

RIDGWAY PLANNING COMMISSION

MINUTES OF REGULAR MEETING

FEBRUARY 19, 2025

CALL TO ORDER

The Planning Commission 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. The Commission was present in its entirety with Commissioner Foyster, Nelson, Liske, Petruccelli, Mayor Clark, Mayor Pro Tem Meyer, and Chairperson Montague in attendance.

PUBLIC HEARING

1. Ordinance No. 01-2025 regarding Text Amendment to the Ridgway Municipal Code Subsection 7-4-6(N) "Short-Term Rental Regulations," Section 8-5 "Short-Term Rentals," and 7-9-2 "General Definitions" related to short-term rentals

The February 14, 2025 Staff Memo from Planner, Angela Kemp, to the Commission was referenced and the planner noted the proposed amendments within the proposed ordinance will clarify the definition of "owner-occupied," and update the Municipal Code regarding Short-Term Rental Regulations and Short-Term Rental Licensing.

The Chairperson opened the hearing for public comments and there were none.

ACTION:

Commissioner Meyer moved to recommend approval of proposed Ordinance 01-2025 amending the Ridgway Municipal Code Subsection 7-4-6(N), "Short-Term Rental Regulations," Section 8-5, "Short-Term Rentals," and 7-9-2 "General Definitions" related to short-term rentals in Ridgway. Commissioner Liske seconded the motion, and it passed unanimously on a roll call vote.

WORK SESSIONS

2. Concept review of a proposed development for Lot 3 PUD of Ridgway Land Company Subdivision

Applicant, Adam Waldbaum, shared a conceptual plan which was previously discussed with staff. It is an approximately nine-acre site and consists of 1.5 acres for "Future Commercial Development;" a "big box" commercial building facing the highway; a 110-room hotel with a rooftop restaurant; ten hotel-owned units outside of the main hotel building; twenty for-sale three-story townhomes; a pocket and dog park; and various infrastructure. The Commissioners discussed the plan and shared with the applicant their consensus that the plan is not in keeping with the needs of the community, specifically with the large percentage of housing proposed on one of the last remaining large commercial properties in the Town. They also expressed concern that the proposed hotel may be too large for the Town's needs, especially in the off-season.

Public Comment

Two written comments, both dated February 19, 2025, were received and shared with the Commission prior to the meeting.

Andrew Coburn stated numerous concerns with the concept plan: low-density townhomes is an inefficient use of land; commercial activity should be the primary use with residential as a supporting use; the size of the lodging facility doesn't align with the small-town character; commercial activity should provide residents with goods and services; and designating 1.5 acres for "future commercial development" fails to account for the most important aspect of the site, which is a key commercial site in Town. The letter suggests the Town should consider a collaborative master plan for the site to identify appropriate development.

Heidi Juell and Dennis Book stated concerns with the hotel size, patronage bypassing Ridgway for Ouray, and staffing a hotel of that scale. It stated that the neighboring HOA has rules regarding noise, dogs, and parking and there are concerns about impacts to that community.

Resident Pam Kraft noted commercial store fronts needed by the community would be smaller in nature and questioned water and wastewater capacities for a development of that size.

3. Affordable Housing Work Session

Staff Report dated February 14, 2025 provided background analysis. In accordance with the ongoing work to design and implement Community Housing requirements in the Municipal Code, Planner Kemp shared a staff memo and the need for community outreach before approval. She shared that the Colorado Department of Local Affairs has new guidelines for funding needs assessments and the Commission agreed to wait until the needs assessment and community outreach are completed. The planner encouraged the Commission to continue to review the affordable housing documents, especially regarding the discussion about the percentage of Community Housing and Area Median Income.

4. Master Plan Review Work Session

Staff Memo dated February 14, 2025 provided background analysis. The Planner requested the Commission read part one of the 2019 Master Plan and the Community Profile located within the appendix and provide comments by March 10th for discussion at the next meeting.

ADJOURNMENT

The Chairperson adjourned the meeting at 7:30 p.m.

Respectfully Submitted,

Julie Huun
Administrative Assistant