

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

JANUARY 7, 2025

CALL TO ORDER

The Planning Commission convened both in-person at 201 N. Railroad Street, Ridgway, Colorado and via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy.

The Chairperson called the meeting to order at 5:30 p.m. Commissioners Liske, Petruccelli, Mayor Clark, Mayor Pro Tem Meyer and Chairperson Montague attended the meeting in-person. Commissioners Foyster and Nelson attended the meeting via Zoom Meeting.

WORK SESSIONS

1. Affordable Housing Work Session: Discussion Regarding Potential Language for Ridgway Municipal Code (RMC) Section 7-7

Memorandum and Power Point presentation titled Affordable Housing Work Session (Part Two) dated January 7, 2025, providing background and analysis prepared by Senior Planner, Angela Kemp. Public Comment Letter dated January 7, 2025, from resident Patty Schaefer received via email prior to the meeting.

Planner Kemp provided the materials for the affordable housing work session which included a draft inclusionary policy design for community housing and a draft for the creation of RMC Chapter 7-7, Affordable Housing Regulations. She emphasized that a current Housing Needs Assessment specific to this area will be required to provide accurate data to identify the targeted percentage of Area Median Income (AMI). The Commissioners asked questions throughout the presentation, and resident Bill Simpson participated in the discussion. The Planning Commission agreed that both draft documents are "heading in the right direction" and asked the Planner to incorporate the points of discussion, as well as some points in the public comment letter into the Draft for review at the February Regular Planning Commission Meeting.

2. Short-Term Rental Work Session: Discussion Regarding Amendments to RMC Section 7-4-6(N) and RMC Section 8-5

Staff Report dated January 3, 2025, providing background, analysis and staff recommendation and Power Point presentation prepared by Senior Planner, Angela Kemp.

Planner Kemp reviewed the final, red-lined draft for the amendments to RMC Sections 7 and 8 noting the proposed modifications will better align with the proposed ADU Regulations. Ms. Kemp said she will do more public outreach before the Code Sections are finalized. The Planning Commission agreed with the proposed amendments. Ms. Kemp will present the proposed Ordinance and the final draft of Sections 7-4-6 and 8-5 at the next Planning Commission Regular Meeting for review and recommendation to the Town Council for approval.

APPROVAL OF THE MINUTES

3. Approval of the Minutes from the Meeting of November 26, 2024

ACTION:

Commissioner Liske moved to approve the Minutes from November 26, 2024. Mayor Pro Tem Meyer seconded the motion, and it was carried unanimously on a roll call vote.

OTHER BUSINESS

4. Planning Commission Schedule for 2025

The Commissioners discussed moving the Regular Meetings to a different day to shorten the time applicants must wait for Town Council decision for certain land use applications once the Planning Commission recommendation is received. The Planning Commission agreed to move the Regular Meetings to the third Wednesday of each month effective February 19, 2025.

5. Updates from the Planning Commissioners

Commissioner Foyster noted she has been receiving complaints from residents regarding illegal short-term rental use throughout town and is advising the residents to take their complaints to the Town Council, who is the governing body for the Town. The Commissioners agreed that the complaints should be specific with name or address information, or the Town Council cannot take appropriate action.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk