

RIDGWAY PLANNING COMMISSION

AGENDA

Tuesday, February 23rd, 2021

Regular Meeting; 5:30 pm

ONLINE via Zoom

To join the meeting go to:

<https://us02web.zoom.us/j/88112818202?pwd=MytTRFE2emNmWWMxVHNIK28ya0Fzd09>

Meeting ID: 881 1281 8202

Passcode: 390517

To call in dial: 408.638.0968 or 253.215.8782 or 669.900.6833

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

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

PUBLIC HEARINGS:

1. **Application:** Variance for Building Height - continued; **Location:** Block 33, South 15 feet of West 50' of Lot 18, Wet 50' of Lots 19 and 20; **Address:** 521, 523, 525 Clinton Street; **Zone:** Historic Business (HB); **Applicant:** Sundra Hines for Greg Young; **Owner:** Banco Building LLC

APPROVAL OF MINUTES:

2. Minutes from the meeting of January 26, 2021

ADJOURN

STAFF REPORT

Request: Variance for Building Height, continued
Legal: Block 33, South 15 feet of the West 50' of Lot 18, West 50' of Lots 19 and 20
Addresses: 521, 523, 525 Clinton Street
Parcel #: 430516208006
Zone: Historic Business (HB)
Applicant: Hines Designs for Greg Young
Owner: Banco Building LLC
Initiated By: Shay Coburn, Town Planner
Date: February 23, 2021

REQUEST

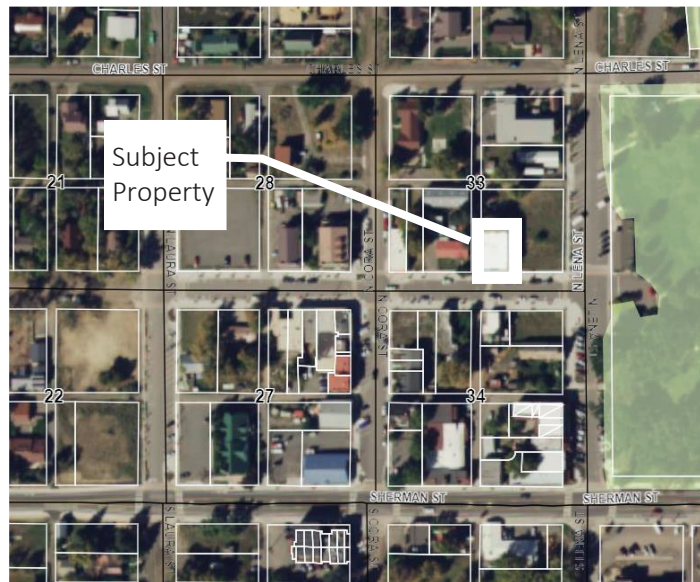
The subject property is located in the Historic Business (HB) district near the center of town on Clinton Street. The subject property is almost entirely consumed by the existing historic bank building.

The proposed reuse of this property is for a retail space, restaurant, hotel and roof top bar. The Planning Commission reviewed requests for the following at the December 22, 2020 regular hearing:

1. Variance for rear building setback,
2. Variance for building height, and
3. Variance for on-site parking.

The Commission approved the variance for the rear building setback to be 0' and the variance for parking to not provide the 3 required on-site spaces and pay a fee-in-lieu for all spaces beyond the first three. The hearing for a variance to building height was continued.

The Applicant submitted a revised building plan set for this hearing that simply added an elevation of the rear of the building with heights. The property and hearing have been noticed and posted pursuant to the Town's regulations.



CODE REQUIREMENTS

RMC §7-3-15 Dimensional & Off-Street Parking Requirements**(A) Dimensional Requirements: Tabulated Requirements for Uses by Right**

HB District

Structure height is limited to 35 feet.

RMC §7-3-21 Variances and Appeals

Variances are considered under RMC §7-3-16 and reviewed under RMC §7-3-18. Applicable criteria include:

(A) The Planning Commission may grant a variance from the Dimensional Requirements, Sign Regulations, Design or Performance Standards and other provisions of these regulations not related to "use", and excluding Off-Street Parking Requirements, following the review procedure of Subsection 7-3-18, provided that the criteria of this Subsection will be met. No variance shall be granted from the provisions governing "Uses By Right", and "Conditional Uses" within any zoning district. Variances shall be granted only if all the following criteria are met:

(1) There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Zoning Ordinance, and

(2) The spirit of the ordinance will be observed, the public health, safety and welfare secured and substantial justice done by granting the variance.

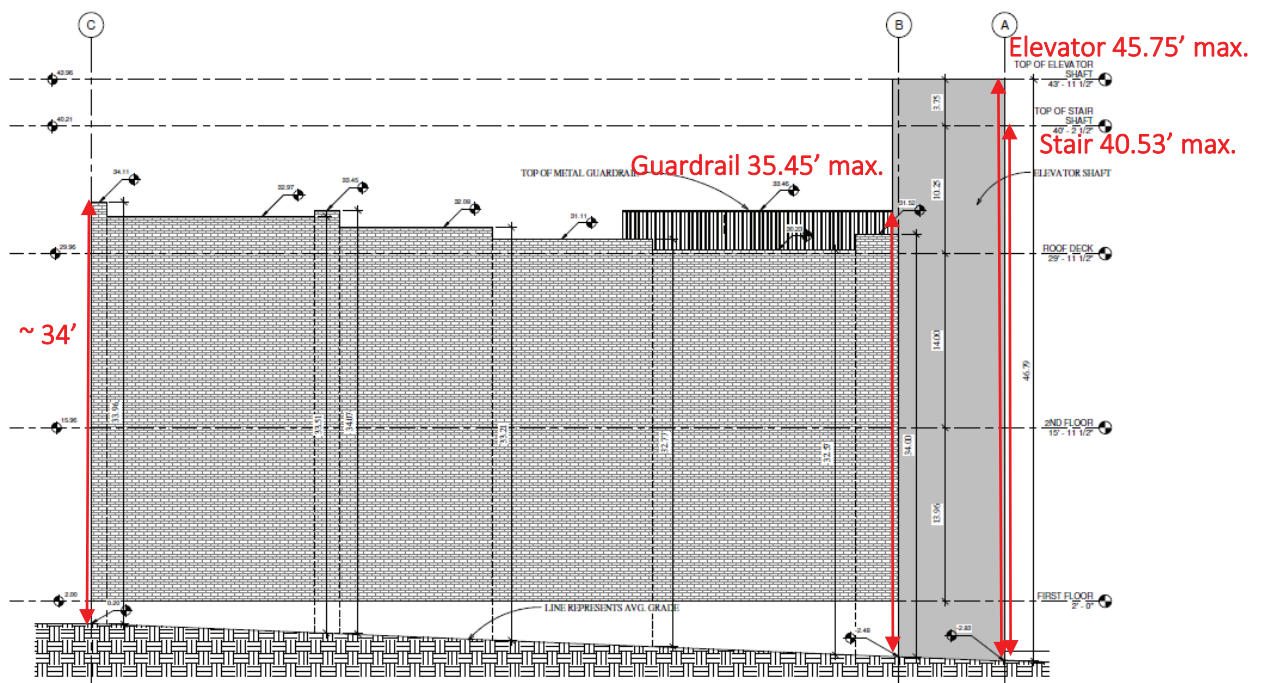
(C) The burden shall be on the applicant to show that these criteria have been met.

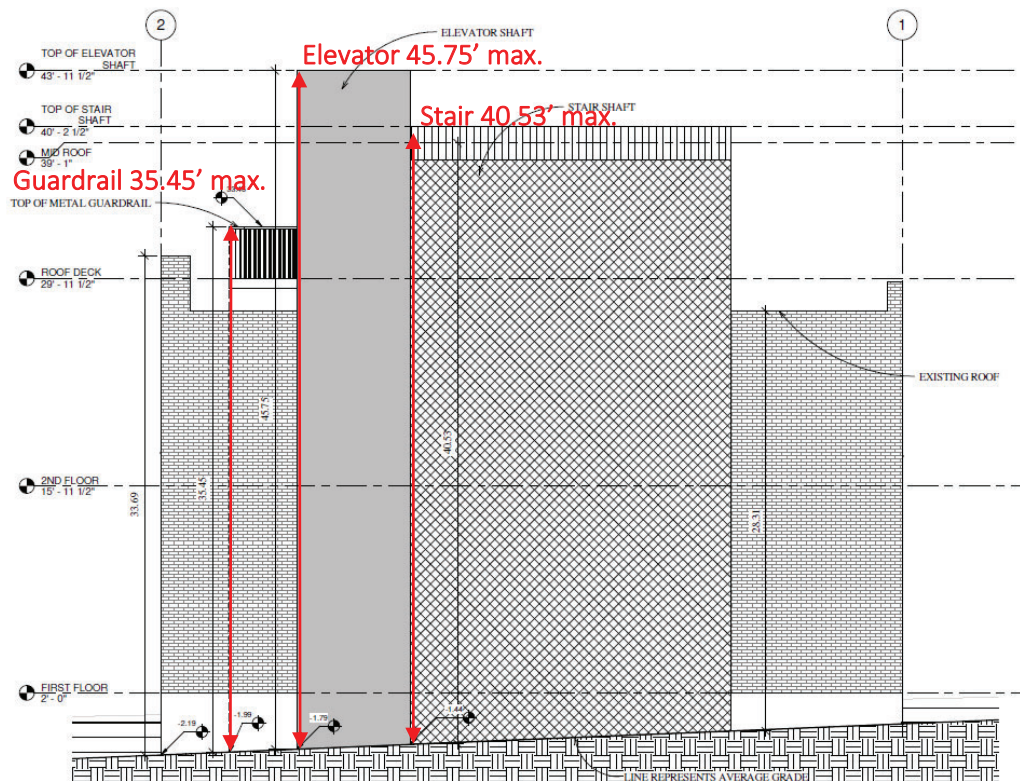
(D) No variance on appeal shall be granted with less than 4 concurring votes of the Planning Commission.

ANALYSIS

With refined drawings, this variance request is for building height is up to 45.75' for just a small portion of the building, the elevator shaft in the rear of the building. The initial request was up to 47'. The stair shaft would be up to 40.53' tall rather than the 43' requested initially. The guardrail would be up to 35.45' tall rather than the 36' initially requested.

It is important to note that the code allows for terraced structures to be measured independently as shown in the diagrams below.

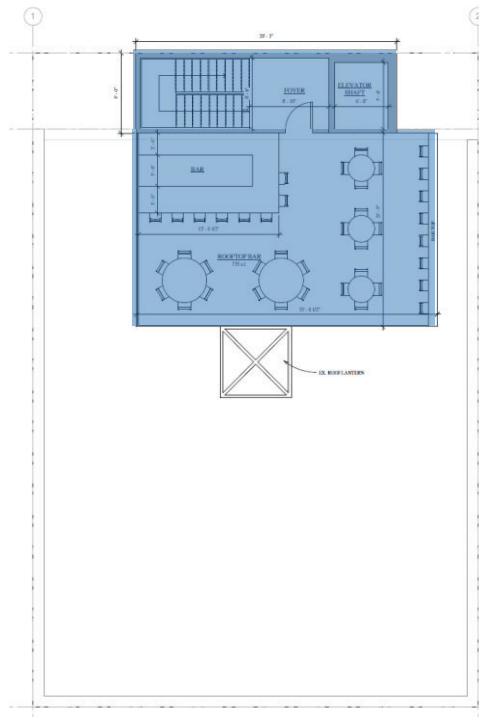




North building elevation showing height measurements.

Please see attached letter from the Applicant that addresses the criteria required by the code. Per criterion 1, practical difficulty includes this being a registered historic building with established floor heights. In addition, the topography of the site appears to drop about 2.5' from the front of the building to the rear making this addition measure a couple of feet taller than it appears from the front of the building. It is understood that a stair and elevator likely need to be added to meet building code or at least to increase accessibility of the building. The roof bar is being added to add to the viability of the overall project.

To address criterion 2, this spirit of ordinance will be observed as the stair and elevator addition is designed to only include what is necessary to make the building safe and accessible but also to make use of the roof for a bar. The roof top bar is only inclusive of a small area of the roof top and is setback from the sides of the building which will make the 35.45' tall guardrails almost blend in with the current parapet. The plans proposed do not include any structures on the roof top like for shelter/shade. The plans are in line with goal CHR-2 and 4 of the master plan to preserve and protect Ridgway's historic assets and promote Ridgway's identity as a creative and innovative community/ The third-floor plan is shown below with the additions highlighted in blue. As you can tell, the additions only make up a small portion of the site and existing building.



Floor plan of third floor.

The public health, safety and welfare could be considered to be secured and substantial justice could be considered to be done by granting this variance given this project includes community benefits such as preservation of a historic building that may not otherwise be able to pencil out financially. In addition, this variance will allow for improved accessibility within the building with provides for safer spaces.

The Silver San Juan Building at the corner of South Cora and Sherman Streets received a variance for building height. In 2005, the Redcliff Two building received a variance to building height. The three-story structure on the northwest corner of Clinton and North Cora Streets was built in 1990 and is estimated to be approximately 35' in height. Recently, the Space to Create building received a variance for building height up to 39' for a few portions of the building and the Firehouse project received a variance for building height to be up to 41 feet in some locations. In addition, the communication tower that is just across the street is believed to be about 40 feet tall which is the maximum height allowed for communication towers.

As required by the Ridgway Municipal Code, the burden is on the Applicant to show all of the criteria have been met.

STAFF RECOMMENDATION

All variance requests need careful consideration against the criteria required by the code. The subject property is right in the heart of the Town's historic business district, which is our most dense and vibrant district. This is an exciting project that is in alignment with our new Master Plan and would preserve a valuable historic building.

Staff recommends approval of the of the variance request for building height for applicant Hines Designs, owner Banco Building LLC.



Posted notice from Clinton Street looking north.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ridgway Planning Commission will hold a **PUBLIC HEARING** **online via Zoom***, on Tuesday, February 23rd, 2021 at 5:30 p.m., to receive and consider all evidence and reports relative to the application described below:

Application for: Variance Building Height, continued

Location: Block 33, South 15 feet of West 50' of Lot 18, Wet 50' of Lots 19 and 20

Address: 521, 523, 525 Clinton Street

Zoned: Historic Business (HB)

Applicant: Town of Ridgway

Property Owner: Banco Building LLC

ALL INTERESTED PARTIES are invited to attend said hearing 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.



DATED: February 12, 2021

Shay Coburn, Town Planner

***To To join the meeting go to:**

<https://us02web.zoom.us/j/88112818202?pwd=MytTRFE2emNmWWMxVHNIK28ya0Fzdz09>

Meeting ID: 881 1281 8202

Passcode: 390517

To call in dial: 408.638.0968 or 253.215.8782 or 669.900.6833

521-525 Clinton Street – Height Variance
Planning Commission Hearing Request

We are requesting a height variance for the two-story historic building (Colorado State Historic Register 5OR.772) located at 521,523,525 Clinton Street. The two-story historic building has a height of 34' on the south primary façade facing Clinton Street. The site naturally slopes to the east down Clinton Street and slopes down to the north.

The variance will be to allow up to 45.75' maximum height above finish grade for the elevator addition and up to 40.53' maximum height above finish grade for the stair addition. The requested height variances distances are measured from the existing grade located at the low point of the site of the north elevation. This natural grade is 2'-0" lower on the north elevation of the historic structure as compared to the south primary façade.

Criterion A

There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Zoning Ordinance.

The project is balancing historic code and incentive based regulations in addition to meeting the intent of the zoning regulations. The building is a registered historic building and while minimum building codes might allow some flexibility of certain life safety elements, it is necessary for the owner to create a viable property both functionally and sustainably. This will require the project to have stair and elevator assembly.

The stair and elevator assembly have been schematically designed and will require a certain height. The requested height is the maximum needed and the design team will make every effort to lower the overall height if possible. This height variance allows the design team to continue refining the drawings if these two portions of the building remain at or underneath the variance height level. Sequential reviews by building officials, finalization of elevator equipment or reviews by the Colorado State Historic Preservation Office will be upcoming, following zoning approvals.

The location of the stair and elevator provide the least amount of visual impact to the historic building on the north secondary façade. This location has little to no impact to the significant historic features of the south and west primary building façade. Assuming the adjacent properties will be developed in the future this stair and elevator assembly would be to the rear of those properties. Related to code egress and life safety, this location also provides the best location for any addition of building code related assemblies.

This historic building is taller than other modern two-story buildings by conservatively 8'-0". Other recent variances have allowed three stories in relatively the same vertical distance as this existing building. This building also has an addition 2'-0" that are added to final maximum distance due to how zoning regulations measure vertical distance. If you were to take the programming of this building and apply it to a new building you could create a 2-story building plus a roof deck, exterior stair and elevators assembly and be at or under 35'-0". The best example of new construction would be the 3-story Space to Create project further west along Clinton, which is also higher in topographic elevation. If you remove the grading difference and allow some flexibility to work with the existing conditions of the historic 2-story, the heights being proposed are the lowest that can be provided and still provide a safe, accessible, and appropriate solution.

Criterion B

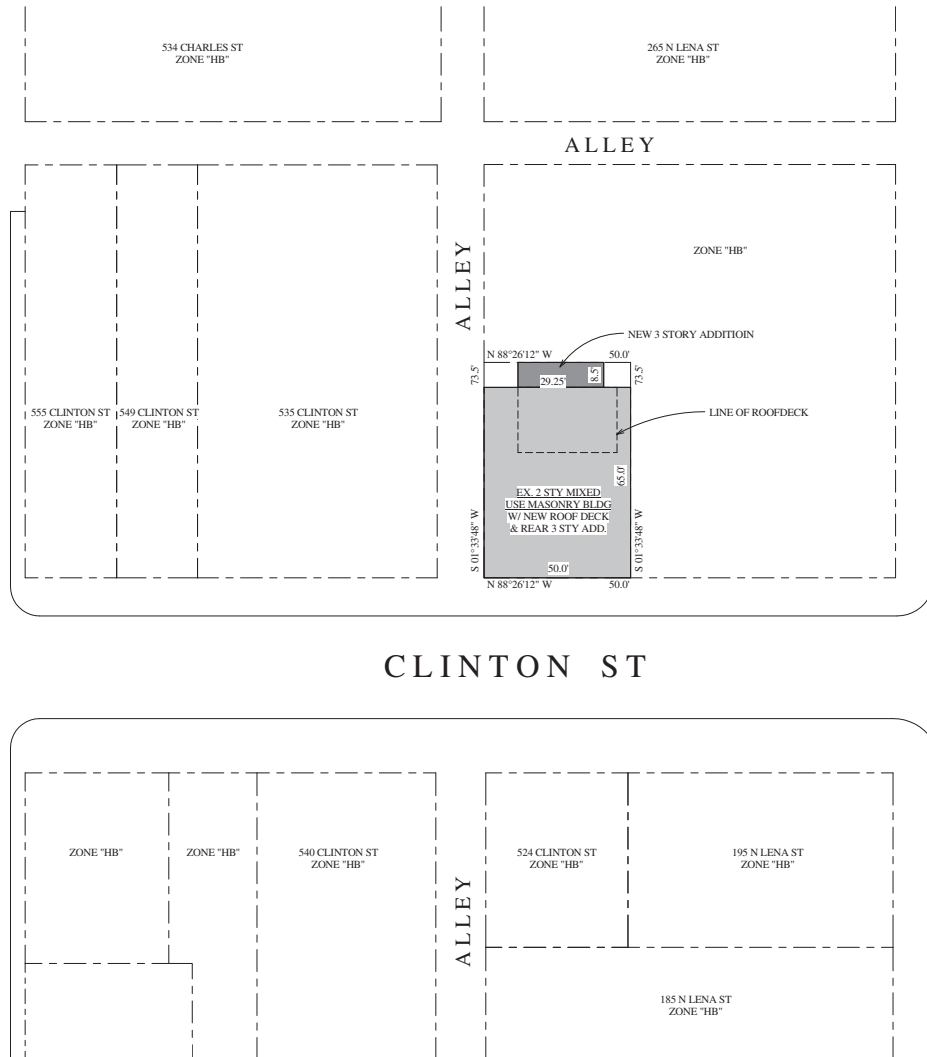
The spirit of the ordinance will be observed, the public health, safety and welfare secured, and substantial justice done by granting this variance.

In the spirit of the ordinance, the stair and elevator are located so that they have the least visual impact to public views and are minimized so that they are only as big as the stair and elevator themselves. The rooftop bar area is set back on the rear half of the roof. It and its guard rails will not impact the visual design characteristics of the building exterior.

Additional Comments:

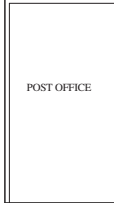
- This project seeks to revitalize a historic building and increase the safety for tenants and the public.
- This project provides newly rehabilitated businesses a in the downtown which will support other commercial businesses.
- This project will take advantage of State and regional incentives providing a precedent for future work on local existing and historic buildings.
- This project protects and preserves Ridgway's historic assets – 2019 Master Plan, goal CHR-2
- This project promotes Ridgway's' identity as a creative and innovative community where creative individuals and enterprises thrive. 2019 Master Plan, Goal CHR-4.
- This project supports the expansion of local businesses, 2019 Master Plan, goal ECO-2

N CORA ST



N LENA ST

SITE DATA		
AREA	SQ. FT.	%
SITE	3,675	100
EX. BLDG FOOTPRINT	3,250	88.43
NEW ADDITION	249	6.77
TOTAL COVERAGE	3,499	95.21



HARTWELL
PARK

HINES DESIGNS , LLC

PHONE : 970.682.2001
105 N MAIN STREET MIDWAY, CO 81432

BANK BUILDING
521-525 CLINTON ST
MIDWAY CO 81432

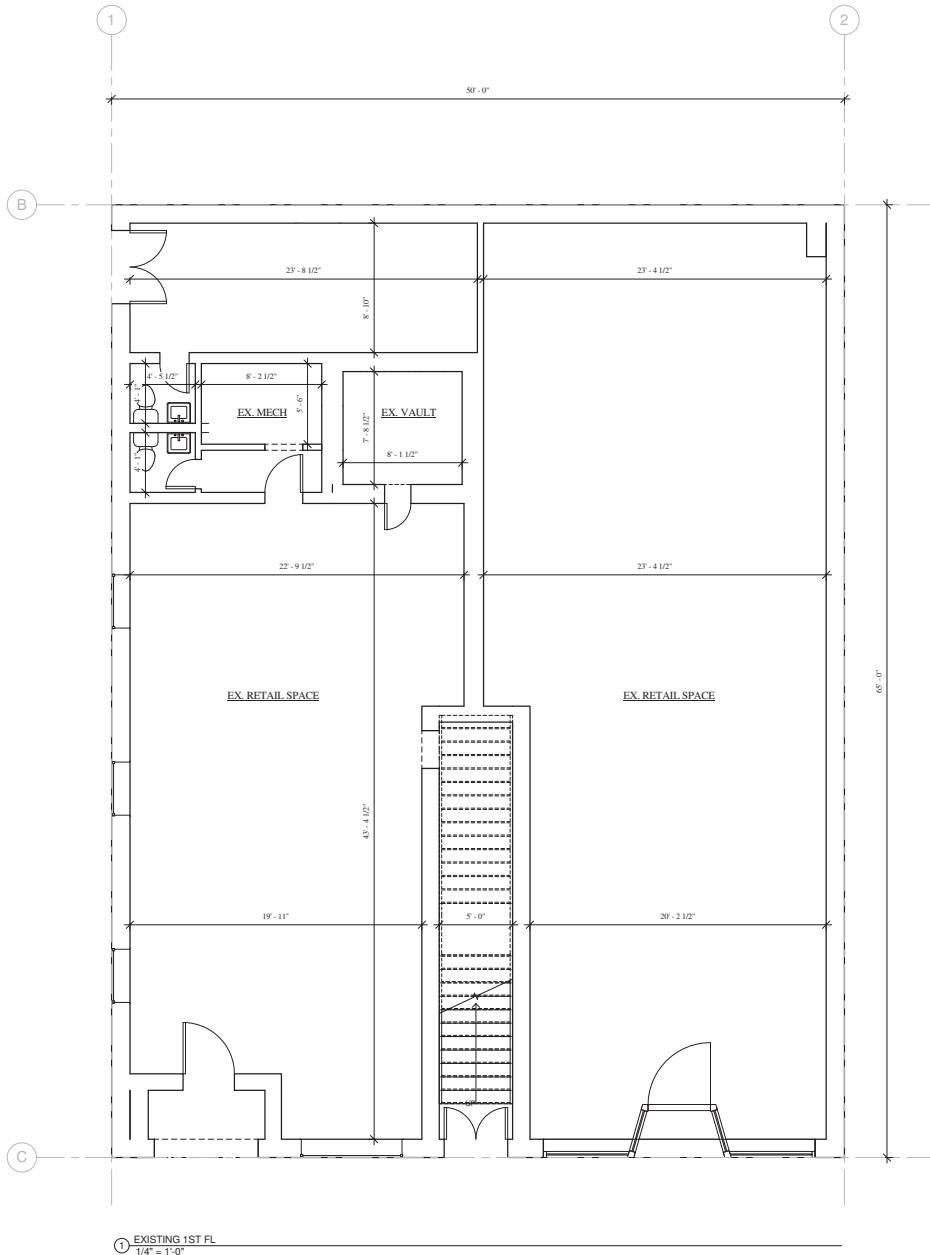
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PROPOSED PLANS

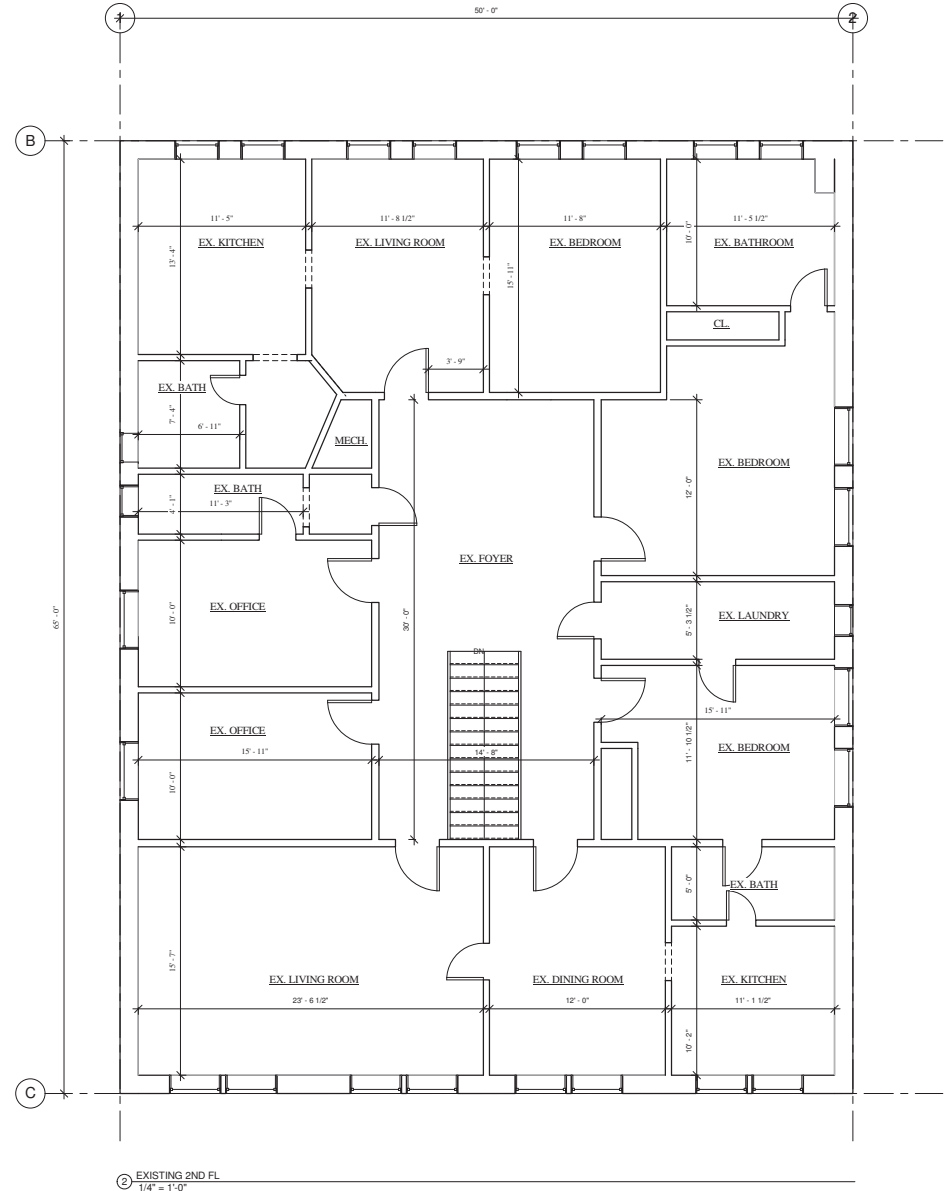
1/12/21

AREA SITE PLAN

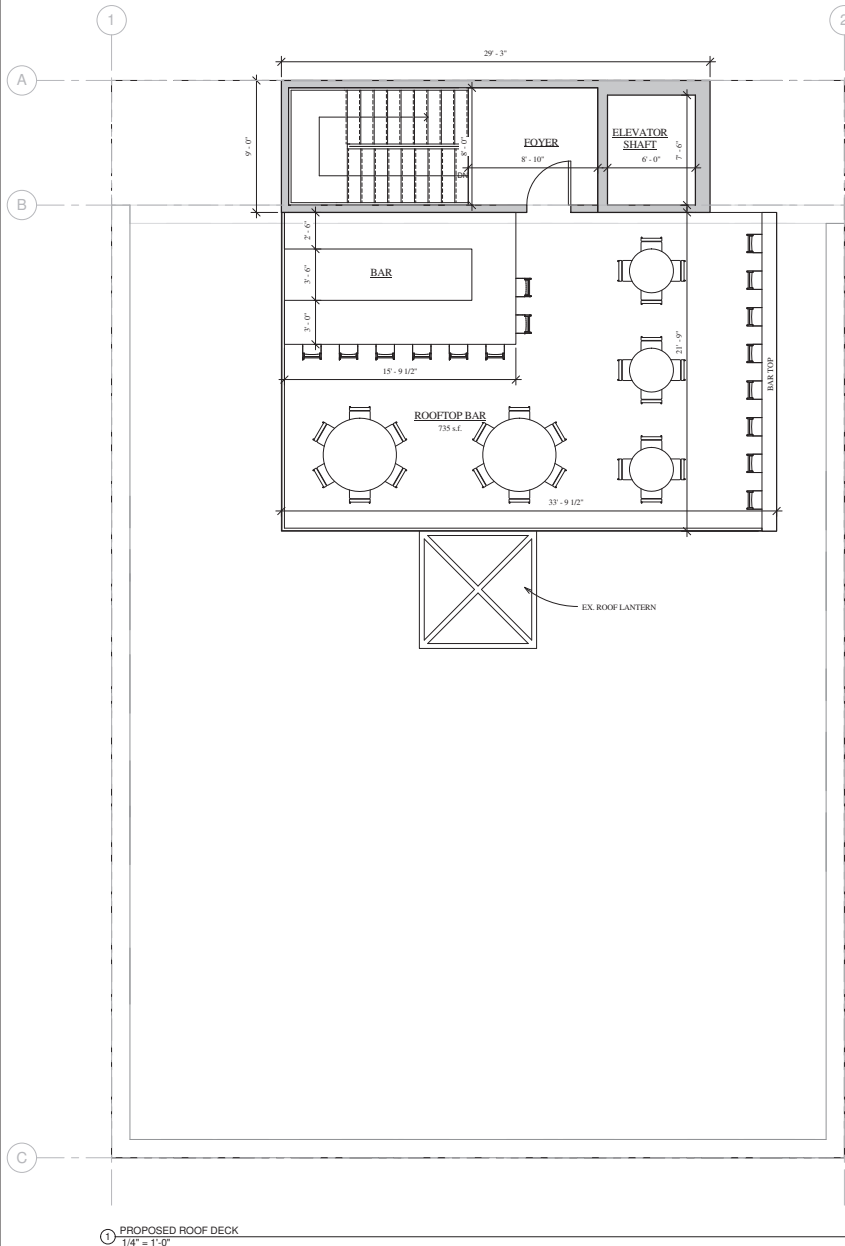
A1.2



① EXISTING 1ST FL
1/4" = 1'-0"



② EXISTING 2ND FL
1/4" = 1'-0"



OCCUPANCY CALCS			
FIRST FLOOR			
RESTAURANT			
AREA / OCCUPANCY	SQ. FT.	OCCUPANT LOAD FACTOR	OCCUPANTS
RESTAURANT & LOUNGE (ASSEMBLY) / A-2	1,134	15 NET	76
COMMERCIAL KITCHEN / A-2	495	200 GROSS	3
TOTAL	1,629		79
FIRST FLOOR / RETAIL			
RETAIL SPACE / M	850	60 GROSS	14
SECOND FLOOR			
ROOM #1 / R-1	304	200 GROSS	2
ROOM #2 / R-1	367	200 GROSS	2
ROOM #3 / R-1	397	200 GROSS	2
ROOM #4 / R-1	457	200 GROSS	2
ROOM #5 / R-1	376	200 GROSS	2
ROOM #6 / R-1	250	200 GROSS	2
TOTAL	2,151		12
THIRD FLOOR			
ROOF DECK / BAR / A-2	735	15 NET	49
TOTAL			
OCCUPANCY A-2	2,694		128
OCCUPANCY M	850		14
OCCUPANCY R-1	2,151		12
BUILDING TOTAL	5,695		154
AS PER TABLE 1004.5 2018 IBC			

PLUMBING FIXTURE CALCS			
OCCUPANCY "A-2"			
FIXTURE	LOAD FACTOR	OCCUPANTS	REQ. FIXTURES
WATER CLOSET	MALE 1 / 75	64	1
	FEMALE 1 / 75	64	1
LAVATORIES	MALE 1 / 200	64	1
	FEMALE 1 / 200	64	1
DRINKING FOUNTAIN	1 / 500	150	1
SERVICE SINK	1 REQ. / 1 PROVIDED		
OCCUPANCY "M"			
WATER CLOSET	1 / 500	14	1
LAVATORIES	1 / 750	14	1
DRINKING FOUNTAIN	N/R LESS THAN 15 OCCUPANTS		
SEPERATE FACILITIES	N/R LESS THAN 100 OCCUPANTS		
OCCUPANCY "R-1"			
WATER CLOSET	1/ SLEEPING UNIT	6 DWELLING UNIT	6
LAVATORIES	1/ SLEEPING UNIT	6 DWELLING UNIT	6
SHOWER	1/ SLEEPING UNIT	6 DWELLING UNIT	6
KITCHEN SINK	1/ SLEEPING UNIT	6 DWELLING UNIT	6
AS PER TABLE 403.1 2018 IPC			

GROSS FLOOR AREA	
TOTAL	7,208
Name	Area
1ST FLOOR	3446 SF
2ND FLOOR	3499 SF
3RD FLOOR	263 SF

PARKING CALCS		
"HB" HISTORIC BUSINESS DISTRICT		
GROSS FLOOR AREA	LOAD FACTOR	REQUIRED SPACES
7,208 SQ. FT.	1 / 1650 SQ. FT.	5
AS PER 7-3-8.5 (4) (B)		

EGRESS REQUIREMENTS			
OCCUPANCY "A-2" AREA			
EGRESS COMPONENT	FACTOR	REQUIRED	PROVIDED
DOOR	.2 / OCCUPANT	36" (MIN)	60"
STAIR	.3 / OCCUPANT	44" (MIN)	48"
NUMBER OF EXITS		2	3
TRAVEL DISTANCE		200' MAX	TBD
OCCUPANCY "M" AREA			
DOOR	.2 / OCCUPANT	36" (MIN)	48"
STAIR		N/A 1ST STORY ONLY	
NUMBER OF EXITS		1	1
TRAVEL DISTANCE		75' MAX	TBD
OCCUPANCY "R-1" AREA			
DOOR	.2 / OCCUPANT	36" (MIN)	36"
STAIR	.3 / OCCUPANT	36" (MIN)	48"
NUMBER OF EXITS		2	2
TRAVEL DISTANCE		200' MAX	TBD
AS PER CHP 10 2018 IBC			

HINES DESIGNS, LLC

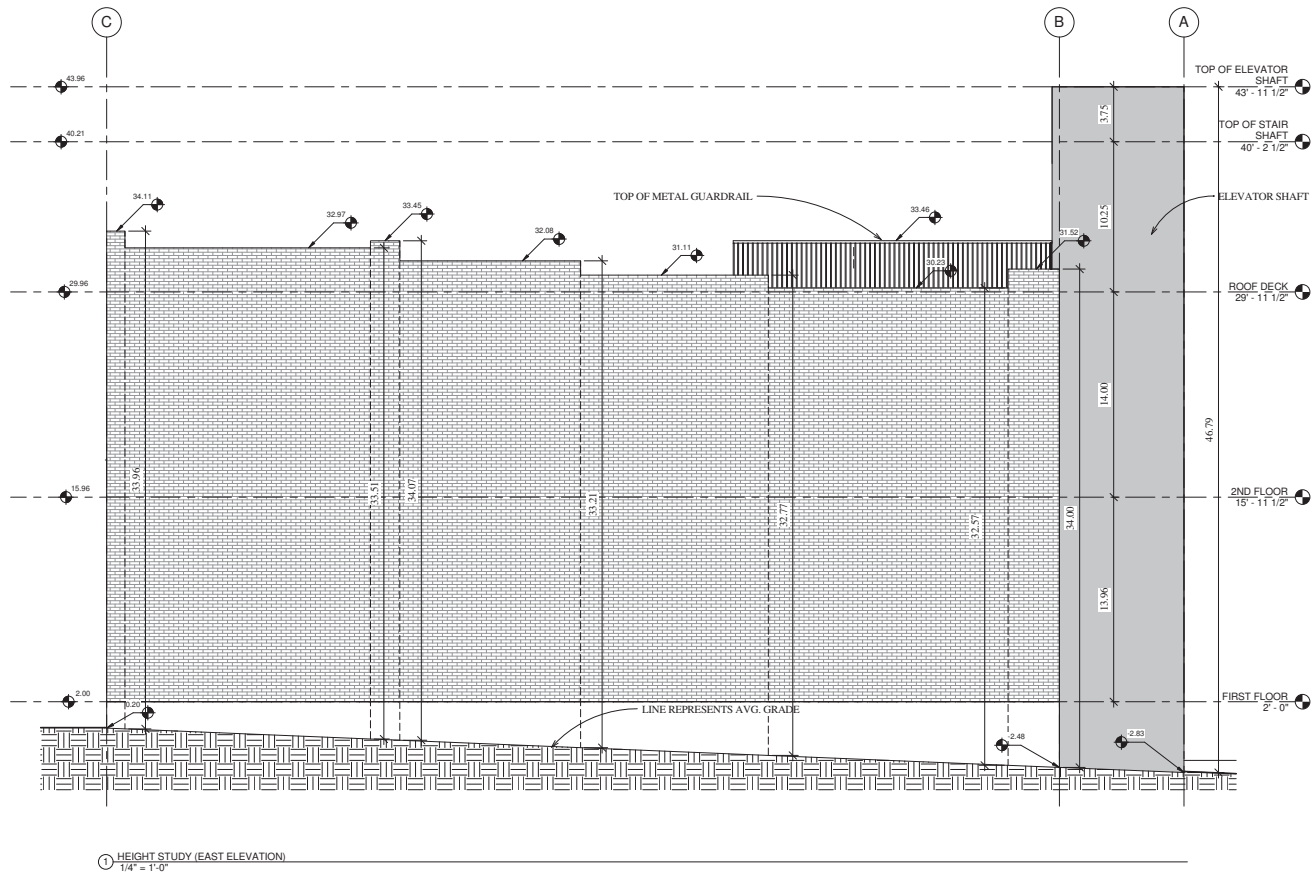
PHONE: 970.682.0001
105 N. WILSON STREET, FIDUCIARY, CO 81402

BANK BUILDING
521-525 CLINTON ST
RIDGWAY CO 81432

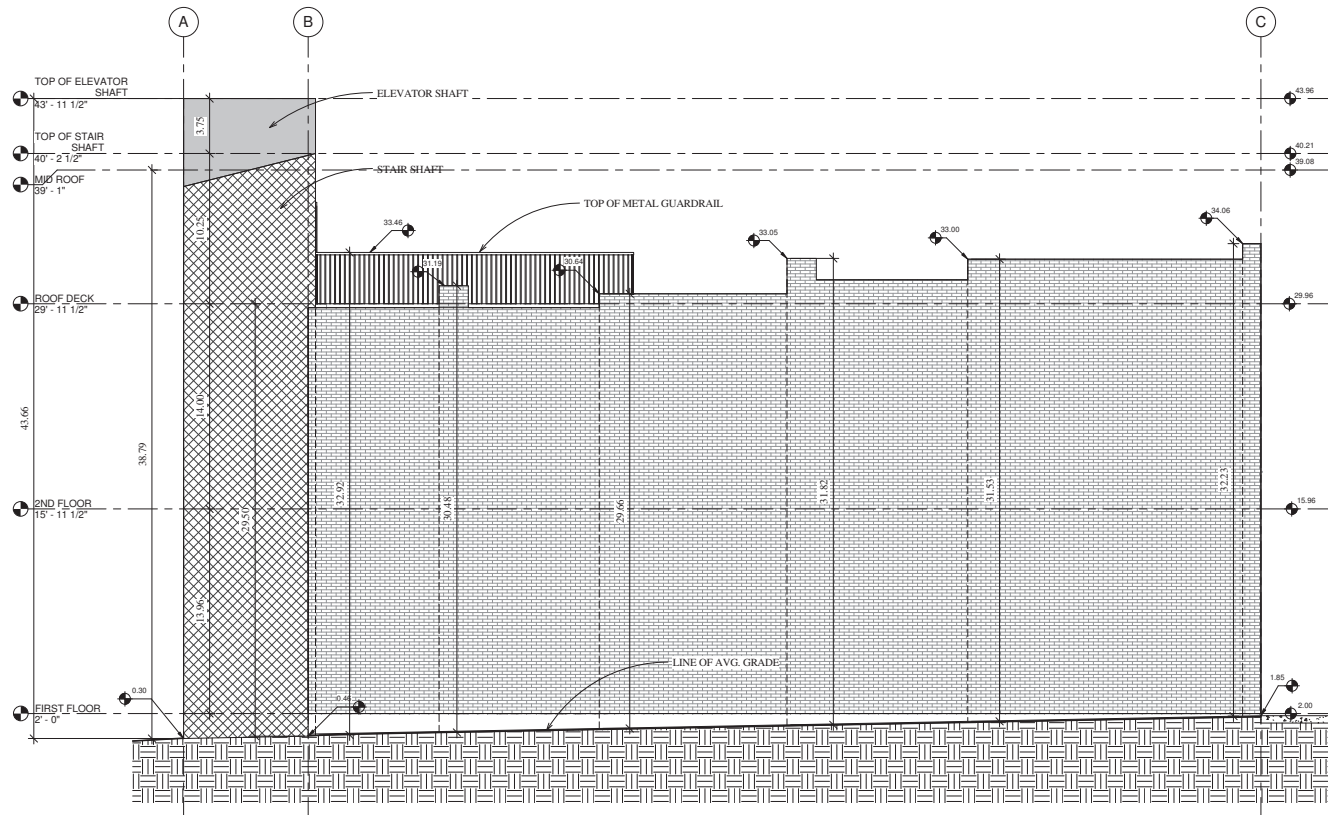
PROPOSED PLANS
1/12/21

PROPOSED ROOF DECK

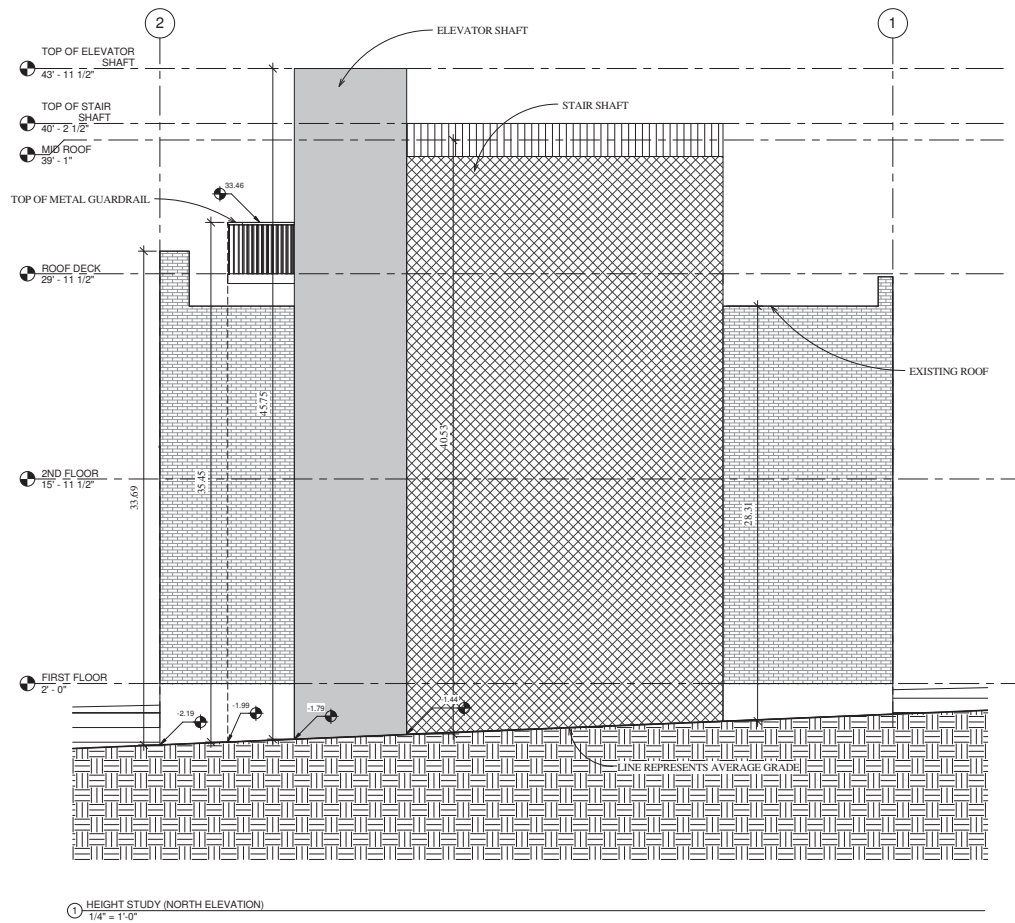
A2.3



① HEIGHT STUDY (EAST ELEVATION)
1/4" = 1'-0"



① HEIGHT STUDY (WEST ELEVATION)
1/4" = 1'-0"



① HEIGHT STUDY (NORTH ELEVATION)
1/4" = 1'-0"

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

JANUARY 26, 2022

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to COVID-19. Commissioners Falk, Liske, Nelson, Mayor Clark and Chairperson Canright were in attendance. Councilor Meyer and Commissioner Emilson entered the meeting at 5:40 p.m. due to internet connection issues.

PUBLIC HEARING

1. Application for Final Plat; Location: East of Blocks 31 and 32, north of Hartwell Park and Charles Street, east of Lena Street, south of Otto Street, and west of the Library District property, and Town of Ridgway property at North Railroad; Address: TBD North Lena Street; Zone: General Commercial (GC) and Historic Business (HB); Applicant: Hines Designs; Owner: Lena Commons, LLC

Staff Report dated January 26, 2021 presenting background, analysis and staff recommendation prepared by the Town Planner.

Planner Shay Coburn presented an application for final plat consisting of 19 residential lots and 4 commercial condominium units for the Lena Street Commons Planned Unit Development. Coburn explained the general subdivision process for the benefit of the public and noted the southern portion of the property, currently designated HB, will not be developed at this time. She explained most of the development will occur in the portion of the property zoned General Commercial. However, the build-out will occur on a small portion of the lot designated HB. This will require a rezoning approved by the Town Council to correlate a new property line with the Zoning designation, the Planner concluded.

The Town Planner compared the non-compliant items with the Final Plat requirements. She noted the applicant needs to submit the documentation as required in Ridgway Municipal Code 7-4-5(C) (2); the as-built documents need to be edited, and once those documentation are received staff will need to review the utility easements against the utility locations to ensure they correlate. The easement language in plat notes 9, 10, and 11 need revising so they match the Town's standard language for easements as explained in detail per the Staff Report dated January 26, 2021. Coburn said a Subdivision Improvements Agreement (SIA) will be needed for the requirements detailed in the Staff Report that have not been completed prior to final plat, and concerns regarding the water pits and service lines installation might need to be addressed in the SIA as well.

Ms. Coburn recommended approval of the application to the Town Council with the 10 conditions summarized in the Staff Report dated January 26, 2021.

Tom Kennedy, Attorney for the Applicant agreed an SIA is needed. He expressed concerns regarding installation of the utility service lines to all lots prior to the grading and excavation because the lines could be compromised. He said they are working with Staff to develop an SIA

for items that need completion as part of the individual build-out for each phase. Mr. Kennedy noted the improvements would be shown in the Building Permit Application. He expressed further concern regarding the Town and other utility service providers having access within their easements to provide service to other projects outside of this development. He noted the Town should review plats before excavation to be familiar with the stipulations of the utility easements. Mr. Kennedy said the development team is looking forward to working through the outstanding items with Staff and encouraged the Commissioners to approve the application.

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

The Planning Commission discussed the outstanding items with Staff and the Applicant. The Commissioners recognized there will be many property owners in this development. Because of this the plat note language should be standardized with the Town's language for continuity in managing the easements in town. Furthermore, it is not practical for staff to review plat notes for every easement in town when an excavation is required. Since the easement is smaller than what the Town normally requires there might be a way to reconcile both parties' concerns. The Planning Commission agreed the Town Attorney should review the plat notes to make the determination about the language in the plat notes.

ACTION:

Mayor Clark moved to recommend approval to the Town Council for the Application for Final Plat for the Lena Street Commons Planned Unit Development, with the 10 conditions listed in the Staff Report dated January 26, 2021. Commissioner Emilson seconded the motion, and it carried unanimously.

OTHER BUSINESS

2. Landscaping Regulation Update, Third Discussion

Staff Report dated January 26, 2021 presenting background, analysis, comments received after the December Regular Meeting and staff recommendation prepared by the Town Planner.

Planner Coburn presented the Staff Report dated January 26, 2021 for the Landscaping Regulations Update. The Planner lead the discussion with the Commissioners and public. Ned Bosworth, Ruth Stewart, Krista Stewart and Terese Seal were the community members that participated in the discussion.

Plant Species: Ms. Coburn suggested the discussion should cover whether the Town should provide a list of drought tolerant plant species; a limited list of undesired plants; educational materials for water wise plant maintenance; a list of exemptions to water wise watering such as gardens, and considerations for high water users and how to effectively communicate water wise landscaping. The consensus was to encourage water wise practices through recommendation rather than regulation, and that progressive water rates should assist in regulating heavy water users. They noted a short list of desirable, noxious, and undesirable plant and tree species should be provided. They also discussed how to disseminate information regarding the importance of submitting and understanding the landscaping plan with a building permit at the beginning of a project.

Trees and shrubs: The Planner explained the current requirement for the minimum number of trees per residential property is based on the lot size, and the minimum number of shrubs required is based on street frontage. She suggested the minimum requirement for all properties should be 1 tree and 4-5-gallon shrubs with the additional requirement of 1 tree or 4-5-gallon shrubs for each 2,000 sq. ft. thereafter. Already established trees on residential lots would apply toward the requirement. The Commissioners and participants agreed the required plantings should be spread out on parcels and not apply only to the front yard.

The Commissioners discussed the information needed in an educational brochure for tree and shrub plantings. They noted the information should include determining proper planting location, parcel topography, a map showing town topography zones, preparing or preserving lots under construction to encourage new plantings, determining tree value, tree and shrub maintenance, and expectations for plantings in easements.

Ground Cover: The Town Planner noted that currently 50% live vegetation is needed in the front yard. She explained previous discussions included clarifying the requirement by setting limitations on hard surfaces; ensuring ground cover is adequate to prevent dust blowing onto other properties and minimizing weed germination; ensuring the soil is stabilized to prevent erosion, limiting the use of turf that is not water wise, encouraging water wise ground covers, and allowing more area for organic mulches. Coburn suggested a more generalized ground cover requirement, stipulating a certain percentage of landscape for the non-built area of parcels.

The Commissioners and Public agreed the landscape definition should be general as to include points from the previous discussion while limiting the amount of inorganic materials used. Planner Coburn will prepare scenarios for percentages of ground cover to non-built lot area, to be reviewed at the next discussion in order to determine how ground cover requirements could be regulated.

Water Conservation: Planner Coburn noted the previous discussions for water education were about providing information and education to residents for the use of grey water, efficient irrigation systems, soil amendments, rain gardens, and rainwater harvesting and collection. They discussed providing a reference list of landscape professionals and eventually requiring the use of a landscape professional for commercial developments, and large multi-residential projects.

Other: The Planning Commission agreed staff should have the flexibility to approve landscape plans that deviate slightly from the regulations. Other topics for future discussions could be about an annual plant buying program, incentives to encourage groomed yards, a free residential mulching program and a compost pick-up program. However, the priority for this year will be to update the Town's Landscaping Regulations and to provide a comprehensive brochure for educating town residents regarding the topics discussed.

APPROVAL OF THE MINUTES:

3. Minutes from the meeting of October 27, 2020.

ACTION:

Commissioner Nelson moved to approve the Minutes from October 27, 2020. Commissioner Liske seconded the motion, with Commissioner Emilson abstaining, and the motion carried unanimously.

ACTION:

Commissioner Nelson moved to approve the Minutes from December 22, 2020. Councilor Meyer seconded the motion, it carried unanimously.

ADJOURNMENT

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk