

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

JULY 28, 2020

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. with Commissioners Liske, Nelson, Councilor Cheek, Mayor Clark and Chairperson Canright in attendance. Commissioner Falk was absent and Commissioner Emilson entered the hearing at 5:45p.m.

PUBLIC HEARING

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

Staff Report dated July 28, 2020 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented an application for sketch plan for a planned unit development. She explained the parcel is proposed to be divided into 7 different properties that will include one existing single family home over an attached garage and six 2 bedroom, 2.5 bath townhouses with ground floor garages. She noted the Planning Commission reviewed and approved the Sketch Plan at the July 30, 2019 Planning Commission Regular Meeting and the approval was valid for only six months.

Revisions to the Historic Residential District have been adopted since the sketch plan was initially reviewed by the Commissioners and the Planner reviewed how the changes affect the development. She explained why conditional use approval will be needed for 2 of the 6 townhomes on the lot. She further explained why a variance would be needed for the dimensional standards for lot width, coverage and setbacks for the proposed internal townhouse lots, as well as for all six townhomes' lot area.

The Town Planner called to the Commissioners' attention the drainage issues along North Cora and Charles Streets. The original sketch plan proposed a shared sewer service for 2 townhomes per line which are not reflected in the current plans. She also noted the Commission asked the Applicant to consider accessing the townhouse lots from the alley rather than on Charles Street during the previous sketch plan discussion. Coburn commented short term rental restrictions, deed restrictions and compliance with the newly updated residential design standards should be discussed.

The Chairperson opened the hearing for public comment.

Tom McKinney said he is in favor of the project because it aligns with the Master Plan and the creation of affordable housing. He said the front exposure of the townhomes should be more interesting, so that they look more like individual units.

Raymond Ferguson said he opposes the project because there is too much concentration from a neighboring lot that houses 2 people, and then transitioning into 26 people on the next lot; the

proposed parking does is not appear to be adequate; there are safety issues with 6 driveways in close proximity to a street corner and educational facility; building shadowing creating severe ice and snow load in the winter, the majority of the lot will be made impermeable, and he did not think the small lot sizes address affordable housing since the units will likely start at \$500,000.

Krista Stewart said she agrees with the points made by Mr. Ferguson. Ms. Stewart felt 4 townhomes would be adequate and the perm ice on Charles Street is already a problem so the building shadowing will worsen the situation. She voiced concerns over the driveway setbacks noting many cars in the town park over the sidewalk that crosses over the driveways. Ms. Stewart noted safety concerns with increased traffic from this project, the elementary school, Voyager educational facility, and proposed Space to Create building when it is constructed. Krista commented she submitted a letter for the July 30, 2019 regular Planning Commission Meeting regarding these points.

The Chairperson closed the hearing for public comment.

The Commissioners discussed the application with Staff and the Applicant. They noted duplexes or up to 5 single family residences with accessory dwelling units, could be constructed on each of the existing lots without conditional approvals and variances instead of the proposed 6 townhomes and existing residence. Additionally, at least one more single family dwelling could also be constructed on the lot with the already existing residence.

Applicant Matt Mclsaac explained the layout presented is the best solution for every proposed unit and it will make the lots viable for the Ridgway life styles. The driveways are situated on the front end of the lots to accommodate the turning radius for large trucks, and ease of cars, trailers and off road vehicles to enter the garage. The second car spot does not encroach over the sidewalk hindering pedestrians. A new culvert is in the design to redirect the drainage issues and the Town Engineer will be involved with the design to redirect the flow away from the corner of Charles and Cora Streets. Mclsaac noted the design presented for the hearing is more cohesive with the alley ways. He explained the existing trees are approximately 13 ft. taller than the proposed buildings and they do not appear to cast a shadow causing snow and ice buildup. The building will be set back from the corner and a variety of materials will be used on the exterior to provide character for the buildings he concluded.

Mr. Mclsaac said he is willing to explore deed restricted units but needs to obtain more information on how it would affect the project financially. He discussed short term rentals with the Commission and noted he needs more information about the regulations. The Commissioners agreed that allowing a bedroom short-term rental within each townhouse unit, as opposed to short-term renting the entire unit, may be a consideration. They also directed Staff to work with the Applicant to determine the details of a deed restricted unit and present a proposal at preliminary plat. The Commissioners also asked the Applicant to consider orienting the structure further south to assist with snow load from the Town's snow plow.

ACTION:

Commissioner Nelson moved to approve the Application for Sketch Plan for Block 28, Lots 16-20, for Owner/Applicant Matt Mclsaac with the restrictions on short term rentals to be 1 bedroom for each townhouse unit; work with the Town Staff as directed for deed restriction language, including the

considerations in the Staff Report dated July 28, 2020 to be addressed in the Preliminary Plat.
Councilor Cheek seconded the motion, and it carried unanimously.

APPROVAL OF THE MINUTES

2. Approval of the Minutes from the Meeting of June 30, 2020

ACTION:

Mayor Clark moved to approve the Minutes from June 30, 2020. Commissioner Liske seconded the motion, with Commissioner Nelson abstaining, and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk