

**A REGULAR MEETING OF THE TOWN OF TELLURIDE
PLANNING AND ZONING COMMISSION**

**MAY 18, 2017 Thursday 6:00 PM
REBEKAH HALL, TELLURIDE, CO
113 WEST COLUMBIA AVENUE**

Site Walk: There will be a site walk at 5:30 pm to view the National Catholic Reporter site. Please meet at the intersection of Maple Street and Pandora Avenue.

- I. CALL TO ORDER (6:00 pm)**
- II. APPROVAL OF MINUTES**
 1. April 20, 2017 P&Z Meeting Minutes
 2. April 25, 2017 Special P&Z Meeting Minutes
- III. STAFF ANNOUNCEMENTS**
- IV. PUBLIC COMMENT ON NON-AGENDA ITEMS**
- V. PUBLIC HEARING ITEMS**
 - 1. PROJECT TITLE:** National Catholic Reporter Subdivision **(6:10 pm)**
PROJECT SUMMARY: Consideration of **1)** a Preliminary Large Scale Subdivision to create two conforming lots in the Hillside Developing Two Zone District pursuant to LUC Section 6-402.A and Section 3-203; **2)** Review of the Hillside Master Plan designation of the sites' suitability for development pursuant to LUC Section 3-203.E.7; and **3)** a Review and Recommendation to the Telluride Town Council Regarding a Right of Way Vacation of a 10' wide portion of the Maple Street right of way and a 160' long portion of the alley in Block 3, East Telluride Addition.
(The above items were continued from the March 16, 2017 P&Z regular meeting.)
4) Consideration of a Construction Impact Mitigation Plan pursuant to LUC Section 3-203.E.3.
LEGAL DESCRIPTION: Lots 1-10 and Lots 15-20, Block 3, East Telluride Addition
ADDRESS: TBD
ZONE DISTRICT: Hillside Developing Two Zone District
OWNERS: National Catholic Reporter
APPLICANT: Michael Ward, Lynn Ward, William Nelson, Michael Chandler
STAFF MEMBER: Ann Morgenthaler, Senior Planner
 - 2. PROJECT TITLE:** SMPA Lot Subdivision, Use Permitted on Review, and Independent Housing Mitigation Calculation **(7:45 pm)**
SUMMARY: **1)** Consideration of a Small Scale Subdivision application to combine two lots into one 11,750 square foot lot, pursuant to LUC Section 6-403.A, **2)** Consideration of a Use Permitted on Review application to allow a School use in the Commercial Zone District pursuant to LUC Section 3-212.B and Article 6 Division 1, and **3)** Consideration of an Independent Housing Mitigation Calculation pursuant to LUC Section 3-720.C.2 for the proposed Ah Haa School of the Arts use.
LEGAL DESCRIPTION: Lots 2 and 4, Block 6, Town of Telluride
ADDRESS: 160 South Fir Street
ZONE DISTRICT: Commercial Zone District
OWNER: Town of Telluride

APPLICANT: Town of Telluride, represented by FCI, Davis Partners, and McAllister Architects

STAFF MEMBER: Ann Morgenthaler, Senior Planner

VI. BOARD AND STAFF DISCUSSION

VII. P & Z ADJOURN

(9:00 pm)

More complete information is on file and available at Rebekah Hall, 113 W. Columbia, (970)728-2170. If you would like to comment on the proposed development, please forward your comment letter to "Attention: Planning and Zoning Commission" by mail to P.O. Box 397, Telluride, CO 81435, by fax to (970)728-3078, by email to Ann Morgenthaler, Senior Planner, at amorgenthaler@telluride-co.gov, or by person to Rebekah Hall at the address listed above. **Written comments must be received by the Town by 10 am on the Wednesday prior to the hearing for inclusion in the packet. After the deadline, comments will be distributed at the time of hearing.**

NOTE: In the interest of managing the agenda and time, the Chair may request public comment to be kept to 5 minutes a person

NOTE: Times listed are approximate only.