

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

JULY 27, 2021

CALL TO ORDER

The Planning Commission convened in person at 201 N. Railroad Street and broadcast the meeting to the public via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to the COVID-19 pandemic.

The Chairperson called the meeting to order at 5:33 p.m. Commissioners Liske, Montague, Nelson, Mayor Pro-Tem Meyer, and Chairperson Canright were in attendance. Commissioner Emilson and Mayor Clark were absent.

PUBLIC HEARING

1. Application for Final Plat: Location: Parkside Subdivision, Lot 14; Address: To-Be-Determined (TBD) North Laura Street; Zone: Residential; Applicant: Josh and Terese Seal; Owner: Joshua C. Seal

Staff Report dated July 23, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

TJ Dlubac presented an application for final plat for 3 single family dwelling units on one parcel in the Parkside Subdivision. He explained a variance to lot width was included in the application at the April 27, 2021 Regular Planning Commission Meeting. That request has been withdrawn because the recently submitted plat reflects lot frontage adjustments so that each lot meets the minimum dimensional standard. Dlubac further noted the Applicant has also withdrawn the request to amend Plat Note 7 which includes Certificate of Occupancy requirements, and Staff received the Homeowners Association letter of approval as required in June. The Planner noted fifteen emails included in the hearing packet supporting the subdivision that were received before and after the Staff Report was prepared. He recommended approval of the request to the Town Council with the following conditions as noted in the Staff Report:

1. *A reproducible mylar properly executed by all parties except Town officials be submitted to the Town within 30 days of approval of the subdivision by the Town Council.*
2. *Note 9 stating that all 3 lots are to own the sewer line be removed.*
3. *Any water or sewer tap fees that have not been paid or waived pursuant to Note 6 of the Parkside Subdivision plat shall be paid in accordance with Section 9-1-9 of the Ridgway Municipal Code prior to issuance of the first building permit for any lot in this subdivision.*
4. *Amend the second line of the title of the subdivision to read: "An Amended Plat of Lot 14, Parkside Subdivision, Town of Ridgway".*

Marty Whitmore, representing the Applicants, reviewed Terese Seal's letter of request dated July 6, 2021, and noted the requested changes do not deviate from the intent of the original plat.

Town Manager Neill noted two letters of support for the subdivision were received after the hearing packet was published and were added to the electronic packet.

The Chairperson opened the hearing for public comment.

Jack Petruccelli spoke in favor of the project and commented the mortgage rate for a single-family dwelling unit is less for the end buyer, as opposed to a condominium or townhome, and that aspect increases the affordability.

Julie Mehrer shared the difficulties of living with shared walls and the Seal's creative, innovative quality construction and craftsmanship.

The Chairperson closed the hearing for public comment.

ACTION:

Councilor Montague moved to recommend approval to the Town Council for the North Seal Subdivision Final Plat with the following conditions: 1.) A reproducible mylar properly executed by all parties except Town officials be submitted to the Town within 30 days of approval of the subdivision by The Town Council. 2.) Note 9 stating that all 3 lots are to own the sewer line be removed. 3.) Any water or sewer tap fees that have not been paid or waived pursuant to Note 6 of the Parkside Subdivision plat shall be paid in accordance with Section 9-1-9 of the Ridgway Municipal Code prior to issuance of the first building permit for any lot in this subdivision. 4.) Amend the second line of the title of the subdivision to read: "An Amended Plat of Lot 14, Parkside Subdivision, Town of Ridgway". Mayor Pro-Tem Meyer seconded the motion and it passed unanimously.

2. Application for Sketch Plan; Location: Liddell-Stanton Subdivision, Block 3, Lot 10; Address: TBD Liddell Drive; Zone: Historic Business; Applicant Chris Hawkins; Owner: Revelation Investments CO., LLC

Staff Report dated July 23, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Planner Dlubac presented an application for sketch plan for a subdivision for 5 townhomes consisting of 10 units, to be constructed on .5 acres in the Liddell-Stanton Subdivision. He explained the Land Use Plan, which is a guiding document, proposes density at 12-18 units per acre and the Applicant is proposing 20 units per acre. The Planner further noted setbacks, density, design standards, access and utilities should be considered with the conceptual drawings submitted. He noted the proposed Sketch Plan is consistent with the policies and goals in the Master Plan and recommend approval of the application.

Applicant Chris Hawkins explained proposed changes to Liddell Drive to meet existing Town and fire code regulations and relocating the existing driveway entering the parcel. He commented the lot is not in the flood plain and requested copies of the future flood plain and drought maps to further study possible impacts. Mr. Hawkins asked for the Town to clarify if the front and side setbacks for townhomes apply to the parent parcel and not to each unit.

Hawkins asked for clarity regarding the requirement noted in the Staff Report for a looped water line since the subdivision was developed with dead end water lines. He also commented that other commercial properties in the subdivision were constructed with no sidewalk requirements.

The Chairperson opened the hearing for public comment.

Gary Dick commented he was stunned regarding the project's density and asked to be included in the discussions regarding access to the project, the widening of Liddell Drive and relocating the driveway. He noted that while the proposed project appears to not be in the flood plain the Federal Emergency Management Agency's (FEMA) map used to make this determination is from 1984. He asked about the disposition of the Town's progress to retrieve a current FEMA flood plain map. Mr. Dick also expressed concerns about clarifying the setbacks due to snow and watershed onto his adjacent property, the lack of provision for visitor parking and short-term rental allowances.

Dee Dee Decker requested she be included in the discussions for the proposed development. Ms. Decker also commented that while she is concerned about the development being situated by the river, she is not yet opposed to the project.

Jack Petruccelli express concerns about parking. He clarified there should be no parking in the cul-de-sac at the end of Liddell Drive, pursuant to the original plat note requirements and this will need to be addresses with any changes to Liddell Drive.

Joyce Bucknam spoke against the proposed project, saying "Liddell is such a little street with a short distance along the river...we are going to lose every charming spot in Ridgway...we came here to live, we didn't move here to make money!" She asked to be included in the discussions for the development as well.

Lori Greischel strongly opposed the proposed density by the river and expressed concerns about the Town providing adequate water supply.

Pricilla Peters said the density is insane and recalled flooding at the proposed site in years past. She said the river is a "treasure to the Town; gold that can't be replaced."

Chris MacIntire representing the property owner asked for clarification regarding building facade requirements.

Matt McIsaac received clarification regarding the intent of the sketch plan process compared to the preliminary plat process.

The Chairperson closed the hearing for public comment.

The Town Manager clarified that FEMA is currently working on revisions to the flood plain map and that should be available some time in 2022. He noted that while the map published in 1984 is still the current document, some preliminary revisions have been released.

The Planning Commission discussed the request with the Applicant. The Commissioners noted concerns regarding density, the flood plain, an outdated flood plain study, lack of sidewalks, connectivity to town, parking and the relocation of Liddell Street.

ACTION:

Mayor Pro-Tem Meyer moved to deny the application for Sketch Plan for Block 3, Lot 10; Location: Liddell-Stanton Subdivision due to concerns documented by the Planning Commission during this public hearing for density, the flood plain issues, lack of sidewalks, connectivity to town, the continuance of Liddell Street and parking. The Planning Commission requests the Applicant address these concerns and resubmit a new Sketch Plan. Commissioner Nelson seconded the motion and it passed unanimously.

OTHER BUSINESS

3. August 11, 2021, Joint Work Session

Town Manager Preston Neill explained members from the Telluride Foundation will present their vision for potential workforce housing and how to move forward with the concept at the next Town Council Meeting on August 11th. He asked the Planning Commission to attend the meeting and they agreed to attend.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Regular Meeting of June 29, 2021

ACTION:

Commissioner Liske moved to approve the Minutes from June 29, 2021. The motion was seconded by Commissioner Nelson, and it passed unanimously.

5. Approval of the Minutes from the Special Meeting of July 13, 2021.

ACTION:

Councilor Montague moved to approve the Minutes from July 13, 2021. The motion was seconded by Commissioner Nelson, and it carried with Commissioner Liske abstaining.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk

