

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 27, 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.

PUBLIC HEARING

1. Application for Variance to Zoning Regulations; Location: M&M Subdivision, Lot A, Town of Ridgway, Block 32, Lots 16 and 17; Address: 357 North Laura Street; Zone: Historic Residential; Applicant: Rissell Meyer; Owner: Russell and Christine Meyer.

Staff Report dated February 23, 2024, and Power Point Presentation dated February 27, 2024, displaying background, analysis and staff recommendation prepared by TJ Dlubac of Community Planning Strategies, LLC.

Mayor Pro Tem Meyer recused himself from the hearing.

TJ Dlubac presented an application for a variance that would increase the square footage of a proposed accessory dwelling unit (ADU) over what is allowed in the Municipal Code by 97 sq. ft. He explained the ADU will be constructed over a proposed garage and reviewed the parcel for general conformance. The Planner further explained the ADU's gross floor area is calculated to be 800 sq. ft. and the exterior will be 897 sq. ft. due to structural integrated panel technology. He noted the applicant is requesting the variance because there is confusion regarding the standard of measurement used to determine square footage. Planner Dlubac said the Applicant did not meet the criteria of unnecessary hardship to receive an approved variance and did not recommend approval of the request.

The Planning Commission noted the Ridgway Municipal Code (RMC) uses interior square footage as the standard and asked the Planner to clarify the confusion in this matter. Planner Dlubac explained gross floor area is not defined in the Land Use Code, and exterior square footage is the standard in the International Building Code (IBC). The Commissioners agreed the Municipal Code needs to be reviewed for uniformity with the Land Use Code and IBC.

The Chairperson opened the hearing for public comment and there was none.

Applicant Meyer explained he was told by staff that the interior gross floor area would determine the ADU square footage, so he instructed the architect to prepare building plans based on that standard.

The Commissioners discussed the application further and agreed that the applicants met practical difficulty and unnecessary hardship due to the inconsistencies with the interpretation of square footage.

ACTION:

Commissioner Petruccelli moved to approve the Application for Variance for an Accessory Dwelling Unit at 357 North Lena Street to increase the overall square footage by 97 sq. ft., finding that the criteria in RMC 7-4-3(J)(3)(a) have been met, and noting the spirit of the ordinance has been observed, the public health, safety and welfare has been secured, and substantial justice has been done by approving the variance request. Chairperson Montague seconded the motion and it passed unanimously.

Mayor Pro Tem Meyer rejoined the Planning Commission.

WORK SESSION

2. 2024 Planning Projects and Ridgway Municipal Code Updates Discussion

Staff Report dated February 23, 2024, and Power Point Presentation dated February 27, 2024, displaying background, analysis and staff recommendation prepared by TJ Dlubac of Community Planning Strategies, LLC.

Planner Dlubac presented the Staff Report dated February 23, 2024 which outlined the 2024 work session topics and asked the Commissioners to prioritize the order in which each element should be reviewed.

The Commissioners discussed the 2024 projects with the Planner and Staff. They provided feedback to the Planner and noted current trends with climate and consumer buying that might impact the future differently.

The Planner was directed to draft an update for parking standards with incentives, increased public education, and maximum standards while ensuring facilities needing large parking areas are addressed; to propose "out-of-the-box" ideas for affordable housing and accessory dwelling units; to add the definition to the Land Use Code of gross floor space for an ADU to be calculated within the interior footprint; incentivize efficient energy building, tier gross allowable living space based on the size of the lot, update footprint calculation using a lot coverage ratio, while considering water use, and to increase square footage for ADU's.

APPROVAL OF THE MINUTES

3. Approval of the Minutes from the Meeting of January 30, 2024

ACTION:

Chairperson Montague moved to approve the Minutes from January 30, 2024. Mayor Pro Tem Meyer seconded the motion, and it was carried unanimously.

OTHER BUSINESS

4. Community Planning Strategies LLC New Staff Member

Planner Dlubac introduced Max Garcia to the Commissioners and Staff. Mr. Garcia will be assisting Dlubac with the Ridgway Town projects and building permits.

5. Updates from Planning Commission Members

Chairperson Montague said the election will be cancelled because there are more offices to fill than there are candidates.

Mayor Clark reported the Town Council approved a six-month extension for the Preliminary Plat annexation process for the Preserve Planned Unit Development.

Mayor Clark said he and the Town Manager will give a presentation to the State Energy and Mineral Impact Advisory Committee tomorrow in Manitou Springs on the Ductile Iron Water Line Replacement Project as part of the grant process.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk