

MINUTES OF JOINT WORKSHOP
RIDGWAY TOWN COUNCIL
& PLANNING COMMISSION

FEBRUARY 10, 2020

The Town Council convened for a Joint Workshop with the Planning Commission at 6:05 p.m. in the Ridgway Community Center at 201 N. Railroad Street, Ridgway, Colorado. In attendance Councilors Austin, Cheek, Meyer, Hunter, Lakin, Mayor Pro Tem Johnson and Mayor Clark. Chairperson Canright and Commissioners Falk and Nelson were in attendance representing the Planning Commission.

Town Clerk's Notice of Joint Workshop dated January 10, 2020 to review proposed code updates pertaining to affordable housing with Clarion Associates.

Town Planner Shay Coburn noted the proposed codes changes are specific to the Master Plan housing goals. These would make housing accessible for a range of income levels, ages, and households, and encourage a diversity of housing options that meet the need of residents. This could be obtained by implementing action items of the Master Plan. Proposed changes to Municipal Code Section 7-3 zoning regulations, Section 6-6 for single family home design standards, are intended to help reduce costs for housing.

Consultant Don Elliott with Clarion Associates reviewed new and updated definitions in the municipal code; clarified the difference between manufactured and factory built homes; explained the difference between live/work and employee housing and explained the intention for a new Mixed Use Residential District. The new district would be a floating district with no specific land proposed for rezoning, support mixed uses and allow up to eighteen dwelling units per acre.

Mr. Elliott reviewed proposed expanded allowances proposed for existing districts and changes to the dimensional requirements for the Residential and Historic Residential Districts. The changes include updates to off-street parking requirements and use of specific standards for accessory dwelling units, short term rentals and employee housing. Mr. Elliott reviewed the variance requirements for building footprint and roof pitch. Architectural standards have been clarified, and new deviation criteria has been added for promoting work-force housing.

Members of the audience participated in the discussion with the Town Council and Planning Commission. Mr. Elliott provided clarification and answered questions about the presentation and revisions to the regulations.

The Council and Commission discussed future impacts regarding the proposed reductions in lot size and lot width in the Historic Residential District, and agreed to submit comments and concerns to the Town Planner by February 24th .

Planner Coburn circulated a comment form for the audience to submit by February 24th. The comments will be incorporated into an updated draft that will be published and then reviewed by Planning Commission at the March meeting. The Commission will make recommendations for code revisions to the Town Council.

ADJOURNMENT

The meeting adjourned at 7:55 p.m.

Respectfully Submitted,
Karen Christian, Deputy Clerk
Pam Kraft, Town Clerk