

RIDGWAY TOWN COUNCIL
& PLANNING COMMISSION

MINUTES OF JOINT WORKSHOP

MARCH 5, 2018

The Town Council convened for a Joint Workshop with the Planning Commission at 6:15 p.m. in the Ridgway Community Center at 201 N. Railroad Street, Ridgway, Colorado. In attendance Councilors Hawse, Hunter, Williams, Mayor Pro Tem Johnson and Mayor Clark. Councilmember Austin was absent. Present from the Planning Commission, Chairperson Canright.

Town Clerk's Notice of Joint Workshop Meeting dated February 21, 2018.

Staff Report dated March 5, 2018 from the Town Planner and Town Manager recapping and presenting updates on affordable housing efforts.

Planner Shay Coburn noted the Ouray County Affordable Housing Advisory Committee (OCHAC) was present at the meeting; staff will present updates and wishes to receive guidance on affordable housing efforts. She presented an update on prior discussions, and noted at the February 2017 workshop staff was directed to pursue encouraging construction of accessory dwelling units for rental purposes through fee waivers, adding incentives and removing barriers. Subsequently staff prepared a promotional flyer and has reached out to property owners.

Planner Coburn noted the maximum purchase price in the area median income table was updated from the 2011 Regional Housing Means Assessment. She reviewed fee waivers pertaining to affordable deed restricted units for past and proposed developments. Staff, Council and members of the OCHAC discussed fee waivers which included deferring or financing tap fees, waiving fees for excise tax, plan checks and building permits. There was discussion pertaining to deed restricting accessory dwelling units.

Planner Coburn noted inclusionary housing or zoning is a large topic and there are many ways of addressing regulations, which could be enacted as requirements or incentives. There was discussion by the Council and committee, and it was noted this will be discussed during updates to the Master Plan.

The Planner noted the Town could consider amending the annexation policy to include affordable housing requirements.

Town Manager Coates reported the update to the Town's Master Plan will contain an affordable housing module, and the consultant will led public discussions to create policies to develop the element. She asked the OCHAC to participate in those public conversations and encourage public involvement.

There were discussions between members of the OCHAC and staff, and the committee agreed to support the Town's efforts by participating in community meetings and in public discussions.

Chris Pike, representing the Ridgway Ouray Community Council Affordable Housing Advisory Committee presented a letter to the OCHAC dated November 16, 2017 and response from

the committee dated February 21, 2018 regarding consideration of requiring affordable housing units in new developments.

ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk