

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
JANUARY 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, Nelson, Petruccelli, Mayor Pro Tem Meyer, Mayor Clark and Chairperson Montague were in attendance.

SELECTION OF OFFICERS

1. Appointment of Chairperson and Vice Chairperson

Michelle Montague and Bill Liske agreed to commit to another two-year term for the roles of Chairperson and Vice Chairperson.

The Chairperson opened the nominations for public comment and there were none.

ACTION:

Commissioner Foyster moved to re-appoint Michelle Montague to serve as Chairperson of the Ridgway Planning Commission for a two-year term that will expire on November 1, 2025. Mayor Pro-Tem Meyer seconded the motion and it unanimously passed on a roll call vote.

ACTION:

Mayor Clark moved by acclamation to re-appoint Bill Liske to serve as Vice Chairperson of the Ridgway Planning Commission for a two-year term that will expire on November 1, 2025.

PUBLIC HEARING

2. Application for Condominium Subdivision; Location: Town of Ridgway, Block 34, Lots 13-15; Address 185 N. Lena St; Zone: Historic Business (HB); Applicant: Firehouse Investment Real Estate, LLC; Owner: Firehouse Investment Real Estate, LLC.

Staff Report dated January 26, 2024, and Power Point presentation dated January 31, 2024, presenting background, analysis and staff recommendation prepared by TJ Dlubac of Community Planning Strategies, LLC.

TJ Dlubac presented an application for a condominium subdivision for the Firehouse redevelopment project. He explained that the owner is requesting the condo minimization of certain units within the building so that they can be individually sold. Dlubac reviewed the approved variances and conditions allowed with the project and outlined the units to be condo minimized in a Power Point presentation. He noted the criteria needed to approve the request and

recommended approval with the conditions stated in the Staff Report dated January 26, 2024, and in the Planning Review Letter dated January 25, 2024.

The Commissioners discussed the application with the staff.

Applicant Patric O'Leary said condo unit D, which consists of 4 individual units, will remain workforce housing when the units are sold and a 20-year deed-restricted commitment will stay in place because of the terms of the loan secured for that part of the project.

The Planning Commission discussed the proposed workforce units with the Applicant.

The Chairperson opened the hearing for public comment.

Jennifer Cram said she reviewed the Homeowners Association (HOA) documents in the packet and noticed Unit D is assigned one vote as opposed to one vote for each apartment within Unit D. She further noted the HOA agreement has a twenty-five-year relationship within the document and the residential portion of the project does not comport with the presentation provided to the public in the beginning. Cram noted the greenhouse and office are designated as condominium units and are not tied to any other units. She questioned if the greenhouse and office would be sold separately and used as not intended. Ms. Cram said it is bothersome that height and mass increased from what was originally presented, to only result with a few residential units and a restaurant.

The Chairperson closed the hearing for public comment.

ACTION:

Chairperson Montague moved to approve the Application for Condominium Subdivision; Location: Town of Ridgway, Block 34, Lots 13-15; Address 185 N. Lena St; Zone: Historic Business (HB); Applicant: Firehouse Investment Real Estate, LLC; Owner: Firehouse Investment Real Estate, LLC, with the following conditions: 1.) *The Applicant shall add a note to the plat stating that the four apartments in condo unit D shall be reserved for workforce housing units for a period of not less than 20 years. This note, or a second note, shall also identify the resection number of the deed restrictions applicable to these units.* 2.) *The Applicant shall confirm, to the satisfaction of Town Staff, that the deed restrictions applicable to condo unit D have been recorded with the Ouray County Clerk and Recorder's Office prior to the recording of the Condominium Subdivision Plat.* 3.) *The outstanding comments identified in the planning review letter dated January 25, 2024, shall be adequately addressed prior to the Condominium Subdivision Plat being recorded with the Ouray County Clerk and Recorder's Office.* 4.) *Staff is directed to work with the Applicant and legal counsel by means of covenant, deed restriction or plat note to address the possibility of "first offer" for any entity that would keep Unit D as workforce housing beyond the twenty-year requirement of the loan.* Mayor Clark seconded the motion, and it was carried unanimously on a roll-call vote.

WORK SESSION

3. Discussion Regarding Scope and Schedule of Planning Projects and 2024 Updates to the Ridgway Municipal Code

Staff Report dated January 26, 2024, and Power Point presentation dated January 31, 2024, outlining proposed areas in the Ridgway Municipal Code requiring further analysis after the Chapter 7 updates; prepared by TJ Dlubac of Community Planning Strategies, LLC.

Planner Dlubac presented a Future Land Use Considerations Table, dated July 9, 2023, from the Staff Report which outlined the standards and provisions identified by staff and the Commissioners needing further analysis and updates to the Ridgway Municipal Code. The considerations included analysis of the Town's land use portfolio to ensure balance between commercial and residential land use; parking standards for best practices and to address on and off-street parking calculations and design standards; affordable housing to implement and memorialize standards into Section 7-7 of the Municipal Code; and accessory dwelling units to assist in affordable and workforce housing uses.

The Planning Commission discussed the scope, analysis, recommend approach and implementation of the topics with Planner Dlubac. They agreed to work on the topics in a work session during the scheduled Regular monthly meetings.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of October 31, 2023

ACTION:

Commissioner Liske moved to approve the Minutes from October 31, 2023. Mayor Clark seconded the motion, and it carried with Mayor Pro-Tem Meyer abstaining.

OTHER BUSINESS

5. Updates from Planning Commission Members

Mayor Clark shared insight from the article The Threshold at Which Snow Starts Irreversibly Disappearing, by Zoe Schlanger and commented that future growth policies may need to be reconsidered. He also noted that he will be attending the Aspen Ideas Climate Conference for Mayors in March.

The Commissioners noted the landscaping regulations should be reconsidered after the 4 work session topics have been completed.

ADJOURNMENT

The meeting was adjourned at 7:10 p.m.
Respectfully submitted,

Karen Christian
Deputy Clerk