

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 28, 2021

CALL TO ORDER

The Chairperson called the meeting to order at 5:30 p.m. via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy due to COVID-19. Commissioners Liske, Montague, Nelson, Mayor Pro-Tem Meyer, and Chairperson Canright were in attendance. Mayor Clark attended the meeting virtually and Commissioner Emilson was absent.

PUBLIC HEARING

1. Application for Sketch Plan; Location: Town of Ridgway, Block 30, Lots 1-12; Address: To-be-determined (TBD) Laura Street; Zone: Historic Residential; Applicant: David Bruce; Owner: Ridgway Homes, LLC

Staff Report dated September 24, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies; Letter regarding project density dated September 28, 2021, from Andrea Sokolowski, submitted as a late addition to the agenda packet.

TJ Dlubac presented a sketch plan application for a vacant parcel identified as Town Core Neighborhoods on the Future Land Use Map of the 2019 Master Plan. He explained the request is to subdivide the parcel into 8 lots with a total of 14 dwelling units, and the application proposes a variety of permanently deed restricted housing types and costs that will meet 60%-120% of the area median income. Mr. Dlubac further noted the Town Engineer reviewed the submittal and those comments have been incorporated into the Staff Report dated September 28, 2021. He recommended approval of the Sketch Plan because it meets the standards and requirements of the Ridgway Municipal Code.

Applicant David Bruce of the Telluride Foundation said prefabricated construction and pre-ordering the materials with a contracted rate will help to keep the target selling price for the dwelling units at \$252,000-\$452,000.

Chairperson Canright opened the hearing for public comment.

Andrea Sokolowski spoke in favor of affordable housing but did not support constructing all affordable houses in one zone or providing more density than already allowed for the parcel.

Bruce MacIntire spoke in favor of affordable housing and noted some density would help to finance the project.

Jack Petruccelli said he was in favor of the project as submitted for the hearing, noting the street improvements proposed with the project and commented on density offsetting construction cost.

The Chairperson closed the hearing for public comment.

The Commissioners discussed the requests with the Applicant.

ACTION:

Councilor Montague moved to approve the Application for Sketch Plan for Ridgway Homes Planned Unit Development as submitted. Commissioner Liske seconded the motion, and it carried on a roll call vote.

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 September 24, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Planner Dlubac presented a sketch plan application to construct 4 attached townhome buildings with a total of 8 units on one vacant parcel in the Liddell-Stanton Subdivision. He explained the applicant submitted a Sketch Plan at the July Regular Planning Commission Meeting, and it was denied due to conformance issues with town standards. Dlubac noted eight parking spaces would be required with the development and the sketch plan proposes sixteen parking spaces. He recommended approval of the sketch plan with the eleven considerations to be addressed with the preliminary plat process noted in the Staff Report dated September 24, 2021.

Applicant Chris Hawkins said the current Federal Emergency Management Administration's (FEMA) survey map indicates Lot 10 is completely outside of the floodplain, and the lot will still be re-surveyed. He noted the owner would enter into an agreement for future sidewalk development in the subdivision when the Town deems necessary.

The Chairperson opened the hearing for public comment.

Alison White and Gary Dick, owners of the neighboring property expressed concerns about the proposed street parking because of the orientation to their driveway. They requested again to be included in the discussions for developing Liddell Street to prevent any unexpected costs.

Chairperson Canright closed the hearing for public comment.

The Planning Commission discussed the request and noted there is a question regarding off street parking to be clarified with the existing plat. There was discussion with the Applicant and Staff.

ACTION:

Councilor Montague moved to approve the Application for Sketch Plan for the Ironrail Townhomes Subdivision. Commissioner Liske seconded the motion, and it carried on a roll call vote.

APPROVAL OF THE MINUTES

3. Approval of the Minutes from the Meeting of August 31, 2021

ACTION:

Commissioner Liske moved to approve the Minutes from August 31, 2021. The motion was seconded by Mayor Pro Tem Meyer. On a call for the roll call vote, the motion carried unanimously with Commissioner Nelson abstaining.

ADJOURNMENT

The meeting adjourned at 6:40 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk