

RIDGWAY TOWN COUNCIL
MINUTES OF REGULAR MEETING
JUNE 11, 2025

CALL TO ORDER

The meeting was held both in person and via virtual meeting portal Zoom Meeting, pursuant to the Town's Electronic Participation Policy.

The Mayor called the meeting to order at 5:30 p.m. In attendance Councilors Grambley, Kroger, Montague, Scoville, Mayor Pro Tem Lakin and Mayor Clark. Councilor Schuyler was not present for the roll call.

CONSENT AGENDA

1. Minutes of the Regular Meeting of May 14, 2025.
2. Register of Demands for June 2025.
3. Renewal of restaurant liquor license for El Agave Azul.
4. Renewal of brew pub liquor license for Colorado Boy Brewing.
5. Renewal of fermented malt and wine license for Ridgway Conoco.
6. Renewal of fermented malt and wine license for Ridgway Shell.

ACTION:

It was moved by Councilmember Kroger, seconded by Councilor Grambley and carried unanimously to approve the consent agenda.

PUBLIC COMMENTS

Paul Hebert asked the Council to consider looking into alternatives from the use of magnesium chloride for dust control on dirt roads. He stated he feels the product is detrimental to trees, and noted "there are lots of alternatives".

There were comments by the Council.

Councilor Schuyler entered the meeting at 5:35 p.m.

Paula James questioned the accessory dwelling regulations regarding monthly utility charges, and stated they should be waived to alleviate property owners from passing the charge to the tenants.

There were comments by the Council.

Michelle Montague asked that the Town encourage restaurants to use compostable take out food containers.

PUBLIC REQUESTS AND PRESENTATIONS

7. Request to close N. Cora for Annual Bennet Forgeworks Block Party

The Town Clerk reported the Town has received an application to close N. Cora Street between Railroad and Roundhouse from 5:00 to 10:00 p.m. on August 28th, for the annual Bennett Forgeworks Block Party.

ACTION:

Councilor Montague moved to approve the closure of N. Cora between Railroad and Roundhouse on August 28th between 5:00 pm and 10:00 pm for the Annual Bennett Forgeworks Block Party. Councilmember Kroger seconded and the motion carried unanimously on a roll call vote.

8. Request to hold Ridgway Rocks music festival in Hartwell Park

The Town Clerk explained an application has been received to hold a new event in Hartwell Park on August 24th. The event called Ridgway Rocks, will be held from 11:00 am to 7:00 pm with free attendance and will feature five local bands.

ACTION:

Councilor Montague moved to approve the request to hold Ridgway Rocks music festival in Hartwell Park on August 24th from 11:00 am to 7:00 pm, Councilmember Grambley seconded and the motion carried unanimously on a roll call vote with Councilor Kroger abstaining.

9. Request to close N. Clinton Street for celebration of new mural on the Space to Create Building

The Town Clerk announced the FUSE committee is holding an event on June 20th to celebrate the new mural on the Space to Create Building. A request to close Clinton Street between Cora and the alley, including the north alleyway, between 4:00 and 7:00 pm has been received.

ACTION:

Councilmember Montague moved, Councilor Scoville seconded, to approve the closure of Clinton Street between Cora and the alley on June 20th from 4:00 to 7:00 pm. The motion carried on a roll call vote with Councilor Kroger abstaining.

10. Proclamation Declaring June as Immigrant Heritage Month

Kaisa Simon with Tri-County Health requested adoption of a proclamation which nationally recognizes Immigrant Heritage Month.

ACTION:

Moved by Councilmember Schuyler, seconded by Councilmember Kroger to adopt the Proclamation Declaring June as Immigrant Heritage Month. With the motion on the floor there was a question from the Council. After a call for the vote the motion carried unanimously on a roll call vote.

11. Proclamation Supporting the Fifth Annual Ouray County Pride Celebration

Kaisa Simon thanked the Council for supporting the annual Ouray County Pride Celebration and asked for adoption of a proclamation.

There were comments and discussion by the Council.

ACTION:

Moved by Councilor Kroger, seconded by Councilmember Grambley, the motion to approve the Proclamation Supporting the Fifth Annual Ouray County Pride Celebration and acknowledging the month of June as Pride Month carried unanimously on a roll call vote.

12. Request to close Clinton Street for Colorado Boy Community Block Party

The Town Clerk presented a request from Colorado Boy Brewery to close Clinton Street on August 2nd for a community block party. A stage will be placed in the middle of the street for live music, and local artists will be showcased on the sidewalks.

There was discussion by the Council and it was agreed the street closure should be between Cora and the alley, and the time of closure between noon and 10:00 pm.

ACTION:

Councilor Montague moved to approve the request to close Clinton Street for a Community Block Party on August 2nd, with the conditions the stage be placed not further than the west side of the alley and no music past 10:00 pm. Councilor Scoville seconded and the motion carried unanimously on a roll call vote.

PUBLIC HEARINGS

13. Application for Tavern Liquor License for The Adobe Inn at 251 Liddell Drive

Staff Report from the Town Clerk dated 6-4-25 presenting an application for a tavern liquor license for The Adobe Inn.

The Town Clerk explained the Town has received an application for a tavern liquor license from OT Hospitality LLC, members: Hunter Orahoad and Seth Tabor, for the premises at 251 Liddell Drive. The trade name of the business is The Adobe Inn. The applicant is leasing the premises and approval would include licensing the patio areas on the east, south and west sides of the building for outdoor consumption of alcohol.

ACTION:

Moved by Councilmember Montague, seconded by Councilmember Kroger to approve the liquor license from OT Hospitality LLC, members Seth Tabor and Hunter Orahoad doing business as The Adobe Inn at 251 Liddell Drive. The motion carried unanimously on a roll call vote.

14. Application for Final Plat for RidgSix Townhomes PUD

Staff Report from Planner Angie Kemp dated 6-5-25 presenting submittal of the Subdivision Final Plat for RidgSix Townhome Planned Unit Development.

Planner Kemp explained the RidgSix Townhome development is on Lots 16-20 of Block 28, which contains a single family residence on the southwest corner addressed as 283 N. Cora; owner of the property is North Cora Street LLC. The preliminary plat was approved in August of 2022 and since this time all improvements have been installed. The Master Plan finds these housing types suitable; and the application is being processed under prior sections of the Municipal Code, she noted. At the May 31st meeting the Planning Commission recommended the Town Council approve the Subdivision Final Plat with three conditions.

There were questions from the Council to the applicant.

ACTION:

Councilmember Grambley moved to approve the Final Plat for RidgSix Subdivision, a Planned Unit Development, with the following conditions, finding compliance with the regulations of the Municipal Code and general conformance with the Master Plan: 1) prior to the Town recording the Final Plat with the Ouray County Clerk and Records Office, all remaining excise tax, tap fees, and other fees shall be paid by the developer, as applicable; 2) prior to the Town recording the Final Plat with the Ouray County Clerk and Records Office, all clerical, grammatic, technical and procedural non-material amendments to application materials shall be made as necessary to ensure the ability to enforce and administer the provisions pursuant to the Ridgway Municipal Code standards; 3) the plat shall be modified to include clear language to identify ownership, maintenance and repair of the stormwater system that has been installed on the site, in a format that is acceptable to the Town Engineering Department. Councilor Kroger seconded the motion which carried unanimously on a roll call vote.

15. Application for Sketch Plan and Preliminary Plat for Dalwhinnie-Athletic Park Annexation

Staff Report dated 6-5-25 from Planner Kemp presenting the Preliminary Plat for the Dalwhinnie Subdivision.

The Town Planner explained part of The Preserve PUD was annexation of 3.23 acres owned by the Dalwhinnie Group and the Town of Ridgway, three parcels were created and .72 acres consisting of right-of-way on County Road 23. One of the parcels will be used for a sanitary lift station which was required by the Town. The annexation was approved on September 6, 2024 by the Council. She noted the intent of processing a preliminary plat for the annexed portion of the Preserve PUD is to consolidate the conditional preliminary plat approved in 2020. At the May 31st meeting the Planning Commission recommended the Council approve the preliminary plat with three conditions. It was noted the lift station will require approval from the Colorado Department of Public Health and Environment, which is a rigorous process for review and approval.

Representing the applicant, Chris Hawkins with Alpine Planning, reported the “second round of civil engineering to upgrade standards has been submitted to the Town Engineer and State”. He stated “the goal is to begin this summer”, but the development “may have to request another extension”.

ACTION:

Moved by Councilmember Montague to approve the Preliminary Plat for the Dalwhinnie Annexation Subdivision finding compliance with the regulations of the Municipal Code and general conformance with the Master Plan and Ridgway Municipal Code criteria. The motion was seconded by Councilor Schuyler and carried unanimously on a roll call vote.

16. Discussion regarding proposed changes to affordable housing regulations and definitions to define community housing

Staff report dated 6-5-25 from Planner Angie Kemp presenting proposed ordinance changes reviewed by the Planning Commission.

Planner Kemp presented a draft ordinance reviewed by the Planning Commission which establishes a code section in the Municipal Code addressing affordable housing regulations and defining community housing. She stated after numerous public meetings the code changes were developed to provide an inclusionary housing policy to promote mixed income development. For developments over three lots, ten percent of the units or lots are to be designated community housing; also includes incentives to developers that exceed the requirements. She presented a Community Housing Guidelines which will not be codified, but will work with, and complement the new regulations. The guidelines will be updated every year to meet area median income, which changes annually through the Department of Housing and Urban Development.

There were comments from the Council and discussion ensued.

Speaking from the audience Jack Young with the Vista Park Commons Development, noted "AMI doesn't work to get any profits" when "you only make three percent on a house".

There were comments from the Council.

It was agreed to continue to research what other communities and housing authorities around the state are establishing for inclusionary housing and affordable housing; and hold community forums during the summer months for public feed back.

17. Request to appoint Council representative to the EcoAction Partners Board of Directors

Manager Neill presented a letter from EcoAction Partners dated 5-27-25 requesting a member of the Council serve on their board of directors.

ACTION:

Moved by Councilor Schuyler to appoint Mayor Pro Tem Lakin as Town representative to the Eco Action Board of Directors, and Councilor Kroger as the alternate. After a second by Councilor Montague, a call for the vote carried unanimously on a roll call vote.

MISCELLANEOUS REPORTS

The Town Manager presented an overview of the monthly written Managers Report.

Councilor Schuyler addressed the recent Sustainability Advisory Committee meeting.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk