

PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

DECEMBER 1, 2009

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. with Commissioners Guram, Landless, Liske, Mayor Willits, Mayor Pro Tem Clark and Chairperson Petruccelli in attendance. Commissioner Whaling was absent.

1. Application for variance to construct into side setback; Location: Block 12, Lots 23-23 at 291 South Charlotte Street; Zone: Historic Residential (HR); Applicant: Priscilla Peters

Notice of Public Hearing dated December 1, 2009; Applicant Letter dated November 10, 2009; Quitclaim Deed dated November 2, 2009; plans and design; Staff Report dated November 18, 2009 from the Town Planner.

Town Planner Jen Coates explained the variance application is to construct a pergola within the setback of an existing single family home with an attached garage. The attached garage is situated in between a workshop and a residential unit. A building permit has been issued to convert the workshop into an accessory dwelling unit (ADU). The applicant desires to create a primary entrance to the ADU along the south side of the property (Moffat Street) with a covered entrance, which requires an application for variance. Planner Coates noted the applicant must demonstrate practical difficulties or unnecessary hardship as part of the application criteria.

Applicant Priscilla Peters stated the pergola would address safety concerns by minimizing ice and snow build up in the winter, as well as enhance the visual appearance of the existing building.

The Commission agreed a solid covered porch as opposed to a pergola would better address the safety concerns.

ACTION:

Mayor Pro Tem Clark moved to grant a variance for construction of an extended covered porch over the entry to the ADU at 291 S. Charlotte with the condition that it not extend into the setback more than the 4.5 feet as described in the application; and that the covering be impermeable and pitched to an adequate degree to shed ice, snow and water, and that the Town Building Inspector and Planner review the new proposal to ensure it meets the condition. The motion was seconded by Commissioner Liske, and unanimously carried.

2. Request for approval of the Colorado Department of Public Health and Environment (CDPHE) site application for new lift station; Location: Tract K, Park Subdivision, County Fairgrounds at Highway 62; Zone: General Commercial (GC); Applicant: Town of Ridgway

Staff Report dated September 18, 2009 from the Town Planner.

Planner Jen Coates explained the Town is in the process of applying to CDPHE for approval of a new lift station to be situated on Town property, on the northwest aspect of the County Fairgrounds on Highway 62. The Town received a grant last year from the Department of Local Affairs to fund the project. The lift station will increase sewer service to properties east of the Uncompahgre River, replace two existing lift stations and eliminate the need for a third station. Coates further explained approval of the local Planning Commission is required as part of the application process, to ensure the proposed lift station complies with the Comprehensive Development Plan.

Town Engineer, Joanne Fagan, representing the Town, stated the project should begin in February 2010, and take approximately four months to complete. The lift station will be located on the west side of Racecourse Road, sixty feet from the Chamber of Commerce building. There will be room on Racecourse Road for a sidewalk on one side, and curb and gutters on both sides, she added.

The Commission agreed the lift station project was consistent with the Town's Comprehensive Plan.

ACTION:

Mayor Pro Tem John Clark moved to approve the request for approval of CDPHE site application for a new lift station. Commissioner Guram seconded the motion and it carried unanimously.

3. Community Survey Update

The Town Planner presented the first draft summary report of the community survey to update the land use element of the Comprehensive Plan. The survey responses were cross-tabulated by geographic area (Town, Ouray County, outside of the county), and included a brief summary of conclusions for each graph.

4. Update on Town Council Items

Planner Coates stated the Mitchell-Crabb amended plat was approved; and the Colorado Department of Transportation rezone ordinance is scheduled for adoption at the December Town Council meeting.

APPROVAL OF THE MINUTES

5. Minutes from the Regular Meeting of October 27, 2009

ACTION:

Mayor Willits moved with Commissioner Liske seconding the motion to approve the minutes of October 27, 2009. The motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

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Respectfully Submitted,

Karen Christian
Deputy Clerk