

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
APRIL 25, 2023

CALL TO ORDER

The Planning Commission convened both in-person at 201 N. Railroad Street, Ridgway, Colorado and via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy.

The Chairperson called the meeting to order at 5:35 p.m. Commissioners Foyster, Liske, Nelson, Petruccelli, Mayor Pro Tem Meyer, Mayor Clark and Chairperson Montague were in attendance.

APPROVAL OF THE MINUTES

1. Approval of the Minutes from the Meeting of March 28, 2023

ACTION:

Commissioner Petruccelli moved to approve the Minutes from March 28, 2023. Commissioner Liske seconded the motion, and it was carried unanimously with Commissioner Foyster abstaining.

WORK SESSION

2. Review Updates to Ridgway Municipal Code Chapter 7 *Planning and Zoning*

Staff Report dated April 21, 2023, and Power Point Presentation dated April 25, 2023, from Katie Kent and TJ Dlubac of Community Planning Strategies presenting a draft for the proposed Chapter 7 Updates.

Katie Kent and TJ Dlubac reviewed the proposed draft for Chapter 7 noting the restructure of the chapter includes building regulations from Chapter 6, and licensing from Chapter 8 to delineate and separate administration, procedures and standards for building regulations.

The Commissioners discussed the proposed Chapter 7 updates with the planners and suggested additional updates of: adding child care as a conditional use in the Historic Business District, adding laundromats as a conditional use in the General Commercial District, allowing manufactured homes as a use by right in districts where single family residents are allowed by right, increasing the allowance for metal facade on a structure to 50% throughout the municipal code, and updating the right-of-way vacation in Table T-5.1 for Subdivision Application Types to show Planning Commission recommendation to the Town Council. Planner Kent noted she will compare the monolithic structure requirements in the Uncompahgre River Overlay District with the other districts in the Code to ensure uniformity, and an additional section in Chapter 7 will be added for annexation after the Town Attorney has completed his review. She further noted that a record of future code amendments has been kept throughout the Chapter 7 discussions. It will be given to the Town Council for review to determine timelines to work on the amendments.

ACTION:

Mayor Clark moved to recommend the Town Council adopt the proposed code amendments to Chapter 6 *Building Regulations*, Chapter 7 *Planning and Zoning* and Chapter 8 *Licensing*, with the modifications to Chapter 7, Sections 4 and 5 as discussed. Commissioner Nelson seconded the motion, and it was unanimously carried.

ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk