORED) ELEVATION - MC ISAAC SUBDIVISION

SCALE: 1/4"= 1'

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

June 30, 2020

CALL TO ORDER

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

PUBLIC HEARINGS

1. Application for Replat; Location: Block 12, Lots 1-3; Address: 953 Moffat Street; Zone: Historic Residential; Applicant: Ellen Hunter; Owner: Ellen Hunter

Staff Report dated June 30, 2020 presenting background, analysis and staff recommendation prepared by the Town Planner.

The Town Planner presented an application for replat that would convert 3 historic lots into 2 lots. She noted Lot A has the required improvements in place to serve the converted lot, and an active propane tank is currently situated between the existing residence on Lot A, and the new lot line. Coburn explained the request will require a conditional approval before the final plat can be recorded due to the location of an active propane tank. The propane tank will eventually be removed because the applicant will transition to natural gas. The Planner also noted the utility easement running thru Lot B serving Lot A is not large enough and suggested relocating the easement on the proposed plat map or revising the easement to encompass the existing service line. She commented that an easement across Lot A may be needed to provide phone/internet service to Lot B. Planner Coburn recommended approval of the application and noted the Applicant should clarify if the transition from propane to natural gas will be completed within the municipal code's 90 day requirement.

Applicant Ellen Hunter said the gas line might enter Lot A, closer to the corner of Elizabeth and Moffat Streets than what is indicated on the Utility Plan submitted for the hearing. She also said placement of the utility line running along Lot B of the Utility Plan will need to be verified and the proposed lot line will not change. The utility line will be relocated to accommodate the new lot line in order to provide service. Hunter explained existing phone service lines run along Moffat Street but she has contracted with a company to provide internet/phone service for both lots. Since this may not be completed until September more than 90 days will be needed to meet conditions of approval for the application she continued.

The Commissioners discussed the request with the Applicant and Planner. They agreed the applicant may need longer than 90 days to satisfy the conditions due to unprecedented times.

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

ACTION:

Commissioner Emilson moved to recommend approval of the Application to the Town Council for Replat; Block 12, Lots 1-3; Address: 953 Moffat Street; Zone: Historic Residential; Applicant: Ellen Hunter, with the following conditions: 1. the existing propane tank shall be moved. 2. The electrical service line located on Lot A shall be relocated to the easement on the proposed Utility Plan. 3. Phone/internet service to Lot B shall be sorted out. 4. Survey monuments shall be placed. 5. The conditions of approval must be met within 180 days. Mayor Clark seconded the motion, and it carried unanimously.

2. Application for Plat Amendment; Location: Parkside Subdivision, all lots, Addresses: 795,791,790,765,760,755,740,730,720 and multiple TBD North Laura Street addresses; multiple TBD Marion Overlook addresses; Zone: Residential; Applicant: Parkside Ridgway Community Association; Owners: Habitat for Humanity of the San Juans, Cameron L. Miller and Bertina A. Minjares, Kim Moriyama, Alpine Creek Homes LLC, Roger & Susan Stewart Trust, Will and Caitlin Lawshe, Meaghan McGuire, Mark Paigen, Riverside Investment Partners LLC, Brittany Christina Martin, Anton R. and Debbie Potochnk, Scott Robb and Norma Nyra Unfug, Parkside Ridgway Holdings LLC, Andre N. Jr. Bollaert, Matthew P. Sandoval, Stephen J. Hertzfeld, 425 N Laura Homestead LLC, John A. Jr. Malone, A. Henry Case, Bryce Lanier Jones and Ryan Andrew Jones, Justin R. Fagan

Staff Report dated June 30, 2020 presenting background, analysis and staff recommendation prepared by the Town Planner.

Planner Coburn presented an application for plat amendment to alter Note 2. She explained Plat Note 2 currently states *"no lot bordering Green Street or Parkside Drive shall use these streets for driveway or construction access"*. The original intent was likely to prevent cars from backing out onto Parkside Drive and Green Street due to the heavy traffic flow. However the garage constructed on Lot 9 was orientated to access Parkside Place when the new residence was built. The Town Planner proposed allowing driveway access for Lot 9 but continuing the existing restrictions for Lot 10. She further explained the speed limit for residential neighborhoods has been reduce to 15 miles per hour since the subdivision was originally platted. Allowing only one lot to have access and the reduction of the speed limit should ensure safety. Coburn recommended approval of the request and that Plat Note 2 be revised to say *"Lot 9 may use Parkside Place for driveway access. Notwithstanding the foregoing no lot bordering Green Street or Parkside Place shall use these streets for driveway or construction access"*. She also suggested the corner driveway curb cut should set back a minimum of 10 feet from the property line.

Applicant Tim Malone, Owner of Lot 9 said the driveway setback will be a minimum of thirty feet and there have been no accidents in that location since the home was built. He noted the majority of the traffic occurs on Green Street with little to no traffic on Parkside Place. Mr. Malone explained other alternatives have been considered to provide driveway access and this request is the best solution.

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

The Commission discussed the application with the Town Planner. She referred to the Staff Report which explains inconsistencies between page 1 and 2 of the Plat Map that references Parkside Drive as well as Parkside Place. The inconsistencies would be corrected with revised Plat Note 2 she added.

ACTION:

Mayor Clark moved to recommend approval of the Application for Plat Amendment to the Town Council revising Plat Note 2 for the driveway access along Parkside Place, Lot 9, in the Parkside Subdivision. The Encroachment Permit to be issued by the Town of Ridgway for curb cut shall require a setback that is greater than 10 ft. from the property line at the corner, or 20 ft. from the cross street. Staff shall correct the inconsistency with regard to the use of Parkside Place and Parkside Drive on the Plat Map if possible. Councilor Cheek seconded the motion, and it carried unanimously.

3. Application for Amended Plat; Location: Marie Scott Village Subdivision, all lots; Address: 275, TBD, 245, 255, South Amelia Street; 236, 242, 267, 247, 239, 227, 215 and multiple TBD Marie Street addresses; Zone: Residential; Applicant: Brad Blackwell; Owners: Gordon P. and Rebecca J. Reichard, Melissa B. Mann, Bradley K. Blackwell, David P. Drew, Angela Ferrelli and Matthew Pratt, BSSK Family Trust, Jacob Randolph Niece, Josephine Fallenius, Michael Karl Pennings, Mark A. and Carrie L. Cowan, Randall C. and Abigail S. Lang, Douglas and Mary Reinhardt

Staff Report dated June 30, 2020 presenting background, analysis and staff recommendation prepared by the Town Planner. Email dated June 30, 2020 from resident Douglas Reinhardt submitted as a late addition to the Agenda Packet.

The Town Planner presented an application to amend the Marie Scott Village Subdivision Plat Map. She explained that currently the use of each lot is limited to a single family dwelling and the request is to allow accessory dwelling units (ADU) on all lots. She explained ADUs are allowed on most residential lots throughout Town unless the plat map restricts that use. In addition the Town encourages construction of ADUs as a way to increase housing stock, long term rentals, density, affordability, and provide a way for home owners to reduce their housing costs. Coburn further explained no public improvements would be required because all necessary improvements are installed, and the request is consistent with the Town's Design Standards. She recommended approval of the application.

Applicant Brad Blackwell stated he thinks housing is important. He plans to rent either the ADU or the existing residence with a long term lease. He commented that he has received favorable comments about his request from neighbors and the HOA was dissolved when the last lot was sold.

Planner Coburn reviewed the ADU regulations for parking, lease terms, owner occupancy, water tap guidelines and structure size with the Commissioners. She also advised them of tap fees, other ownership costs and regulations associated with using an ADU as short term rental.

The Chairperson opened the hearing for public comment.

Melissa Mann said she supports the request and asked for clarification regarding the phrase "from time to time" used in reference to the municipal code in the proposed plat note revision and the Planner explained it is used to allow flexibility as the municipal code evolves over time.

Doug Reinhardt spoke in opposition of the request because he does not want more density in the Marie Scott Village Subdivision. He specifically purchased his property because of the plat restrictions. Mr. Reinhardt commented the request would put the plat in conflict with the

subdivision's covenants, conditions and restrictions and it would change the character of the subdivision.

Angela Ferrelli said she is in favor of the request because she supports density as opposed to urban sprawl.

The Chairperson closed the hearing for public comment.

The Commission discussed the application and agreed that 67%, or 2/3 of the subdivision's lot owners would need to sign the plat amendment showing they agree with allowing accessory dwelling units on all lots in the Marie Scott Village Subdivision.

ACTION:

Councilor Check moved to recommend approval to the Town Council for the Application for Amended Plat in the Marie Scott Village Subdivision, to edit the plat note to allow for accessory dwelling units on all lots. The Applicant must obtain 67% or more than two thirds of the subdivision's lot owners' signatures showing their approval. Mayor Clark seconded the motion, and it carried unanimously.

4. Application for Minor Subdivision; Location: Yates Subdivision, Lot 4; Address: 423 North Amelia Street; Zone: Historic Residential; Applicant: Dan Bartashius; Owner: Daniel J. Bartashius

Staff Report dated June 30, 2020 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Coburn presented an application to split Lot 4 in the Yates Subdivision into two separate properties. She reviewed the criteria for a minor subdivision with the Commissioners, noting the requirements for approval. The Planner commented that the side and rear setbacks are not met in the Town's Design Standards due to the placement of legally nonconforming sheds. She recommended approval of the application with 7 conditions noted in the Staff Report.

The Planning Commission discussed the orientation of the nonconforming shed on the north end of proposed Lot 4A, and the orientation of the shed on proposed Lot 4B. The shed situated on proposed Lot 4A needs to relocate out of the setback. The proposed lot line between the two proposed lots needs to be moved to meet code requirements of being perpendicular to the road while maintaining the eight ft. setback for Lot 4B

Applicant Dan Bartashius confirmed the propose lot line could move to be perpendicular to North Amelia Street while maintaining a minimum 8 ft. setback. He said the nonconforming shed on the west aspect of proposed Lot 4B will be removed. However he had not planned to move the nonconforming shed on existing Lot 4.

The Commissioners discussed at length and agreed the nonconforming shed on existing Lot 4 may continue to be legally nonconforming.

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

ACTION:

Commissioner Emilson moved to recommend approval to the Town Council for the Application for Minor Subdivision in the Yates Subdivision, with the 7 conditions listed in the Staff Report dated June 30, 2020. Councilor Cheek seconded the motion, and it carried unanimously.

APPROVAL OF THE MINUTES

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

ACTION:

Commissioner Liske moved to approve the Minutes from April 28, 2020. Councilor Cheek seconded the motion and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk