

RIDGWAY PLANNING COMMISSION

MINUTES OF REGULAR MEETING

AUGUST 20, 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. Commissioner Petrucelli was absent.

PUBLIC HEARING

1. Text Amendment to the Ridgway Municipal Code Section *Landscape Regulations 7-4-8*

Staff Report dated August 15, 2025, from Planner Kemp provided background for the amendment necessitated by the passage of Colorado Senate Bill 24-005 (SB24-005) prohibiting the installation of nonfunctional turf, artificial turf, and invasive plant species on non-residential properties for new development and applicable redevelopment projects on or after January 1, 2026.

Staff recommended a timeline for compliance with the earliest compliance date being in November after ordinance approval by Council. Planner Kemp also proposed other updates from staff to the Landscape Regulations.

After reviewing the regulations, the Commissioners recommended the following additions/changes:

- Under 7-4-8 (A) Intent, encourage that applicants familiarize themselves with the standards of the Colorado Wildfire Resiliency Code and consider it in their landscape design.
- Under 7-4-8(F)(1)(a) update the table to allow for no diversity in landscape plans that require 1-3 trees, rather than 1-5, and for 33% diversity to be required for landscape plans that require 4-19 trees.
- Under 7-4-8(F)(4) distinguish between "turf" and "artificial turf" by use of separate paragraphs so that 7-4-8 (F)(4)(a) discussed artificial turf.
- Under 7-4-8(E)(1)(b)(ii) and 7-4-8 (F)(3) add language encouraging the use of fire resistant non-live ground cover.

The Chairperson opened the hearing for public comment. There was no public comment, and the Chairperson closed the hearing for public comment.

ACTION:

Commissioner Foyster moved to approve the Text Amendment to the Ridgway Municipal Code Section *Landscape Regulations 7-4-8* with the recommended changes. Mayor Clark seconded the motion, and it was carried unanimously.

OTHER BUSINESS

2. Updates from Planning Staff

Planner Kemp shared that the Housing Needs Assessment work continues. Points Consulting completed their interview with residents and tour of the area. The Town is beginning to get feedback on their recommendations. She also provided a progress report on Affordable Housing Regulations including an overview of the regional housing survey. The Commissioners provided their preferences for Professional Development to Planner Kemp prior to the upcoming budget process.

3. Updates from Planning Commission members

Commissioner Montague reported that she enjoyed attending the recent Ridgway-Ouray Joint Area Planning Boards meeting.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of May 21, 2025

ACTION:

Commissioner Liske moved to approve the May 21, 2025 minutes. Commissioner Foyster seconded the motion, and it was carried unanimously with Commissioner Meyer abstaining because he was not present at the March meeting.

5. Approval of the Minutes from the Meeting of June 18, 2025

ACTION:

Commissioner Meyer moved to approve the June 18, 2025 minutes. Commissioner Nelson seconded the motion, and it was carried unanimously with Commissioner Foyster and Mayor Clark abstaining due to their absence at the June meeting.

ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Julie Huun
Administrative Assistant

