

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING

JUNE 27, 2023

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 5:38 p.m. Commissioners Foyster, Liske, Petruccelli, Mayor Pro Tem Meyer and Chairperson Montague were in attendance. Commissioner Nelson and Mayor Clark were absent.

WORK SESSION

1. Consider *Development Review Process Guide Draft*

*Town of Ridgway Development Review Process Guide* draft prepared by TJ Dlubac of Community Planning Strategies, LLC.

TJ Dlubac presented the first draft for the *Development Review Process Guide* noting the comprehensive document explains the Town's development review process for annexation, platting and construction documents, rezoning, site design, building permits and includes applications for each type of development.

The Commissioners discussed the process guide with staff, suggested minor edits and agreed the guide will be useful in assisting applicants navigate the complexities of the development process.

2. Review and Prioritize *Future Land Use Regulations Discussion Items List*

*Future Land Use Regulations Discussion Items List* prepared by Katie Kent and TJ Dlubac of Community Planning Strategies, LLC.

Town Manager, Preston Neill presented the Discussion Items List which included sections of the Ridgway Municipal Code needing updates and requested the Commissioners prioritize the list to assist in budget preparation, strategies and future code updates. The Commissioners prioritized the listed with basic categories and noted the following sections should be reviewed first: Section 7-4-6(A) Accessory Dwelling Units, Section 7-4-6 (E) Employee Housing, Section 7-4-6(N) Short-term Rental, Section 7-6-2(B) Parking Standards, and Section 7-7 Affordable Housing. They further categorized the List into general categories of public realm, design standards and lodging. The Town Manager agreed to work with TJ Dlubac, reorganize the List into preferred categories and present the list to the Planning Commission at a future meeting. The Commissioners will determine timelines and strategies for the new List to be present to the Town Council for budget planning.

OTHER BUSINESS

### 3. Informal Discussion-Update Residential District Definitions

Excerpt from *City Of Montrose Lane Use Code*, page 3, presented by Commissioner Petruccelli.

Commissioner Petruccelli proposed further defining residential districts into density types and provided Page 3 as an example of the density district types (i.e., rural, low, very low, etc.). He noted the district types would assist in promoting stability and direct development as intended by the Town by placing the proper density in planned zones. The Planning Commission agreed the concept should be considered and staff was directed to add the consideration of further defining residential zones to the Discussion Items List noted in agenda item 2 above.

#### ADJOURNMENT

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

Respectfully submitted,

Karen Christian  
Deputy Clerk