

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
MARCH 26, 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 Clark, Mayor Pro Tem Meyer and Chairperson Montague were in attendance.

WORK SESSION

1. Discussion Regarding Updates to Land Use Regulations for Parking and Accessory Dwelling Unit Standards

Staff Report dated March 21, 2024, and Power Point Presentation dated March 26, 2024, presenting background, analysis and staff recommendation prepared by TJ Dlubac of Community Planning Strategies, LLC.

Planner Max Garcia of Community Planning Strategies, LLC reviewed the Power Point presentation which introduced new concepts for standards in parking to update the Ridgway Municipal Code. He provided various parking standard concepts for removing parking minimums, use specific requirements, vehicle stacking, site plan requirements, bicycle parking, shared parking plans, electric vehicle-ready parking, provisions to reduce the required number of parking spaces, and establishing a sub-section in the municipal code for handicapped accessible parking. The Commissioners discussed the concepts with the Planners and Staff. They directed the Planners to prepare a draft incorporating the proposed concepts, red lining the changes in the Municipal Code.

Garcia suggested reorganizing the Municipal Code for accessory dwelling units (ADU) to provide clarity with interpretation of the guidelines. He proposed reducing the dimensional standards while gently increasing density. The Planner introduced the concepts of allowing 2 ADU's on a parcel, aligning construction compliance with current industry standards, updating the definition of habitable floor area that would include a maximum square footage, providing pre-approved construction plan sets for increased affordability, certified sustainable construction, ways to reduce plan review fees, and pathways to alternate ownership. The Planning Commission discussed the concepts and noted their primary intent is to maintain affordability for accessory dwelling units. They directed the Planners to also provide scenarios depicting parcels with 2 ADU's when presenting the reorganized draft section for ADU's.

APPROVAL OF THE MINUTES

2. Approval of the Minutes from the Meeting of February 27, 2024

ACTION:

Mayor Clark moved to approve the Minutes from February 27, 2024. Commissioner Liske seconded the motion, and it was carried with Commissioner Nelson abstaining.

### OTHER BUSINESS

#### 3. Updates from Planning Commission Members

Commissioner Nelson noted the Town Clean Up day is April 20 and free mulch will be distributed while the supply lasts.

### ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk