

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
OCTOBER 29, 2019

CALL TO ORDER

Mayor Clark called the meeting to order at 5:30 p.m., with Commissioners Emilson, Falk, Liske, Nelson, Councilor Cheek and Mayor Clark in attendance. Chairperson Canright was absent.

OTHER BUSINESS

1. Recommendation to adopt the 2018 International Building Codes

Memorandum dated October 25, 2019 regarding Building Code Updates - 2018 International Codes; draft of proposed Ridgway Municipal Code (RMC) Chapter 6-1 for Building Regulations, prepared by the Town Planner and Building Official.

Town Planner Shay Coburn explained consultant Dan Reardon from Colorado Code Consulting lead a task force consisting of staff, builders, designers and other building professionals for collaboration on the proposed revisions. Coburn further explained currently RMC 6-1 adopts some of the 2006 International Code Council Codes (ICC). The proposed revisions to RMC 6-1 will adopt the 2018 ICC Codes with amendments. She noted Ordinance 6-1 will need to be updated to reflect the proposed changes as well.

Mr. Reardon reviewed the proposed changes to RMC 6-1 and explained how the ICC codes were reconciled with Ridgway's location and local preferences. He commented the updated International Residential Code focuses on the cost of owning, maintaining and on the resale value of homes. The cost to build may increase but the overall lifetime cost should not.

The Commissioners discussed the proposed updates with Mr. Reardon, the Town Planner, the Town Building Official and Task Force members.

ACTION:

Councilor Cheek moved to recommend adopting the proposed changes for Ridgway Municipal Code 6-1 to the Town Council. Commissioner Liske seconded the motion, and it carried unanimously.

2. Informal Discussion-Triangle Subdivision Lot, 1

Architectural Sketch Plan for Cantor Real Estate dated October 29, 2019, from Hines Designs.

Sundra Hines of Hines Designs presented a proposed site plan for Lot 1 of the Triangle Subdivision which is in close proximity to the Town's gateway. The proposed plan would include a mix of three commercial buildings, and four residential buildings providing 36 units. The residential units ranging from 700 sq. ft. – 2,000 sq. ft., would be available for purchase and rental. Hines said the development comports with the goals set forth in the 2019 Ridgway Master Plan because it provides diverse housing, innovation, has pedestrian friendly connectivity, provides outdoor recreation and has a "park-like feel." Ms. Hines commented that she is working with the Colorado Department of Transportation regarding the developments' highway connectivity and the various sized units would target specific people for the affordable housing market.

There was consensus with the Commissioners that the concept would be a good solution to develop the parcel and assist in the community's housing needs. The Commissioners also agreed that connectivity and access as well as the potential for ADUs to townhouse units would need careful thought; short term rental units should be limited for the parcel; and four deed restricted residential units should be allocated within the development as well.

Commissioner Emilson excused himself from the hearing at 8:15 p.m.

3. Project Update-Municipal Codes for Housing

Planner Coburn said an agreement has been signed with Clarion Associates and they will provide the code updates. Updates for live/work uses in the Industrial District and a proposed higher density residential district will also be discussed as part of the code update process she noted.

4. 2019 Ouray County Multi-Hazard Mitigation Plan Update

Ms. Coburn informed the Commission the Mitigation Plan is near completion. The Committee is currently working on mitigation action in the preventative sense which will mostly be taken from the Town's various comprehensive plan documents. A draft plan will be presented in December for approval which will provide an avenue for potential funding as needed with Federal Emergency Management Agency.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the Meeting of July 30, 2019

ACTION:

Commissioner Nelson moved to approve the Minutes from July 30, 2019. Commissioner Liske seconded the motion, with Commissioner Emilson and Mayor Clark abstaining, and it carried unanimously.

6. Approval of the Minutes from the Meeting of August 27, 2019

ACTION:

Councilor Cheek moved to approve the Minutes from August 27, 2019. Commissioner Nelson seconded the motion, with Commissioner Liske abstaining, and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk