

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
MAY 28, 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.

PUBLIC HEARING

1. Application for Variance to Subdivision Regulations; Location; Solar Ranches #2D, Lots 68-70; Address: TBD Sabeta Dr., 820 Sabeta Dr. and TBD Sabeta Dr.; Zone Residential; Applicant: Patrick and Debra Willits; Owner: Patrick and Debra Willits

Staff Report dated May 24, 2024, and Power Point presentation dated May 28, 2024, presenting background, analysis and staff recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies, LLC (CPS).

TJ Dlubac presented the variance application requesting consolidation of three lots into one lot. He explained the applicant owns all three lots, the request does not modify any public right-of-way, does not create additional or unbuildable lots, and provides legal access to the proposed combined lots. He noted the Ouray County Assessor has requested labeling clarification between the application documents and the new plat before it is recorded. Dlubac recommended approval of the application because the criteria set forth in the Ridgway Municipal Code (RMC), Chapter 7-5-2(1)(3) have been met.

Applicant Pat Willits explained his decision to combine the lots is based on the new property tax assessments and he will save approximately six thousand dollars in property tax each year by consolidating the lots. Willits acknowledged a new application with additional fees would be needed to split the lots in the future.

The Chairperson opened the hearing for public comment and there was none.

ACTION:

Mayor Pro Tem Meyer moved to approve the lot consolidation for Lot 69-R, Filing No. 2D Solar Ranches, finding that the criteria set forth in RMC 7-5-2(1)(3) have been met. The application is approved with the condition that the plat be updated to address all referral agency comments and be reviewed by the Town prior to recording the lot consolidation plat with the Ouray County Clerk Recorder. Commissioner Nelson seconded the motion, and it was carried unanimously on a rollcall vote.

WORK SESSION

2. Presentation and Discussion Regarding Accessory Dwelling Unit (ADU) Standards

Staff Report dated May 24, 2024, and Power Point presentation dated May 28, 2024, presenting background, analysis and staff recommendation prepared by TJ Dlubac, AICP and Max Garcia AICP of CPS, LLC.

Planner Dlubac presented the Staff Report and Power Point presentation for discussion which included a red-lined version for the proposed changes to RMC 7-4-6 Supplemental Regulations (A) Accessory Dwelling Units. Reductions in setback allowances in certain cases, income verification processes, landscaping regulations, ownership and occupancy standards as well as density and square footage for ADU's were discussed. Residents Sheldon Kerr, Lisa Baker and Kristen Arnold participated in the discussion. The Commissioners provided feedback to Dlubac. He will update the red-lined draft based on the discussion so that it can be considered at the June 25 Regular Planning Commission Meeting.

3. Presentation and Discussion Regarding Parking Standards

Staff Report and Power Point presentation dated May 28, 2024, presenting background, analysis and staff recommendation prepared by TJ Dlubac, AICP and Max Garcia AICP of CPS, LLC.

Dlubac presented the Staff Report and Power Point presentation for discussion which included a red-lined version for the proposed updates to RMC 7-4-6 Supplemental Regulations (M) Parking Standards. The Commissioners discussed the concept of no minimum requirements, adding incentives in certain situations, reviewed measurement standards, short-term rental parking requirements and clarified parking plan requirements with the Planner. He will update the proposed, red-lined version for parking standards for presentation at the June 25 Regular Planning Commission Meeting.

4. Presentation and Discussion Regarding Regulations for Affordable Housing

Staff Report dated May 24, 2024, and Power Point presentation dated May 28, 2024, presenting background, analysis, research and staff recommendation prepared by TJ Dlubac, AICP and Max Garcia AICP of CPS, LLC.

Mr. Dlubac presented his research from national best practices as well as mountain communities within the State, noting the goal is to incorporate concepts into the municipal code. The Commission and the Planner discussed financing, managing deed restrictions, strategies for construction development and evaluation, incentive programs and the exchange of land or cash in lieu of inclusionary zoning. He noted that many of the concepts have already been informally implemented by the Town. Dlubac will formalize the concepts discussed into preliminary guidelines for review at the June Regular Planning Commission Meeting.

5. Update Regarding Analysis Related to the Economic Implications of Ridgway's Land Use Mix

Memorandum dated May 23, 2024, from Elliot Weiss, Principal for Economies of Place regarding the 2024 Land Development Code Updates.

The Planner explained there was a miscommunication between Mr. Weiss and CPS which resulted in Weiss not receiving data for the project. The issue has since been corrected and the data is being organized for analytical review. Dlubac expects a more substantive update for the next Planning Commission meeting.

APPROVAL OF THE MINUTES

6. Approval of the Minutes from the Meeting of April 30, 2024

ACTION:

Mayor Pro-Tem Meyer moved to approve the Minutes from April 30, 2024. Mayor Clark seconded the motion and was carried on a rollcall vote with Commissioner Nelson abstaining.

OTHER BUSINESS

7. Updates from Planning Commissioners

The Town Manager reported the Preserve Planned Unit Development project is waiting on their annexation application and their preliminary plat approval expires in September. He noted the next step will be to determine a sufficient time frame to finish the project and meet the conditions assigned for the plat approval.

Commissioner Petruccelli reported that Phase III of the Ridgway Light Industrial project is expecting approved plans within the next month to implement the extension of Laura Street.

ADJOURNMENT

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk