

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

JULY 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 and Chairperson Montague were in attendance. Mayor Clark was absent.

PUBLIC HEARING

1. Application for Variance to Front Setback; Location: Town of Ridgway, Block 36, Lots 8-12; Address 546 Hyde Street; Zone: Historic Residential; Applicant: James A. Nowak; Owner: James A. Nowak
2. Application for Re-Subdivision; Location: Town of Ridgway, Block 36, Lots 8-12; Address 546 Hyde Street; Zone: Historic Residential; Applicant: James A. Nowak; Owner: James A. Nowak

Staff Report dated July 26, 2024, regarding the variance request; Staff Report dated July 26, 2024, regarding the re-subdivision and Power Point Presentation dated July 30, 2024, providing background, analysis and staff recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies, LLC.

Planner Dlubac suggested agenda items 1 and 2 be discussed simultaneously since both requests are dependent on each approval. He presented both Staff Reports and explained the Applicant is seeking to subdivide the parcel into 3 lots (proposed Nowak Subdivision, Lots A, B and C) so any non-conforming requirements to the Municipal Code must be brought into conformance. The Planner further explained the existing home on the parcel was constructed in 1892, and the lot does not meet the 15' front yard setback standard, so a 3.8' variance is being requested. He noted that 2 of the 3 lots on the parcel are vacant and would eventually be developed as residences. Dlubac recommended approval of both applications with the condition that the outstanding items in the Plan Review Letter dated July 26, 2024, be adequately addressed prior to the Re-subdivision Plat recording with the Ouray County Clerk.

Applicant James Nowak explained the house was built 100 years prior to the Town's regulations and said he has received the Engineer's Certificate, which is once of the outstanding items in the Plan Review Letter, and it will be added to the re-plat. Electricity has been installed to serve both vacant lots, he added.

The Commissioners discussed the requests with the Applicant.

The Chairperson opened the hearing for public comment.

Resident Tom McKenney commented that both applications “seem to be a simple request” and questioned why they needed to be reviewed by Planner Dlubac.

Applicant Nowak said he appreciated the Planners’ expertise reviewing specific details such as easements and code compliance. Nowak also suggested revising the impressed meeting dates for the Planning Commission and Town Council monthly meetings. He commented that approval requirements in between Planning Commission and Town Council meetings causes substantial delays with construction schedules.

The Chairperson closed the hearing for public comment.

ACTION:

Commissioner Foyster moved to approve the 3.8’ variance to allow an 11.8’ front yard setback for Lot A, Nowak Subdivision finding that the criteria set forth in the Ridgway Municipal Code (RMC) 7-4-3(J)(3)(a) have been met. Commissioner Liske seconded the motion, and it was unanimously passed.

ACTION:

Mayor Pro-Tem Meyer moved to recommend approval to the Town Council, the approval for the Nowak Subdivision, finding that the criteria set forth in RMC 7-5-2(J)(3) have been met with the condition that prior to the Town recording the Re-subdivision Plat with the Ouray County Clerk and Recorder’s Office, all outstanding referral comments in the July 26th comment letter shall be adequately addressed. The motion was seconded by Commissioner Petruccelli and was passed unanimously.

GENERAL BUSINESS

3. Review of Updated Accessory Dwelling Unit Regulations

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

Planner Garcia presented the Staff Report which included a final draft version of the proposed amendments for RMC 7-4-6(A) Accessory Dwelling Units. He reviewed the proposed draft with the Commissioners, and they agreed the materials are ready for preparing a final document for recommendation to the Town Council. Garcia said the final document will be presented to the Planning Commission for consideration and recommendation to the Town Council at the August Regular Planning Commission Meeting.

4. Review of Updated Parking Standards

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

Planner Garcia presented the Staff Report which included a final draft version of the proposed amendments for RMC 7-4-4(M) Parking Standards. He reviewed the proposed draft with the

Commissioners, and they agreed the materials are ready for preparing a final document for recommendation to the Town Council. Garcia said the final document will be presented to the Planning Commission for consideration and recommendation to the Town Council at the August Regular Planning Commission Meeting.

Residents Beth Lakin, Jake Neice, Thomas Griffith and Kristin Arnold participated in the discussion.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the Meeting of May 28, 2024

ACTION:

Mayor Pro Tem Meyer moved to approve the Minutes from May 28, 2024. Commissioner Liske seconded the motion, and it was carried unanimously.

6. Approval of the Minutes from the Meeting of June 25, 2024.

ACTION:

Commissioner Nelson moved to approve the Minutes from June 25, 2024. Mayor Pro-Tem Meyer seconded the motion, and it was carried unanimously.

ADJOURNMENT

The meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk