

RIDGWAY PLANNING COMMISSION

MINUTES OF REGULAR MEETING

SEPTEMBER 17, 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 Nelson, Meyer, Petruccelli, Foyster, Mayor Clark, and Chairperson Montague were in attendance. Commissioner Liske was absent.

WORK SESSION

1. Workplan 2026: Direction from Planning Commission to staff on priorities for 2026

Staff Report dated September 12, 2025, from Planner Kemp recapping the ongoing projects and the Staff Report dated January 26, 2024, by Contracted Town Planner, TJ Dlubac, plus an earlier list of Future Land Use Considerations outlining potential code updates, provided background for discussion of prioritizing work plans for 2026.

Planner Kemp asked for direction on priorities and there was agreement to prioritize streamlining the review processes for affordable housing projects. The Commission requested to hear from staff about which items from the list would be most beneficial to the Town. TJ, the contracted Town Planner with Community Planning Strategies, proposed a technical update kickoff in January to provide staff recommendations for the Commission to discuss. There was consensus to begin the technical update in January.

PUBLIC HEARING

2. Application: Garvey Subdivision Plat: A Resubdivision of Lot 7 of Marie Scott Subdivision and Lot 2 of the Anderson Minor Subdivision, Town of Ridgway; Location: Marie Street and South Amelia Street; Address: 383 S. Amelia St.; Zone: Residential ®; Applicant: Keith Garvey Owners; Keith Garvey and TBD Marie St, LLC.

Staff Report dated September 12, 2025, from Planner Kemp provided background for the application which is a request for a Resubdivision that will subdivide two existing adjoining lots into three lots: Lot A, B, and C.

Planner Kemp explained that the existing home on Lot C has some outbuildings on Lot B which encroach on the frontage easement and the front setback as they currently exist. A note has been added requiring their removal when a building permit is submitted for that lot. No formal building plans have been submitted for Lot A or B, however, the applicant has expressed an interest in building a single-family home on each. She noted the Future Land Use Map designates this area for Single Family Neighborhoods and that Town Council is the decision-making body for the proposed Resubdivision.

Planner Kemp read into the record a letter received from neighboring property owner, Jake Niece, dated September 17, 2025, notifying the Planning Commission of an additional outbuilding on wheels that is occupied on Lot B, as well as an “at large” dog, and invasive weeds on the property. She noted the letter was received prior to the meeting and staff was previously unaware that the outbuilding on wheels was occupied.

The Chairperson opened the hearing for public comment.

Resident Abigail Lang noted she would like to have more information on the Resubdivision. Planner Kemp said she would provide her with a hard copy of the pertinent documents.

Jake Niece stated he had no fundamental disagreement with the Resubdivision, but rather with code compliance as outlined in his letter. He added that the outbuilding on wheels on Lot B has been stationery for many years and occupied for well-over the 30-day limit.

The Chairperson closed the hearing for public comment and shared the process for notifying the public of Re subdivisions. She noted that staff will address the code compliance issues.

ACTION:

Commissioner Foyster moved and Mayor Clark seconded the motion to approve the Resubdivision of Lot 7 of Marie Scott Subdivision and Lot 2 of the Anderson Minor subdivision, with the following conditions:

1. Prior to the Town recording the Resubdivision Plat with the Ouray County Clerk and Recorder's Office, all signatures shall be obtained, and the remaining water and sewer tap fees and excise tax for all lots shall be paid. The motion carried unanimously.

APPROVAL OF THE MINUTES

3. Approval of the Minutes from the Meeting of August 20, 2025

ACTION:

Mayor Clark moved to approve the August 20, 2025, Minutes. Commissioner Foyster seconded the motion, and it was carried unanimously. Commissioner Petrucelli abstained.

OTHER BUSINESS

4. Updates from Planning Staff

Planner Kemp introduced Leigh Roberston, the new Executive Assistant to Town Manager, Preston Neill.

5. Updates from Planning Commission Members

Commissioner Nelson asked about the Landscaping Regulations vote by the Town Council. Mayor Clark shared that there was a split vote of 3-2 by Town Council on the first reading with some members objecting to the prohibition of artificial turf on homeowner property which goes beyond the state requirements.

ADJOURNMENT

The meeting was adjourned at 6:35 p.m.

Respectfully submitted,

Julie Huun
Administrative Assistant