

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

April 30, 2024

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 5:30 p.m. Commissioners Foyster, Liske, Petruccelli, Mayor Clark, Mayor Pro Tem Meyer and Chairperson Montague were in attendance. Commissioner Nelson was absent.

WORK SESSION

1. Accessory Dwelling Unit (ADU) Standards Discussion

Staff Report dated April 26, 2024, and Power Point Presentation dated April 30, 2024, providing background, analysis and staff recommendation prepared by TJ Dlubac, AICP and Max Garcia, AICP of Community Planning Strategies, LLC.

Max Garcia provided a red-lined version for the updates to Supplemental Regulations; Chapter 7-4-6-(A) Accessory Dwelling Units and a Power Point presentation that outlined encouraging and incentivizing alternative methods of construction, reducing dimensional standards and incentives for exceeding minimum landscaping standards. He proposed an acceptable method for measuring square feet for the livable floor area in structures, and proposed standards for short-term rented ADU's. Density scenarios depicting lot configurations of various structure types with more than one ADU were provided to aid with visualization of the density concept.

The Commissioners discussed the presentation with the Planners and Town Manager. Resident Terese Seal participated in the discussion. The Planning Commission agreed the updates are heading in the right direction and provided feedback to the Planners.

2. Parking Standards Discussion

Staff Report dated April 26, 2024, and Power Point Presentation dated April 30, 2024, providing background, analysis and staff recommendation prepared by TJ Dlubac, AICP and Max Garcia, AICP of Community Planning Strategies, LLC.

Planner Garcia provided a red lined version for the updates to Supplemental Regulations; Chapter 7-4-6-(M) Parking Standards and a Power Point presentation addressing the parking standards strategies, with the goal to create market driven parking standards, instead of regulatory driven parking standards. He reviewed the proposed updates and asked for feedback from the Commissioners regarding employees, education facilities and healthcare facility parking standards.

The Commissioners discussed the proposed standards with the Planners and Town Manager and agreed the proposed standards are too minimal. They discussed market-driven standards versus use-driven standards. Garcia and Dlubac will prepare "what-if" process to depict how the parking standards would be managed for structures with a change in use, showing how parking agreements and site plans could provide flexibility.

3. General Update on Other 2024 Projects and Updates to Land Use Regulations

Analysis on *Economic Implications of Land Use Mix Update*, prepared by Elliot Weiss, Principal, Economies of Place.

Max Garcia presented the analysis, noting the data would be utilized to further investigate affordable housing policies in other communities. The Planning Commission discussed the data with Mr. Garcia.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of March 26, 2024

ACTION:

Mayor Clark moved to approve the Minutes from March 26, 2024. Mayor Pro Tem Meyer seconded the motion, and it was carried unanimously.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk