

RIDGWAY PLANNING COMMISSION

MINUTES OF REGULAR MEETING

OCTOBER 15, 2025

CALL TO ORDER

The meeting was held in person and via virtual meeting portal Zoom Meeting, pursuant to the Town's Electronic Participation Policy.

The Chairperson called the meeting to order at 5:30 p.m. Commissioners Foyster, Liske, Meyer, Mayor Clark, and Chairperson Montague were in attendance. Commissioners Nelson and Petruccelli were absent.

1. Consideration of a request for a Deviation from Plat Design Standards of the Amended Plat of Lot A, Le Ranch Subdivision, A Planned Unit Development; Location: Lot 6 of Amended Plat of Lot A, Le Ranch Subdivision; Address: 430 Amy Court; Zone: General Commercial (GC); Applicant: Adam Birck; Owners: Renee Marr and Adam Birck

Staff Report with photos dated October 10, 2025 from Planner Kemp and a letter to the applicant from T.J Dlubac, the contracted town planner dated October 1, provided background for the deviation request. Planner Kemp explained that the proposed fence does not comply with PUD Design Standard #12 which limits the height and location of fences and specifically addresses height and type for fences between a street and the building line and fences on the perimeter of the subdivision. The PUD does not address fencing between neighboring lots. The Deviation request for location is to allow a fence between 430 Amy Court and 432 Amy Ct. The Deviation request for height is to allow a fence up-to 8 feet.

Planner Kemp showed proposed metal corrugated fence photos from the applicant showing how the fence would grow in a stepped fashion as it runs from the front of the houses to the back property line. The back of the property drops off in elevation and corresponds to the highest portion of the fence. Submitted photos from the applicant also showed that there are existing fences in the neighborhood between properties.

The applicant, Adam Birck, addressed the Commission and answered questions about the materials and height and shared that the goal of the fence was to provide screening, privacy and protection from dust and wind.

ACTION:

Commissioner Meyer moved and Chairperson Montague seconded the motion to approve a deviation from Plat Design Standards of the Amended Plat of Lot A, Le Ranch Subdivision, A Planned Unit Development; Location: Lot 6 of Amended Plat of Lot A, Le Ranch Subdivision; Address: 430 Amy Court; Zone: General Commercial (GC); Applicant: Adam Birck; Owners: Renee Marr and Adam Birck with the following conditions:

1. If the fence obstructs the free flow of drainage, the property owner of 430 Amy Court shall be required to remove the fence or make alterations to remove the obstruction pursuant to Plat Note/PUD Condition #9. The motion carried unanimously.

2. Building Energy Codes – Presentation and Q and A from EcoAction Partners and Lotus Sustainability.

An October 10, 2025 memo from EcoAction Partners to the Ridgway Planning Commission provided background for the presentation. Energy Specialist, Kim Wheels, and Climate Action Coordinator, Kendra Held, both from EcoAction Partners, shared recommended building code updates which have been informed by regional discussions with experts with the goal of producing regionally consistent, progressive and enforceable codes. This initial presentation will be followed up with continuous updates with the goal of formal adoption by Council in early 2026.

3. Housing Needs Assessment Progress Report

Points Consulting, the company contracted by the Town for the Housing Needs Assessment, has provided deliverables to the Town with the goal of adoption by the Town Council in December. They will give a public presentation at the Decker Room on November 20 at 6 pm. Planner Kemp encouraged the Commission members to attend and provide feedback on any of the deliverables.

Commissioner Liske noted that much of the vacant and underdeveloped land identified by the consultants has fire, flood or other geologic hazards that may not be captured in the deliverables. Planner Kemp indicated that GIS hazard layers could provide a more accurate picture of the undeveloped land.

Commissioner Foyster questioned whether the age categories in the deliverables may have skewed the number of workforce housing units needed because residents over 55 were not in the “prime working age” category. Planner Kemp shared that feedback and data review will be shared with the consultants to ensure an accurate final report.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of September 17, 2025

Commissioner Foyster noted that she was left off the attendance in the September minutes.

ACTION:

Commissioner Meyer moved to approve the September 17, 2025 Minutes with the correction. Mayor Clark seconded the motion, and it was carried unanimously. Commissioner Liske abstained.

OTHER BUSINESS

4. Updates from Planning Staff

Planner Kemp had no updates.

5. Updates from Planning Commission Members

Mayor Clark shared that he attended the Mountain Towns 2030 annual meeting in Breckenridge where representatives from western U.S. mountain towns met for a climate solutions summit. Mayor Clark was honored with the “Mountain Catalyst” award and the Town received the “Small Towns Doing Big Things” award.

ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Julie Huun
Administrative Assistant