

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

June 25, 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.

WORK SESSION

1. Accessory Dwelling Unit (ADU) Standards Discussion

Staff Report dated June 25, 2024, providing background, analysis, and staff recommendation; a Power Point Presentation dated June 25, 2024, which included a red-lined draft of the Ridgway Municipal Code (RMC) Chapter 7-4-6 Supplemental Regulations (A) Accessory Dwelling Units, prepared by Max Garcia, AICP and TJ Dlubac, AICP of Community Planning Strategies, LLC.

Max Garcia exhibited the Power Point presentation and reviewed the red-lined draft of the Municipal Code with the Commissioners to establish the next steps in the code update process. Garcia, Dlubac, the Town Manager and the Commissioners discussed the general provisions, and dimensional and design standards that may encourage long term ADU rentals in the community. Incentives for all structure types, incentives for landscaping, ADU ownership and occupancy, utility service, and the use of sustainable construction methods were discussed. The Planning Commission asked questions and provided feedback to the Planners. The Planners will make changes to the draft as directed by the Commissioners and present it at the next Regular Planning Commission Meeting for recommendation to the Town Council.

2. Parking Standards Discussion

Staff Report dated June 25, 2024, and Power Point Presentation dated June 25, 2024, providing background, analysis and staff recommendation prepared by Max Garcia, AICP and TJ Dlubac, AICP of Community Planning Strategies, LLC.

Mr. Garcia reviewed the Staff Report and Power Point presentation with the Commissioners. He presented a proposed draft specific to parking standards for inclusion to Chapter 7, Section 4. Zoning Regulations. The Planners resumed the discussion of the vehicle stacking concept with the Commission and clarified the standards for shared parking plans and electric vehicle parking space requirements. The Planning Commission agreed with the proposed standards. The Planners will make changes to the draft as directed by the Commissioners and present a final proposed draft of the new section in the Municipal Code to the Planning Commission at the July 30, 2024, Planning Commission for recommendation to the Town Council.

ADJOURNMENT

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk