

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

MAY 26, 2009

CALL TO ORDER

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

PUBLIC HEARING

1. Application for Final Plat: Filing Number 1 of RiverSage Subdivision Planned Unit Development (PUD); Location: Weaver Annexation, 24411 Highway 550, at north aspect of Town boundary; Zone: Residential (R); Applicant Rick Weaver for RiverSage Ridgway, LLC

Staff Report dated May 21, 2009 from the Town Planner; Filing No. 1, RiverSage PUD, Final Plat; Project Update Report dated May 26, 2009 from RiverSage Ridgway, LLC.

Town Planner Jen Coates explained plat certificates for relocation of the Uncompahgre Trail have been placed on the Ouray County Commissioners' agenda for June 1<sup>st</sup>. Coates noted as of last week, outstanding items were drainage issues, completion of the road at the Rusty Spur cul-de-sac, the emergency access, riprap at the vehicular bridge and installation of a culvert under RiverSage Drive. She stated applicant Rick Weaver has requested an encroachment permit to place signage at the southwestern aspect of the Dennis Weaver Memorial Park and placement of mail boxes on the east side of the river.

Mr. Weaver stated, weather permitting, the road base at the Rusty Spur cul-de-sac should be completed within a week along with the emergency access. He is working with the Forest Service to stabilize the area along the hillside adjacent to RiverSage Drive by planting trees.

There was discussion regarding placement of the pedestrian bridge. Staff recommended the bridge be secured in the subdivision improvements agreement requiring placement within two years of final plat approval. There was also discussion pertaining to placement of trail maps to guide the public to the trail system.

ACTION:

Commissioner Liske moved to recommend approval to the Town Council for the Final Plat for RiverSage PUD, Filing No. 1. It was seconded by Commissioner Guram, and unanimously carried.

2. Application for variance to sign regulations for real estate signage; Location: Parkside PUD; Zone: Residential (R); Applicant: Chris Whaling for Marsim Development, LLC

Commissioner Whaling stepped down due to a conflict of interest.

Staff Report dated May 19, 2009 from the Town Planner; Parkside Subdivision Final Plat showing proposed sign location and example of sign; Memo requesting a variance to sign regulations from Marsim Development, LLC.

Planner Coates stated the application is for construction of two 14 square foot real estate signs at the north and south aspects of the Parkside PUD. She noted practical difficulty or unnecessary hardship, as well as observing the spirit of the ordinance as it relates to public health, safety and welfare, must be demonstrated to receive approval for a variance.

The Commission reviewed the information provided in the Staff Report and applicant's request. The Commission agreed the request was not clear as to how additional signage would be posted during sale of individual lots within the subdivision. The applicant requested a continuance on behalf of Marsim Development.

ACTION:

Mayor Pro Tem Clark moved to grant a continuance. It was seconded by Commissioner Landless, and unanimously carried.

Commissioner Whaling assumed his seat with the Commission.

3. Survey development for the Land Use Plan update

Staff Report dated May 21, 2009 from the Town Planner.

Town Planner Coates outlined a timeline and framework for development of a survey to update the Land Use Plan. The Commission agreed the document could be used to move forward in the process. The Commission identified additional stakeholders to be contacted for participation in the survey.

4. Update on the Preserve and Ridgway Hot Springs PUD's

Planner Coates explained the preliminary plat approval and timeframe for completion of conditions for the Preserve PUD have expired. Completion of the subdivision's infrastructure has been postponed due to economic conditions. The developer is working with staff to ensure health, safety, and welfare issues remain in compliance during the suspension, she noted.

The Planner reported Ridgway Hot Springs PUD's third six month extension to meet conditions for final plat approval has expired. Town Council will consider approval of

another six month extension at the June meeting. The extension will include postponement of the outstanding debt due to the Town, she noted.

APPROVAL OF THE MINUTES

5. Minutes from the Regular Meeting of May 26, 2009

ACTION:

Commissioner Whaling moved with Commissioner Liske seconding the motion to approve the Minutes of April 28, 2009. The motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk