

RIDGWAY PLANNING COMMISSION

MINUTES OF REGULAR MEETING

MARCH 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 Commissioners Foyster, Nelson, Liske, Meyer, Petruccelli, Mayor Clark, and Chairperson Montague in attendance.

WORK SESSIONS

1. Affordable Housing

Staff Memo dated March 14, 2025 from Planner Angie Kemp provided background analysis on updates to the Affordable Housing Regulations.

Planner Kemp reported that drafts of the proposed *Affordable Housing Regulations in the Municipal Code* and the associated *Community Housing Guidelines* were provided to community stakeholders (developers, contractors, architects, real estate professionals, housing professionals, and planning and land use professional) as part of a continuing effort to educate the public about the draft policy. The package also contained an invitation to a community outreach event on March 27. The Commissioners offered to help with postings and invitations to increase turnout at the event.

The Commissioners provided staff with feedback on related housing issues that included ensuring that subletting by tenants was discouraged and that voluntary community housing such as a "Lease to Locals" program was considered.

2. Master Plan Review

Staff Memo from the Planner dated March 14, 2025 provided background analysis on the process for reviewing the 2019 Master Plan in order to update the Plan in 2026.

The Planner thanked the Commission for feedback on possible additions or deletions to the 2019 Master Plan. She noted the feedback included many positives about the 2019 Plan, including that it captured the unique characteristics of the community.

The Planner presented, and the Commission discussed, regional statistics regarding trends in housing, population, and income.

Consensus among the Commissioners was that housing affordability will be an ongoing problem and that creating a more diverse economy should be prioritized.

The Commissioners agreed to review parts two, three and four of the 2019 Plan prior to the April meeting.

APPROVAL OF THE MINUTES

3. Approval of the Minutes from the Meeting of January 28, 2025

ACTION:

Mayor Clark moved to approve the January 28, 2025 Minutes. Commissioner Nelson seconded the motion, and it was carried unanimously with Commissioner Meyer abstaining.

4. Approval of the Minutes from the Meeting of February 19, 2025

Mayor Clark proposed an amendment to the minutes to add the word “large” before the word “commercial” in the sentence: *“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 commercial properties in Town.”*

ACTION:

Commissioner Foyster moved to approve the amended February 19, 2025 Minutes. Mayor Clark seconded the motion, and it was carried unanimously.

ADJOURNMENT

The Chairperson adjourned the meeting at 6:55 p.m.

Respectfully Submitted,

Julie Huun
Administrative Assistant