

RIDGWAY PLANNING COMMISSION

REGULAR MEETING AGENDA

Wednesday, April 16th, 2025

5:30 pm

Pursuant to the Town's Electronic Participation Policy, the meeting will be conducted both in person and via a virtual meeting portal. Members of the public may attend in person at the Community Center, located at 201 N. Railroad Street, Ridgway, Colorado 81432, or virtually using the meeting information below.

Join Zoom Meeting

<https://us02web.zoom.us/j/85746931833?pwd=4i8hmWZsECVuWoYUHbrxEqL5xnv3IU.1>

Meeting ID: 857 4693 1833

Passcode: 392372

Written comments can be submitted before the meeting to akemp@town.ridgway.co.us or delivered to Town Hall Attn: Planning Commission

ROLL CALL: Chairperson: Michelle Montague, Commissioners: John Clark, Pam Foyster, Bill Liske, Russ Meyer, Jennifer Nelson, and Jack Petruccelli

WORK SESSIONS:

1. Master Plan Review Work Session #3. Group Review and discussion about the *2019 Ridgway Master Plan: Part II. Community Vision & Values, Part III. Goals and Policies and Part IV. Growth Framework*

APPROVAL OF MINUTES:

2. Minutes from the Regular Meeting of March 19th, 2025

OTHER BUSINESS:

3. Updates from Planning Staff: Housing Planning for 2025
4. Updates from Planning Commission members

ADJOURNMENT

AGENDA ITEM #1



To: Town of Ridgway Planning Commission
From: Angela Kemp, Senior Planner, Town of Ridgway
Date: April 11th, 2025

RE: Master Plan Review Work Session #3
Staff Memo for the April 16th Planning Commission Meeting

BACKGROUND

A comprehensive review of the 2019 Master Plan that would lead to a future update was prioritized for 2025. This is an important step to ensure that the Master Plan reflects shared community goals and recognizes the changes that Ridgway has experienced since the adoption of the 2019 Master Plan.

REVIEW PROCESS

Throughout the process of reviewing the 2019 Master Plan, we will seek to identify changes in the community, identify plan areas for improvement, identify missing plan elements, plan for updates in 2026. The Process will include each of the following steps:

- 1) Individual Review:** *Each Commissioner reviews the assigned portion and supplies comments to the Planner.*
- 2) Planner’s Assessment:** *The Planner identifies Master Plan areas that could use improvement, reviews current data against the data referenced, where applicable, and provides specialized knowledge of planning best practices and current trends to offer suggestions.*
- 3) Group Review:** *Planner combines Individual Review and Planner’s Assessment to present to the Planning Commission for discussion.*

The process offers concurrent individual review by Commissioners and a Planner’s Assessment of the assigned review portion. Planning staff will bring individual review comments and the Planner’s Assessment together for each assigned portion for group review.

Individual Review Comments to Planner Deadline:	Group Review at the Regular Meeting of:	Assigned Review Portion of the 2019 Master Plan:
March 10th	March 19th	Part I: Introduction (9 pages) Appendix Section: Community Profile (72 pages)
April 7th	April 16th	Part II: Community Vision and Values (7 pages) Part III: Goals & Policies (32 pages) Part IV: Growth Framework (12 pages)
May 12th	May 21st	Part V: Action Plan (20 pages) Appendix: Community Event Summary (29 pages) – simply scan, no need to analyze.
June 18th		Topic: Plan for Updates in 2026



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

ATTACHMENT:

1. Planners Assessment of II. Community Vision & Values, III. Goals & Policies, and IV. Growth Framework

2019 Master Plan Review



Review Assignment #2: Part II, Part III, Part IV

Background: At the February 19, 2025, Regular Meeting of the Ridgway Planning Commission, Town Planning Staff introduced the process and timeline for a review of the 2019 Master Plan to identify changes in the community, which Plan areas need improvement, identify missing Plan elements, and plan for 2026 updates. Review will be assigned in sections of the 2019 Plan and Appendices and follow a standard procedure that includes concurrent Commissioner/Individual Review with a Planner's Assessment resulting in a list of comments and ideas from each Commissioner and the Planning Department. This list will be brought together for a Group Review at the next Planning Commission meeting, which will lead to discussion. This document will serve as the Planner's Assessment.

Planner's Assessment

Content Review:

Community Vision: *Ridgway is a vibrant, welcoming, and community-minded small town situated in a beautiful mountain valley. We are diverse in age, background, and economic means. We share a deep connection to the outdoors, the lifelong pursuit of learning, and our railroad, ranching, and creative cultures. We are committed to being economically and ecologically sustainable.*

2009 (Assuming this was part of the 2011 Update of the Land Use Plan) community values were combined into 5 new values that fit Ridgway in 2019:

Community Values:

- 1) Healthy Natural Environment
- 2) Sense of Community and Inclusivity
- 3) Small Town Character and Identity
- 4) Vibrant and Balanced Economy
- 5) Well-Managed Growth

General Critiques and Ideas:

Do we need to Workshop the vision in our group review?

Values may need to be reorganized based on the inclusion of a Water Element, Recreation and Tourism Element, Strategic Plan Element. What does the Commission think? Do these all still work for 2025/6 Ridgway?

LOOKING BACK: Let's review for comparison the Vision, Values, Goals, and Policies from 1991, 2000, 2011, and 2019

1991 Comprehensive Plan GOALS:

- Preservation of Community
- Preserve the Natural Environment
- Protect the Historic Core of Town
- Develop a Strong Diverse Economy
- Land Use and Zoning
- Well-Managed Growth

2000 Comprehensive Plan GOALS:

- Preservation of Community
- Preserve the Natural Environment
- Protect the Historic Core of Town

Plus, these paraphrased goals:

- Residential growth should proceed at 5% or less per year
- Develop in an orderly fashion from existing core outward
- Preserve rural densities, land uses and character within Urban Influence Zone (AOI/3-mile area). Design boundaries for Initial Growth Boundary and Urban Growth Boundary
- Identify future uses for lands zoned Future Development (FD)
- Develop IGAs between Town and Ouray County
- Accommodate and encourage commercial development in town to provide for a stable, sustainable and well-balanced economy
- Require development to improve town infrastructure commensurate with impact
- Preserve and improve the natural environment through land use and development policies
- Encourage the availability of attainable housing in town

2011 Land Use Plan Update COMMUNITY VALUES:

Part II: Community Vision & Values

- Civility, Diversity and Inclusivity
- Creativity, Innovation and Lifelong Learning
- Responsible Economic and Environmental Practices
- Our Incredible Natural Surroundings and the Opportunities they Provide
- A Viable Agricultural Community
- Vibrant and Sustainable Businesses
- A Pedestrian-Friendly Environment

2011 COMMUNITY VISION:

Ridgway is a welcoming, community-minded rural town situated in a beautiful mountain valley. We support learning, creativity and culture. We share a deep connection to the outdoors. We are committed to being economically sustainable and ecologically responsible.

2019 Master Plan:

1) Healthy Natural Environment:

“scenic values and ecological functions” do we need to separate the two? It may make sense for plan organization, but I see a benefit to combining them. It feels easier to build consensus on what we all can see/witness: scenery. We don’t all have the knowledge to understand ecological functions, some don’t pay attention to it.

Preservation of natural habitats and ecosystems • Conservation of open space and ranch lands • Sustainable development practices • Access to and protection of the river corridor • Community forest management • Climate adaptation • Source-water protection • Air quality protection

Add the Water Element within this section?

Use these resources for a 2026 update: 1) <https://dlg.colorado.gov/water-and-land-use-tips-requirements> 2) https://westernresourceadvocates.org/wp-content/uploads/2019/06/Integrating-Water-Efficiency-into-Land-Use-Planning_6.3.2019.pdf

2) Sense of Community and Inclusivity:

Trends like increasing housing costs and a lack of affordable childcare make it difficult for many people to live in Ridgway. Looking to the future, residents would like to see Ridgway remain a diverse and inclusive community, not one that is homogeneous and unwelcoming of “others.” Residents want to avoid the kinds of changes that have occurred in other small mountain towns, such as an influx of second homeowners.

We should give some overview of housing accomplishments in Ridgway in this section. Restate or modify goals and policies based on what has been implemented and what our future 2025 Housing Action Plan identifies as actionable. This section should also utilize our future 2025 Housing Needs Assessment.

Inclusivity Ideas: Consider accessibility in planning decisions- plan for seniors, families with kids and babies, the disabled, etc. Also, word-choice is important for building an inclusive community. A general best-practice is using “people-first language”, we should also scan and replace exclusionary language to the extent that it exists in the Master Plan (e.g. swap “citizen” with “resident” to include people that don’t have citizen status).

Community Civic Health Ideas: Should we consider the use of CivicEngage or other engagement software? Is our website, email outreach, and publishing in the Plaindealer enough?

● *Diverse housing options • Inclusive governance and community engagement • Lifelong learning • Accessible community services • Aging in place • Public safety*

3) Small Town Character & Identity:

A blend of Ridgway’s historic past as a western railroad town, its ranching and agricultural community, its proximity to the mountains and outdoor recreation, and its Creatives and innovative entrepreneurs.

What is Culturally Important?

Entrepreneurial Opportunities: We already have some very interesting local opportunities for incubating small businesses: [Homegrown Pathways](#) empowering youth in Colorado's rural areas. We have a co-working space (AltSpace), we can utilize Region 10 more, we have a Chamber of Commerce, and I recently learned of the Business Revitalization Committee (BRC) FUSE is/was the facilitator of BRC meetings.

Historic Preservation Opportunities: Ridgway has a rich history and great resources like the museums, [Ouray County Historic Society](#). We should gain [Certified Local Government](#) Status, work on the documentation and protection of historic resources, and utilize our history as a touchstone to community connectedness, embracing the area's history makes people want to steward it more.

Connectivity Opportunities: We may need to break out the "connectivity" portion of this value in order to expand on it more. Pedestrian-scale development is a concept that ensures that the built environment serves pedestrians, and is not automobile-centric. Ridgway strives for pedestrian-scale development.

• *Livable neighborhoods* • *Creativity and innovation* • *Agriculture and ranching* • *Community events and activities* • *Pedestrian and bicycle connections* • *Parks and recreation* • *Historic preservation*

4) Vibrant & Balanced Economy:

Many employers struggle to hire qualified employees, find space as they grow, market their creations, and face other challenges. Larger shifts in the national economy towards telecommuting mean that workers no longer need to physically commute to an office. With faster internet speed, residents will increasingly be able to pursue job opportunities and careers in industries not currently located in Ridgway. Alternatively, home-based entrepreneurs will be able to access customers or clients located around the globe.

We are seeing the remote work option play out, more rapidly than was expected during the creation of the 2019 plan due to COVID.

🌐 Home - Business Incubator Center Could we utilize some examples of small business incubators to inform our goals? See also: *Entrepreneurial opportunities*, in the section above.

Fuse Ignite Grants area type of catalyst for small business/ downtown vitality. What can we offer to our business community as far as technical assistance? Could Region 10 or some other entity fund this?

• *A diversified economy* • *Ranching and agriculture* • *Local businesses/manufacturing/services* • *Outdoor recreation industry* • *Creative industries and innovation* • *Tourism* • *Home-based entrepreneurs* • *A mobile workforce*

5) Well-Managed Growth

Uncertainty regarding the extent and potential impacts of future growth are of critical concern to the community. There is a need to balance the community's objectives with regard to: • *Infrastructure provision* • *Water supply* • *Growth management* • *Hazard mitigation* • *Regional coordination* • *Transportation* • *Land use*

Our "plan" to expand infrastructure is focused on the town limits for annexation includes developers "pay their way" for extension of infrastructure, then considers the Initial growth Boundary and Urban Growth Boundary as next areas for consideration. Maybe the Action Plan expands on this, but it is fairly general. If we want to be more targeted, we can be.

It gets a bit lost that the Area of Influence (AOI) in Ouray County IS our three-mile area. See [Three-Mile Plans](#)

Does our IGA with Ouray County regarding growth and review need to be updated?

Geographic Information Systems (GIS) tools can help. Planning is working on some of these ideas with SGM.

Content Review:

Community Value #1: Healthy Natural Environment

Policy ENV- 1.1: Environmentally Sensitive Areas- *“and other areas that contribute to the ecological health and diversity of the valley”* Idea: bring these areas into our GIS map so we can use the information in land use decisions. Map hazard areas in 3-mile area: FEMA floodplain, UROD, WUI.

Policy ENV-1.2: Wildlife Habitat- *“minimize development impacts in wildlife movement corridors and areas with critical or important wildlife habitat”* Map wildlife habitat in the 3-mile area/ AOI

ENV-2.1: Regional River Corridor Vision *“desire to expand public access and recreational opportunities along the Uncompahgre River”* Do we need to include this in an IGA with Ouray County? What else are we hoping this does? Ties into the Water Element

Policy ENV-3.3: Water Quality: *“Ensure that storm water drainage does not negatively impact the water quality of local aquifers, tributaries and rivers.”* Policy ENV-3.4 : Low-Impact Development Design: *“street layouts, grades and site developments to avoid excessive runoff concentrations and minimize the need for storm sewer infrastructure. On-site natural percolation, detention, or retention should incorporate vegetation, vegetated swales and other low-impact development strategies where possible to minimize the need for off-site infrastructure improvements.”* Policy ENV-3.5: Natural Waterway Features. These concepts have been gaining some momentum with the Town

Policy ENV-3.6: Water Conservation- Ties into the Water Element

Policy ENV-4.4: Dark Skies- *“Continue to prioritize efforts to reduce light pollution and enhance the appearance of the night sky”* Emphasize this.

Policy ENV-4.5: Waste Management- *“Continue to support efforts and programs that reduce the amount of solid waste entering the waste stream, such as recycling and composting”* New options that we aren't taking advantage of: See the Bruin/ Telluride/Mountain Village example

GOAL ENV- 5 *Maintain a healthy and resilient community forest.*

https://townofridgway.colorado.gov/sites/townofridgway/files/2016.05.23%20%28RidgwayCommForestMgtPlan_052316%29.pdf Update: PW and Planning is working on revisions to preferred species list. We have seen more interest in removal of trees in the Town ROW due to poor health or the trees. We are requiring a replacement, but some of the species aren't going to thrive in the conditions at that site.

General Critiques and Ideas:

Water Element: Colorado Revised Statutes 30-28-106(3)(a. 5)(II) and 31-23-206(1.5)(c) require that the community must: Consult and coordinate with local water provider(s), Include water conservation policies <https://dlg.colorado.gov/water-and-land-use-tips-requirements#:~:text=When%20developing%20a%20water%20supply,Include%20water%20conservation%20policies%2C%20and>

https://westernresourceadvocates.org/wp-content/uploads/2019/06/Integrating-Water-Efficiency-into-Land-Use-Planning_6.3.2019.pdf

Growing Water Smart

DOLA technical assistance: <https://dlg.colorado.gov/water-and-land-use-tech-assistance>

Recreation and Tourism Element: Utilize Ridgway Parks, Trails, and Open Space Committee <https://townofridgway.colorado.gov/council-commissions/parks-trails-open-space->

[committee#:~:text=The%20Parks%2C%20Trails%20and%20Open,Town%20of%20Ridgway,%20Comprehensive%20Plan.](#)

Map ideal trail system.

Consider if this is the right value include this in or if it ties more closely to Vibrant and Balanced Economy, or Small Town Character and Identity. Does it need its own section?

Resilience: Update Hazards Map layers in GIS

[Guidance for Local Government Climate Adaptation](#) | [Division of Local Government Colorado Resiliency Office](#)

Composting:  [Telluride launches large-scale curbside composting](#)

Utilize our newly adopted Community Resilience Plan/ Emergency Management Plans Community Resilience HUB at the Decker Community Room: *Microgrid emergency power system to provide electrical resilience to the 2,000 square foot Decker Community Room.*

Colorado Emergency Preparedness Assessment CEPA

Content Review:

Community Value #2: Sense of Community and Inclusivity

GOAL COM-1 and GOAL COM-2: Strong Housing focus, see **General Critiques and Ideas**, below..

Look into Accessibility from a broader view.

GOAL COM-3: *“Encourage citizen participation and dialogue with elected and appointed officials and town administration in order to foster broad- based representation and input for local government decisions”* **Multimedia and youth outreach**. Civic health: <https://carsey.unh.edu/sites/default/files/media/2023/03/local-chi-1-what-is-civic-health-print.pdf>

GOAL COM-5: *“Encourage a range of health, human, youth, senior, and other community services in Ridgway”* OurayCountyRSA.org

Limitations to senior services, no retirement communities/assisted living. Very limited childcare options.

General Critiques and Ideas:

Revise COM-1 and COM-2 Policies to reflect the strategies we wish to pursue and utilize our future Housing Needs Assessment and Housing Action Plan to complete this section. [Housing Plans](#) | [Department of Local Government](#)

Reaching residents and having a backlog of interested candidates for various town boards, commissions, committees could mean broader representation, more volunteers for community activities, etc.

Policy COM-4.5: Technology- *“Utilize modern technology where appropriate to ensure town services are efficient and convenient”* CivicEngage is a commonly used software to engage with community members. Do we need a permitting software? Do we want a public-facing GIS map?

Update: We are planning for a Community Survey 2025 to “check-in”... would this be welcomed more often? how often?

Part III : Goals and Policies

Content Review:

GOAL CHR-1: *Support vibrant, diverse, safe, and well-connected neighborhoods.*

GOAL CHR-2 *Protect and preserve Ridgway's historic assets. We have some updated data for the Main Street area about building age, how can we utilize this? Is there a strong push for historic preservation here? Can we work to identify what is worth saving through Historic surveys. How much can the Town be involved in preservation of our history?*

GOAL CHR-3: *Promote Ridgway's identity as a ranching and agricultural community and preserve the rural character of landscapes surrounding Ridgway.*

GOAL CHR-4: *Promote Ridgway's identity as a creative and innovative community where creative individuals and enterprises thrive.*

General Critiques and Ideas:

Well-connected neighborhoods> we aim for a community-wide trail system, safe highway crossings, etc. Map the ideal trail network for a modern version.

Look into [Vision Zero Network](#) and vision zero concepts and designs, which aims to decrease pedestrian fatalities to ZERO: *Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. First implemented in Sweden in the 1990s, Vision Zero has proved successful across Europe – and now it's gaining momentum in major American cities.*

Regular check-ins with CDOT, are we doing this? Should planning staff be involved?

GOAL CHR-2 *Protect and preserve Ridgway's historic assets. We have some updated data for the Main Street area about building age, how can we utilize this? Is there a strong push for historic preservation here? Can we work to identify what is worth saving through Historic surveys. How much can the Town be involved in preservation of our history? As of now, we have no historic preservation standards/ no strong demolition ordinance. How do we handle modifications to historic buildings? Consider historic preservation surveys as a community activity guided by a preservation professional. Do we want a local designation program? - Look into becoming a certified local government CLG.*

Land Trust/ Conservation easements to preserve prime ag land. Is "prime" designated by <https://websoilsurvey.nrcs.usda.gov/app/> ? How does the county view prime ag land?

GOAL CHR-4: Utilize Public Art Committee during the update.

Utilize FUSE during the update:[Ridgway FUSE, Creative Main Street - Ignited by FUSE Mini Grant Program](#)

Content Review:

GOAL GRO-1: *Manage growth and development in order to maintain Ridgway's small town character, support a diverse community, and create employment opportunities. See Economic Implications of Land Use Report again..*

POLICY GRO-3.5: Resilient Infrastructure.

GOAL GRO-4: *Develop a safe and efficient multi-modal transportation system, balancing the needs of all users.*

GOAL GRO-5: *Utilize Ridgway's parking resources effectively.*

General Critiques and Ideas: Clustering, infill development/redevelopment, mixe-use development and encouragement of connectivity all have merit and have funding associated with them.

Well-managed growth needs particular PC focus as these goals and policies are particularly important to us/ enforced by planning regulations.

Consideration of a Demolition Ordinance to not allow demolition until there is an approved site-specific redevelopment plan for the property unless it is deemed unsafe/un salvageable. This removes the possibility of lots being scraped and held for resale and could protect historic buildings too, if that's deemed a priority.

Annexation and Development IMPACTS meaning impact fees? Do we need a Nexus Study?
POLICY GRO-1.8: Development and Annexation Impacts: *Evaluate all development and annexation proposals in order to understand the expected economic impacts, demand for services, impact to water resources, as well as if the proposal is compatible with Ridgway's character, improves connectivity, and provides significant community benefits or enhancements.*

POLICY GRO-3.2: On-Site Stormwater Management: *Encourage new development to manage stormwater on site, using low impact development techniques or other best practices.* New Stormwater Standards document requires this. We COULD make it more graphical/helpful potentially. We could create examples of what we wish to see in Town-owned properties: ROW, parks, etc. many applicants need a lot of direction when it comes to drainage, grading, and stormwater management.

POLICY GRO-3.3: Hazard Mitigation Planning: *Continue to participate in maintaining and updating the Ouray County Multi-Hazard Mitigation Plan, Ouray County Community Wildfire Protection Plan, and other local, regional or statewide hazard mitigation planning efforts. Participate in implementation as plans are adopted. See newly adopted plans.*

Update Streets Map to show extensions, should this show trails?

Connect with CDOT about future improvements?

Content Review:

GROWTH FRAMEWORK

This area is written as if growth is assured. Data could support this. Importantly, this notes that growth has direct and indirect impacts on Ridgway.

Growth is constrained by a variety of factors, including the availability of infrastructure and services needed to serve future growth, market demand, existing growth boundaries and intergovernmental agreements, and the cyclical nature of the state and national economy.

This Section should be used to as a tool for making decisions regarding the location, timing, and types of future growth that can occur and for guiding future infrastructure investments.

Key objectives for this chapter are to: • Encourage infill and redevelopment within the Town's existing limits and where infrastructure and services already exist; • Grow in an orderly, logical and sequential pattern outward from the existing Town core; • Accommodate diverse housing options; • Support sustainable development practices; • Plan for a balanced mix of uses that allows more residents the ability to live and work in Ridgway; and • Protect the natural resources and visual qualities that make Ridgway unique. This chapter should be used in conjunction with the goals and policies contained in Part III of this Master Plan to evaluate all growth-related decisions.

The purpose of the IGB is to support the community's desire to grow in an orderly, logical and sequential pattern outward from the existing town core. In general, urban levels of development outside the IGB would be considered premature until substantial development has occurred within the boundary.

The UGB—also referred to as the Urban Growth Management Area (UGMA)—establishes the long- term future municipal boundary for the Town. This boundary lies within Ouray County and outside the current municipal limits but its designation is not intended to motivate annexation or development

Part IV. Growth Framework

The AOI is an area of unincorporated land outside the UGB that has been mutually designated by Ouray County and the Town. Any development or land use activity within the AOI boundary that will have impact upon the goals and purposes of the adopted IGA and which bears a relation to the planning of the area within the municipality, should, to the extent possible, be reviewed by Ouray County with participation by the Town in the review and recommendations. The AOI boundary constitutes the Town's three-mile limit as required by CRS 31-12- 105.(1)(e)(I).

Future Land Use Plan: The Future Land Use Plan is a tool to guide the type, intensity, and location of future development within the Town and its various growth boundaries. It will be applied through day-to-day decision-making as a means to help implement a shared vision for the physical growth of the Town and portions of Ouray County. The Future Land Use Plan is intended to be used by Town staff, the Planning Commission, and the Town Council to:

- Help guide future rezoning and annexation requests;
- Inform future updates to existing zoning districts and development standards;
- Track the Town's overall capacity for future development;
- Inform infrastructure and facility planning; and
- Ensure future development is supportive of the community's vision.

The Future Land Use Plan is comprised of a map and the accompanying land use category descriptions that follow.

Rural Neighborhoods: Primary Uses: Single-family homes

Single-Family Neighborhoods: Primary Uses: Single-family homes and duplexes

Town Core Neighborhoods: Primary Uses: Single-family homes, duplexes, and smaller multifamily residential uses

Mixed Neighborhoods: Primary Uses: Multifamily residential, townhomes, and duplexes

Town Core: Primary Uses: A diverse mix of retail, restaurants, lodging, and professional offices

Mixed Use Business: Primary Uses: Retail stores, professional offices, commercial services, restaurants

Employment: Primary Uses: Light manufacturing and fabrication, professional offices

Institutional: Primary Uses: Uses will vary depending on the facility and organization

Parks and Natural Areas: Primary Uses: Parks and recreational facilities, undeveloped natural land, passive outdoor recreation, and agriculture.

See the Future Land Use Map.

General Critiques and Ideas:

Update annexation policy based on the current 2025 policy.

The AOI boundary constitutes the Town's three-mile limit as required by CRS 31-12- 105.(1)(e)(I). <https://dlg.colorado.gov/three-mile-plan-overview>

Ridgway-Ouray County Intergovernmental Agreement (IGA) Amendment: Based on Dalwhinnie Annexation- Update all maps.

"Single-Family neighborhood" is no longer accurate with gentle density principles applied, ADUs, duplex, triplex, etc. encouraged. Consider changing the terminology, not necessarily where it is applied/ the general lower-density residential concept.

Update **primary uses** of the various neighborhoods/residential areas that allow duplex/triplex, etc.

Mixed Use Business: is this accurately applied on the Future Land Use Map (FLUM)?

Next Steps

Group Review: Group Review will be facilitated by Planning Staff at the April 16th, 2025 Regular Meeting of the Planning Commission.

Assignment of the next review section.

AGENDA ITEM #2

RIDGWAY PLANNING COMMISSION

MINUTES OF REGULAR MEETING

MARCH 19, 2025

CALL TO ORDER

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

The Chairperson called the meeting to order at 5:30 p.m. The Commission was present in its entirety with Commissioners Foyster, Nelson, Liske, Meyer, Petruccelli, Mayor Clark, and Chairperson Montague in attendance.

WORK SESSIONS

1. Affordable Housing

Staff Memo dated March 14, 2025 from Planner Angie Kemp provided background analysis on updates to the Affordable Housing Regulations.

Planner Kemp reported that drafts of the proposed *Affordable Housing Regulations in the Municipal Code* and the associated *Community Housing Guidelines* were provided to community stakeholders (developers, contractors, architects, real estate professionals, housing professionals, and planning and land use professional) as part of a continuing effort to educate the public about the draft policy. The package also contained an invitation to a community outreach event on March 27. The Commissioners offered to help with postings and invitations to increase turnout at the event.

The Commissioners provided staff with feedback on related housing issues that included ensuring that subletting by tenants was discouraged and that voluntary community housing such as a "Lease to Locals" program was considered.

2. Master Plan Review

Staff Memo from the Planner dated March 14, 2025 provided background analysis on the process for reviewing the 2019 Master Plan in order to update the Plan in 2026.

The Planner thanked the Commission for feedback on possible additions or deletions to the 2019 Master Plan. She noted the feedback included many positives about the 2019 Plan, including that it captured the unique characteristics of the community.

The Planner presented, and the Commission discussed, regional statistics regarding trends in housing, population, and income.

Consensus among the Commissioners was that housing affordability will be an ongoing problem and that creating a more diverse economy should be prioritized.

The Commissioners agreed to review parts two, three and four of the 2019 Plan prior to the April meeting.

APPROVAL OF THE MINUTES

3. Approval of the Minutes from the Meeting of January 28, 2025

ACTION:

Mayor Clark moved to approve the January 28, 2025 Minutes. Commissioner Nelson seconded the motion, and it was carried unanimously with Commissioner Meyer abstaining.

4. Approval of the Minutes from the Meeting of February 19, 2025

Mayor Clark proposed an amendment to the minutes to add the word “large” before the word “commercial” in the sentence: *“The Commissioners discussed the plan and shared with the applicant their consensus that the plan is not in keeping with the needs of the community, specifically with the large percentage of housing proposed on one of the last remaining commercial properties in Town.”*

ACTION:

Commissioner Foyster moved to approve the amended February 19, 2025 Minutes. Mayor Clark seconded the motion, and it was carried unanimously.

ADJOURNMENT

The Chairperson adjourned the meeting at 6:55 p.m.

Respectfully Submitted,

Julie Huun
Administrative Assistant

AGENDA ITEM #3

COMMUNITY CONVERSATION

**WELCOME ALL!
WE NEED YOUR INPUT**

TOPIC: HOUSING

Please Join The Town of Ridgway for a family-friendly open house event to learn about housing policy and other housing happenings in our community. There will be no formal presentation, please come when you can.

JOIN US AT
**THE DECKER
COMMUNITY ROOM
675 CLINTON ST**

EVENT DETAILS

- HOUSING HAPPENINGS & UPDATES IN RIDGWAY
- HOUSING RESOURCES
- HOUSING POLICY REVIEW
- POLLS AND PUBLIC INPUT OPPORTUNITIES
- KID'S INPUT ACTIVITIES
- SNACKS AND BEVERAGES PROVIDED

EVENT DATE

**MARCH
27TH 2025**

4PM- 8PM

COME WHEN YOU CAN



FOR MORE INFORMATION: townofridgway.colorado.gov akemp@town.ridgway.co.us

GENTLE DENSITY: WHAT IS IT?

Source: Adapted from a Graphic in The Gentle Density Toolbox. <https://toolbox.smallhousing.ca/about/>



Single-family homes with a large yard have become increasingly unattainable for many households. **Gentle Density** means increasing density by building smaller, more affordable homes in a way that is compatible with the existing built environment and neighborhood character. For Ridgway, this means infill development with more detached and attached Accessory Dwelling Units (ADUs), townhomes, duplexes, triplexes, and other medium-scale multi-family developments. Town is supportive of mixed-use and equitable mixed-income developments.

Density: *The number of developed units on an area of land.*

The Town of Ridgway has recently updated the Municipal Code section regarding Accessory Dwelling Units (ADUs) to allow for more flexibility in their location, to offer incentives if they are built to certain “green” building standards, if they are deed-restricted to a certain affordability level, or if the landscape plan for the property is water-wise to a certain exemplary standard (Ordinance 03-2024)

WHAT DO YOU THINK? SCAN FOR A QUICK POLL:



GENTLE DENSITY: WHERE IS IT? (ADUS)



Over the Garage



Stand-Alone Unit



Garage Conversion

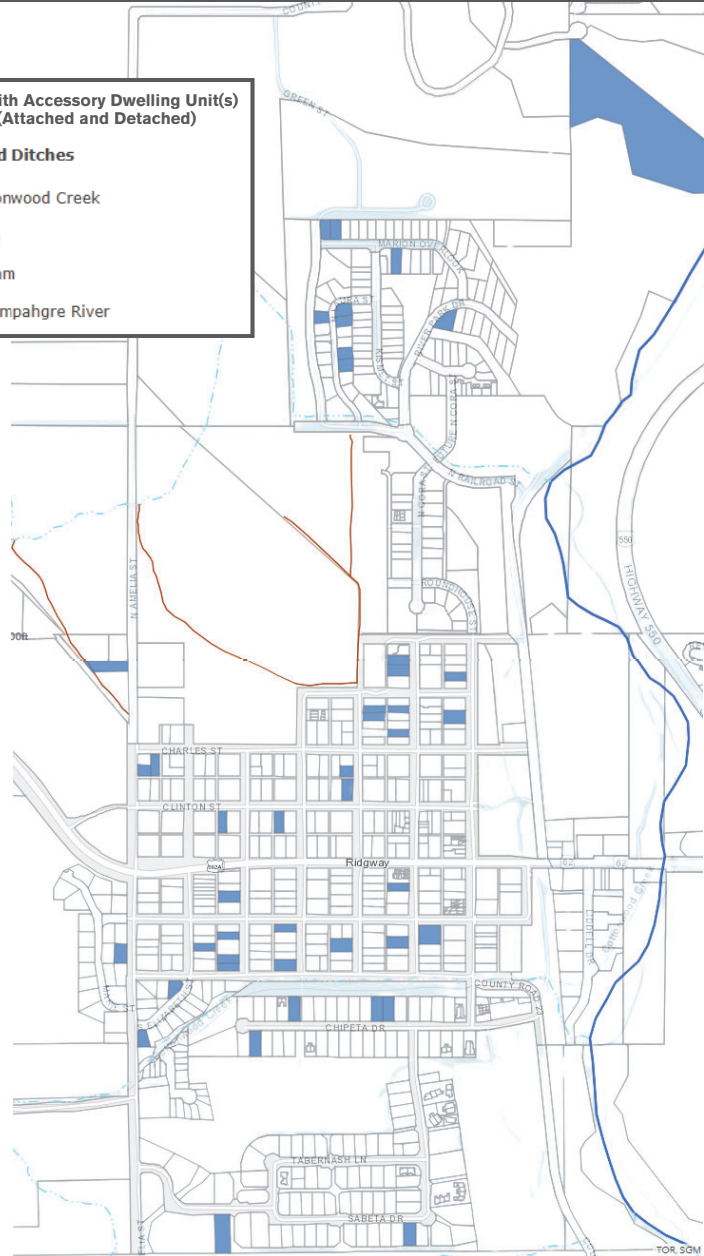


Basement or Attic Conversion

**Lot with Accessory Dwelling Unit(s)
(Attached and Detached)**

Rivers and Ditches

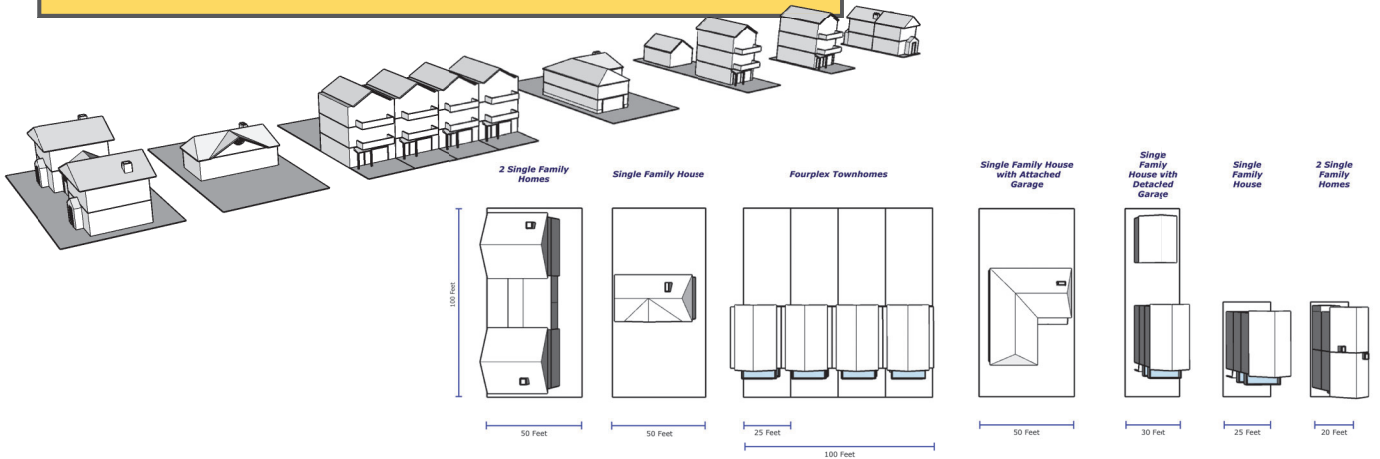
- Cottonwood Creek
- Ditch
- Stream
- Uncompahgre River



Source: Real Estate Gals (2019) Larsen, J.
ADUs: Retirement Income and Other Benefits
<https://toolbox.smallhousing.ca/about/>

VISUALIZING DENSITY

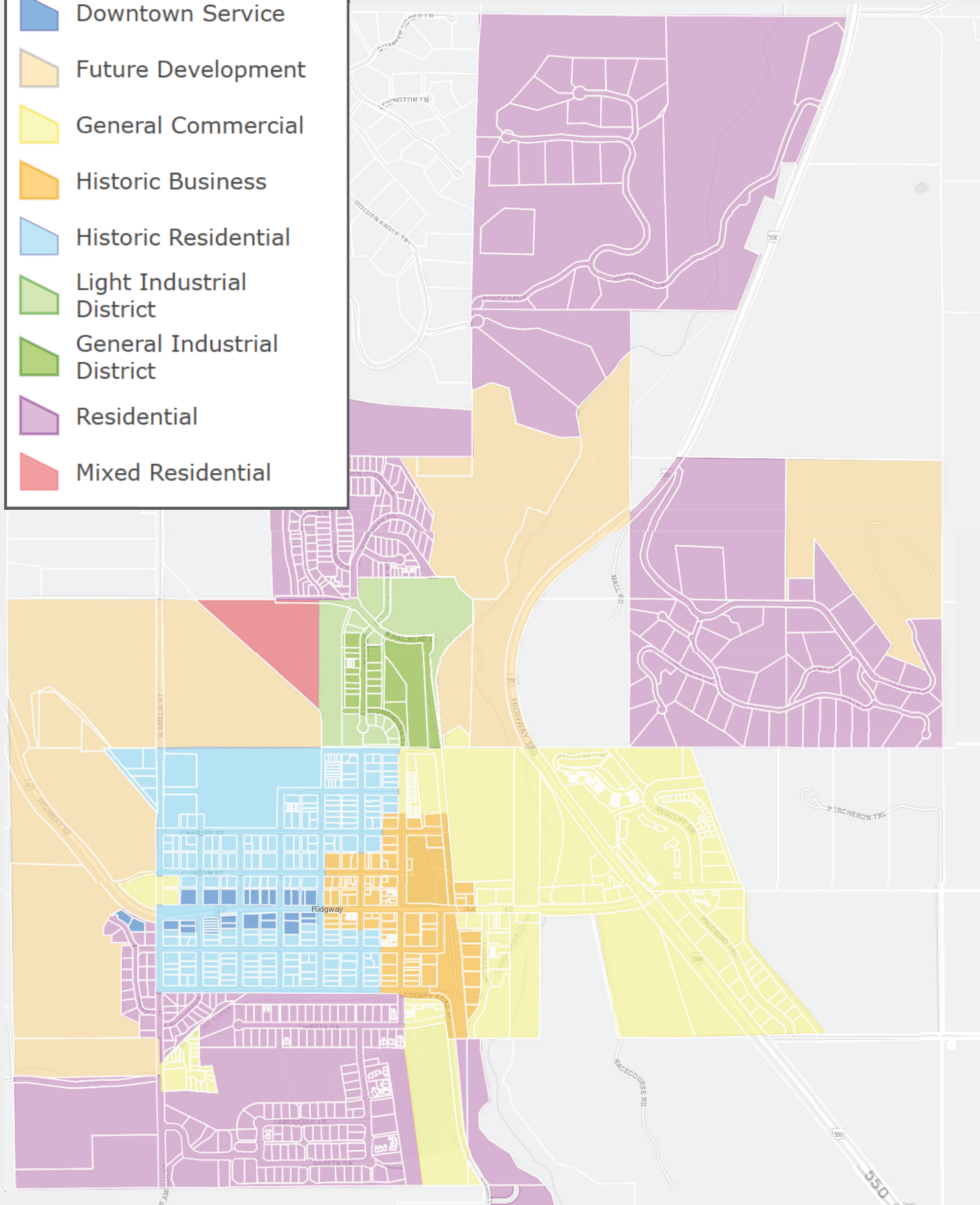
Source: Community Planning Strategies (CPS)



RIDGWAY ZONING MAP

Town Zoning

-  Downtown Service
-  Future Development
-  General Commercial
-  Historic Business
-  Historic Residential
-  Light Industrial District
-  General Industrial District
-  Residential
-  Mixed Residential





2024 AMI CHART FOR OURAY COUNTY & THE CAPITAL GAP

County	HERA	AMI	2024 Maximum Rents				2024 Income Limits								
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ouray		130%	2,330	2,496	2,993	3,461	3,861	93,210	106,470	119,730	133,120	143,780	154,440	165,100	175,630
Ouray		120%	2,151	2,304	2,763	3,195	3,564	86,040	98,280	110,520	122,880	132,720	142,560	152,400	162,120
Ouray		110%	1,971	2,112	2,532	2,928	3,267	78,870	90,090	101,310	112,640	121,660	130,680	139,700	148,610
Ouray		100%	1,792	1,920	2,302	2,662	2,970	71,700	81,900	92,100	102,400	110,600	118,800	127,000	135,100
Ouray		90%	1,613	1,728	2,072	2,396	2,673	64,530	73,710	82,890	92,160	99,540	106,920	114,300	121,590
Ouray		80%	1,434	1,536	1,842	2,130	2,376	57,360	65,520	73,680	81,920	88,480	95,040	101,600	108,080
Ouray		70%	1,254	1,344	1,611	1,863	2,079	50,190	57,330	64,470	71,680	77,420	83,160	88,900	94,570
Ouray		60%	1,075	1,152	1,381	1,597	1,782	43,020	49,140	55,260	61,440	66,360	71,280	76,200	81,060
Ouray		55%	985	1,056	1,266	1,464	1,633	39,435	45,045	50,655	56,320	60,830	65,340	69,850	74,305
Ouray		50%	896	960	1,151	1,331	1,485	35,850	40,950	46,050	51,200	55,300	59,400	63,500	67,550

Cost to Construct at \$400/ square foot [a]*

Home Size (Square Feet)

Amount 2-person household (HH) making 100% AMI can afford \$81,900/year [b]

Capital Gap

800SF	\$320,000	\$290,000	\$30,000
1000SF	\$400,000	\$290,000	\$110,000
1200SF	\$480,000	\$290,000	\$190,000
1400SF	\$560,000	\$290,000	\$270,000

[a] Zillow shows new construction listed for higher than \$400 per square foot! *Consider land costs in Ridgway.

[b] Max affordable price considers a 30-year fixed mortgage with a 6% interest rate, 10% down and 15% taken out for taxes, insurance, etc.

WHAT HAS RIDGWAY DONE?

Short-Term Rental Regulations:

Ridgway has had a cap of 50 short-term rental (STR) licenses available to qualifying licensees since 2017. This helps ensure that there are long-term rental options available to community members. See **RMC 7-4-6(N) and 8-5**

Annexation Agreement:

As part of any Annexation consideration, there are negotiations that form the basis of an Annexation Agreement, which usually includes the provision of affordable housing by the developer. This often takes the form of a recorded covenant on lots within the development.

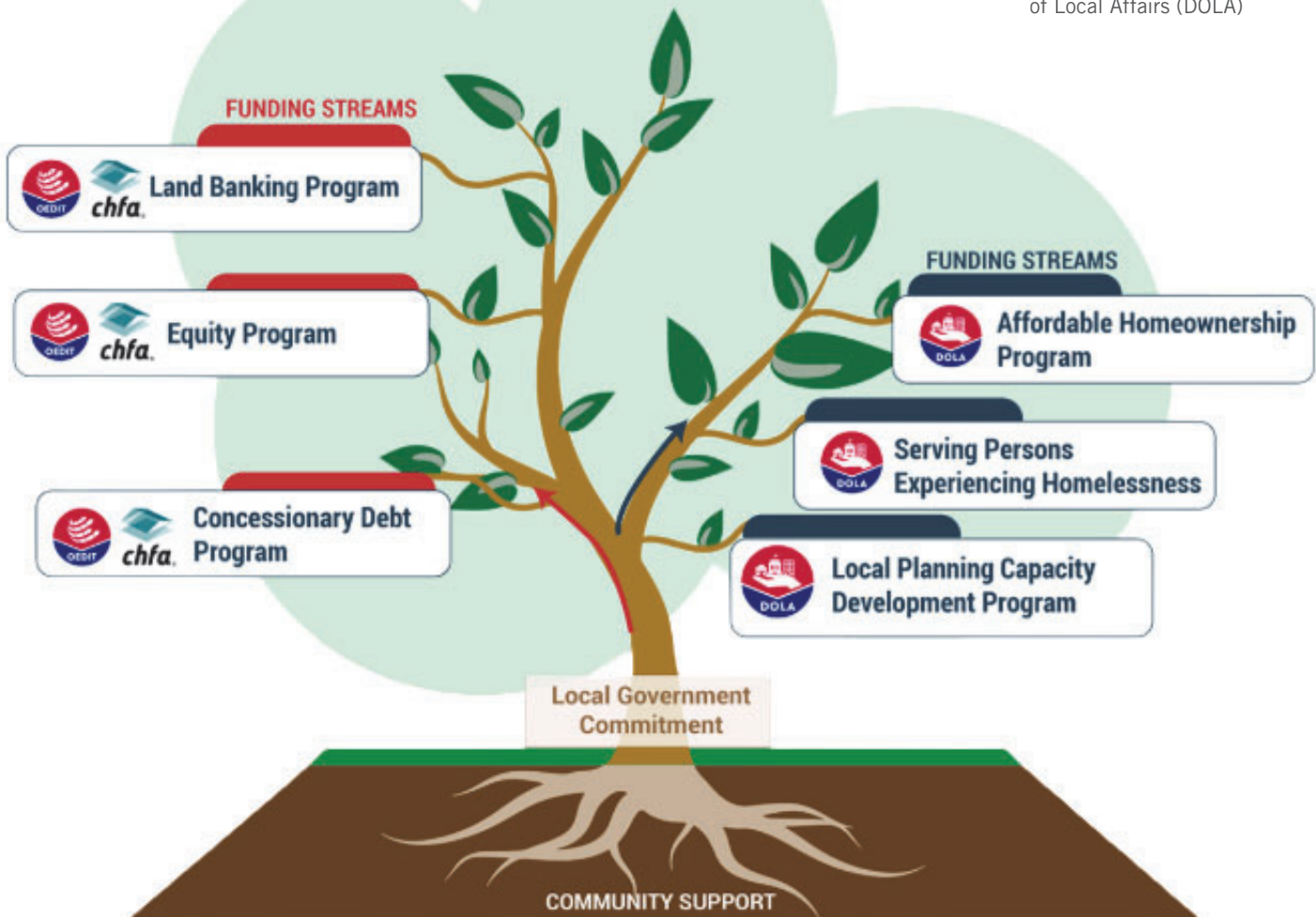
Ridgway Opted In to Proposition 123:

Prop 123 is the Statewide Affordable Housing Fund that offers all of the programs in the tree graphic below. Town committed to increase affordable housing at a certain level of affordability by 3% yearly for three years and to implement a “fast-track program” for expedited review of affordable housing projects. The Town of Ridgway, City of Ouray, and Ouray County all opted in and agreed to a similar commitment, so they made an Intergovernmental Agreement (IGA) to meet the commitment as a region.

WHAT DO YOU THINK? SCAN FOR A QUICK POLL:



Source: Colorado Department of Local Affairs (DOLA)



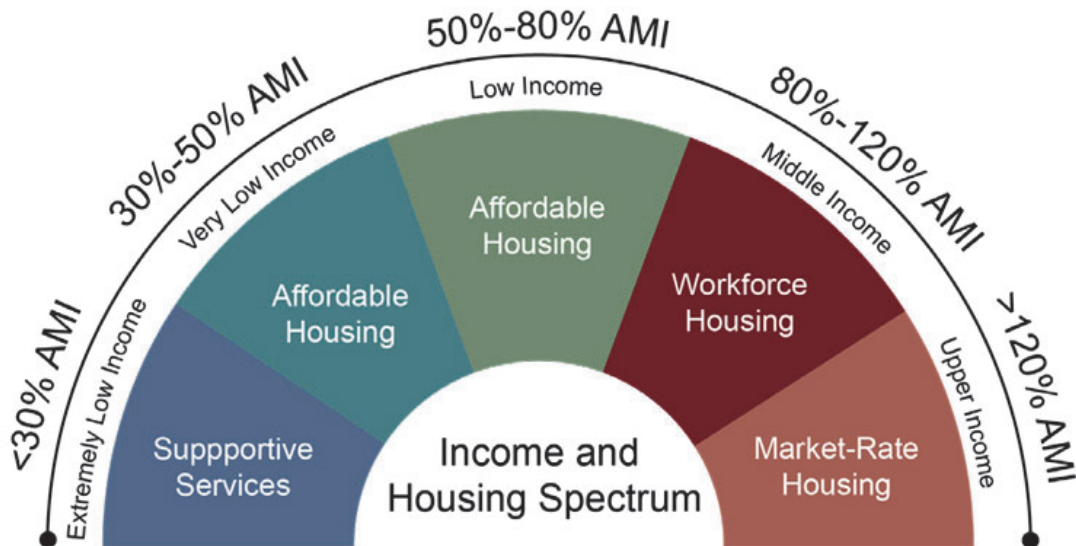
WHAT HAS RIDGWAY DONE?

The Town of Ridgway has embraced a number of affordable housing strategies, many of which are listed on this board. Most are codified in the Ridgway Municipal Code (RMC). The strategies underlined were promoted by the Department of Local Affairs as *Innovative Affordable Housing Strategies* and listed in House Bill 21-127.

Dedicated funding source to subsidize affordable housing:

Ordinance 08-2023 establishes a **Lodging Tax set a 6%** which is to be allocated in this way: Fifty percent (50%) of the net lodging tax revenues received by the Town shall be used for tourism promotion and economic development purposes. **Fifty percent (50%)** of the net lodging tax revenues shall be used for the development, operation, maintenance of, and any other actions by the Town, or in partnership, to provide workforce support which includes the following:

- (1) **affordable and workforce housing;**
- (2) childhood care and education;
- (3) fund programs to facilitate **homeownership;** and
- (4) other actions and programs not inconsistent with these purposes.



Source: Marzo, A. and Stevens, D. (2023) *Humanizing Data: Area Median Income (AMI) and Affordable Housing Policy*

Lessened minimum parking requirements for new affordable housing:

Ridgway reduced parking minimums across the board via an update to **RMC 7-4-6(M)** to allow for more buildable land to be developed for housing.

Accessory Dwelling Units (ADUs) as a use by right in Residential zones:

Ridgway offers ADUs as use by right in all zones, but other RMC regulations must be met. See **RMC 7-4-6(A)**

Subsidize/reduce local government fees:

Ridgway has the ability to offer incentives such as review fee, building permit fee, and tap fee reduction, waiver, or deferral for affordable housing developments.

Planned Unit Development (PUD) Zoning:

Ridgway requires that Planned Unit Developments provide a minimum of 25% housing units affordable to 120% Area Median Income households as part of the development.

WHAT IS COMING UP?

RMC 7-7 Affordable Housing/ Community Housing Requirements & Guidelines:

The Town of Ridgway has recently released a draft of their first Inclusionary Zoning Policy which contains requirements for the provision of “Community Housing” units with new residential development. The policy and associated Guidelines document work together to offer multiple means of compliance. Included are incentives to projects that exceed the requirement. The codified language also contains the language needed to implement the Proposition 123 Fast-Track Program, which offers expedited review to eligible projects.

Applicability:

- Condominium plats, townhome subdivisions, and minor and major subdivision require a plat note and/or a restrictive covenant specifying the intended number of units, ten (10) percent of which must be designated as Community Housing.
- Multi-family residential rental projects including additions and conversions that result in three (3) or more units, are required to provide at least ten (10) percent of the total number of proposed new residential dwelling units as deed restricted affordable dwelling units for Community Housing.

Community Housing:

Units restricted for occupancy by eligible households that meet size, for sale price, and/or rental requirements and that are deed restricted in accordance with a covenant approved by the Town Attorney of the Town of Ridgway.

Methods to Achieve Compliance: Provide all required Community Housing units on-site. For a percentage of a complete unit: Provide the Required Housing Off-Site, Dedicate Land Within the Project, Lots In Lieu, and an In-Lieu Fee

Community Housing Ownership Affordability:

Household income will be 140% or less of the Area Median Income (AMI)

Community Housing Rental Affordability:

Household income will be 100% or less of the Area Median Income (AMI)

AMI CHART FOR OURAY COUNTY (2024)

County	HERA	AMI	2024 Maximum Rents					2024 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ouray		160%	2,868	3,072	3,684	4,260	4,752	114,720	131,040	147,360	163,840	176,960	190,080	203,200	216,160
Ouray		150%	2,688	2,880	3,453	3,993	4,455	107,550	122,850	138,150	153,600	165,900	178,200	190,500	202,650
Ouray		140%	2,509	2,688	3,223	3,727	4,158	100,380	114,660	128,940	143,360	154,840	166,320	177,800	189,140
Ouray		130%	2,330	2,496	2,993	3,461	3,861	93,210	106,470	119,730	133,120	143,780	154,440	165,100	175,630
Ouray		120%	2,151	2,304	2,763	3,195	3,564	86,040	98,280	110,520	122,880	132,720	142,560	152,400	162,120
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Ouray		60%	1,075	1,152	1,381	1,597	1,782	43,020	49,140	55,260	61,440	66,360	71,280	76,200	81,060
Ouray		55%	985	1,056	1,266	1,464	1,633	39,435	45,045	50,655	56,320	60,830	65,340	69,850	74,305
Ouray		50%	896	960	1,151	1,331	1,485	35,850	40,950	46,050	51,200	55,300	59,400	63,500	67,550
Ouray		45%	806	864	1,036	1,198	1,336	32,265	36,855	41,445	46,080	49,770	53,460	57,150	60,795
Ouray		40%	717	768	921	1,065	1,188	28,680	32,760	36,840	40,960	44,240	47,520	50,800	54,040
Ouray		30%	537	576	690	798	891	21,510	24,570	27,630	30,720	33,180	35,640	38,100	40,530
Ouray		20%	358	384	460	532	594	14,340	16,380	18,420	20,480	22,120	23,760	25,400	27,020

- Households likely to be served by Community Housing Ownership Units
- Households likely to be served by Community Housing Rental Units

The complete Draft Guidelines and Draft RMC 7-7 can be provided digitally if you email the Town of Ridgway Planner at akemp@town.ridgway.co.us or call 970-626-5308 Ext. 214 and provide your email address.

We want your feedback!

WHAT IS COMING UP?

Housing Needs Assessment:

In 2025, Ridgway will seek to conduct a Housing Needs Assessment (HNA) to better understand the needs of the community. This HNA will be regional in scope, to include Ouray County and Ridgway, since housing needs are regional. The HNA identifies the type and amount of housing needed to ensure current and future resident and employee households at all income levels have access to quality housing that they can afford.

Housing Needs Assessments can do all of the following:



Informing Housing Policy

Help craft policies that align with housing needs



Increasing Affordability & Stability

For households at all income levels and life stages



Planning for Change

Housing needs evolve with the community



Community & Economic Vibrancy

Support community and economic health and diversity



Accessing Funding

Inform state & federal housing funding applications



Education and Support

Build support for housing programs through data storytelling

Housing Needs Assessment limitations:



NOT a Market Study

Project-specific details come from market studies.



WON'T Build Housing

Provides data but doesn't construct housing.



NOT for Specialized Needs

Unique populations require tailored studies.

Regional Housing Administrator RFP:

The Town of Ridgway, City of Ouray, and Ouray County have released a Request for Proposals (RFP), due on March 31st, for a Housing Administrator who can perform the following duties and services:

- Affordable Housing Program Administration, Information, and Inventory Management
- Deed Restriction Management and Compliance
- Grant assistance, application, and management
- Homebuyer Education
- Proposition 123 compliance and reporting

Filing this role will build capacity for the communities to continue pursuing additional means of obtaining and tracking deed-restricted affordable housing options for regional residents and meeting our Prop 123 commitment targets. It is our hope that this will lead to regional housing strategies and streamlined process being adopted by all entities.

There is still much work to be done!

WHAT DO YOU THINK? SCAN FOR A QUICK POLL:



WHAT DO YOU THINK?

Please include your comments on this board by using the sticky notes provided at the WELCOME table.

Ridgway is actively seeking to:

Advocate for the importance of affordable housing in Ridgway. Promote “Yes, in my backyard” (YIMBY)

Track housing metrics and revisits the data often.

Collaborate with regional entities.

Collaborate with housing experts.

Build up a library of educational resources made readily available to the public.

Monitor funding opportunities for affordable housing planning, programs, and projects.

Utilize mapping technology/ Geographic Information Systems (GIS) to help identify opportunity areas for the development of affordable housing.

Strive for clarity in the Ridgway Municipal Code so that the process of developing additional housing is clear, predictable, and has a reasonable timeline.

Connect with Realtors and the development community to learn more about what they are facing as challenges and opportunities for housing the community.

Monitor new housing strategies that are being tested elsewhere, especially in the mountain west.

WHAT ELSE COULD WORK?

Peer Communities have enacted a variety of strategies to increase the supply of housing that is affordable to their workforce. We are not suggesting that all of these strategies may be appropriate or even possible for Ridgway, but we want to know which you think would be worth careful consideration by the Town:

- **Develop various vacant or underutilized properties for affordable housing wherever deemed suitable.** Suitability is dependent on a variety of factors. Town has limited land.
- **Dedicate other funding sources to affordable housing. Additional sources of funding could include higher short term rental fees, development impact fees for commercial or industrial development, additional tax revenue.** Most of these options would need to be voted in to be established. Do you like one option over the others? A Nexus study may be necessary to establish appropriate fees.
- **Leverage housing funding through the issuance of debt including municipal bonds.** Town is careful about its financial health. Do you think some projects are worth debt issuance?
- **Require employee housing mitigation for new businesses.** Typically, this is a calculation based on FTE (full-time equivalent) employees “created” Do you think businesses should be responsible for housing employees?
- **Establish a Community Housing/Affordable Housing credit program.** There are several examples of this in Colorado communities, but it only works when there are mitigation requirements. It allows developers to create affordable units and receive a credit for the unit(s). Credits can be bought or sold to meet mitigation requirements for other projects.
- **Create a deed-restriction acquisition program.** Free-market units are purchased, deed-restricted, and resold to establish lasting affordability for that unit.
- **Town-led infrastructure development.** Town could consider ideal extension of services and infrastructure to support housing development.
- **Establish a donation, acquisition, or land banking program.** Town could consider land-banking to preserve certain areas for the future development of their choosing.
- **Offer a buy-down program to convert market-rate housing to deed-restricted.** Town could create a program to assist homeowners in purchasing properties (buy-down the cost) in exchange for a recorded deed-restriction on the property (which could also include a right of first refusal).
- **Create a master lease program for vital workforce.** Town could help facilitate a master lease program that reserves a unit of housing for vital workers, new hires that can find housing, etc.
- **Offer first and last month assistance for renters.** Housing funding could help support a revolving loan fund to assist renters in establishing residency in Ridgway or the same could be used to help current residents through an **emergency rental assistance loan**.
- **Create a Permit-Ready Program for ADUs.** Confirm a standard Accessory Dwelling Unit (ADU) construction plans and materials as permit-ready to save time and money for those seeking to build an ADU, especially if it is restricted as affordable.
- **Naturally Occurring Affordable Housing (NOAH) strategies:** Town may consider a variety of NOAH strategies to keep existing affordable housing affordable such as:
 - Demolition Ordinance
 - Rehabilitation and Retrofits
 - Energy Efficiency Rebates

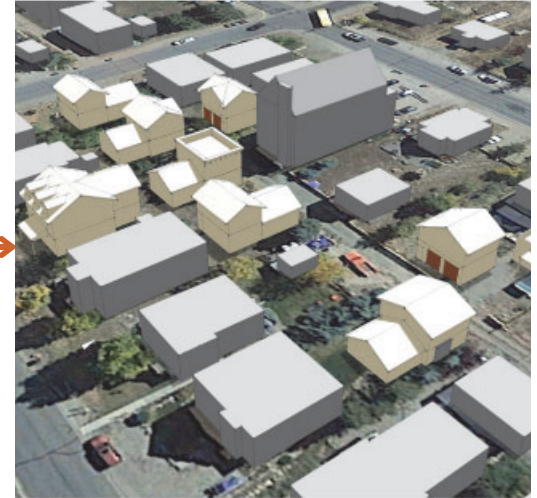
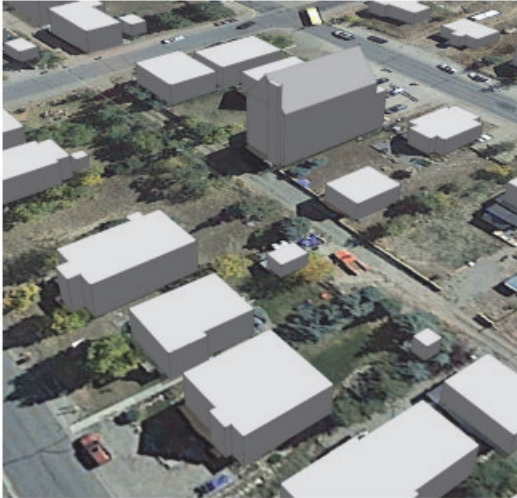
SCAN TO PROVIDE
YOUR COMMENTS:



PICK A STICKER : PICK A STANCE

Let the Town know what your stance is by placing a sticker closest to your preferred option between two options. Maybe your preference is somewhere in-between!

For most property with a residential use in Ridgway there is a maximum lot coverage of 60% or, in some cases it is lower at 50% or 40%. This means if your lot is 7,100 square feet, which is fairly common (two original town lots combined or 50ft x 142ft) your home and any structures, decks, patios, or paved parking areas can cover: 60% = 4,260 square feet, 50% = 3,550 square feet & 40% = 2,840 square feet, respectively. Note: *This does not include residential uses in the Historic Business Zoning District (see Zoning Map)*



These 3D models are from a peer community, The Town of Crested Butte.
Source: Torti Gallas + Partners (Nov. 2024) *Crested Butte Community Plan Design Charrette Report*

Do you support allowing a higher percentage of lot coverage for projects that include deed-restricted housing development? On the left, the Town would keep lot coverage standards consistent. The image on the right shows potential for development if there is some flexibility in increasing the lot coverage percentage in residential zones.

Lot Coverage: *The percentage of a lot or parcel that is developed with a structure, accessory structure, parking area, driveway, walkway, or roadway.*

PICK A STICKER : PICK A STANCE

Place a sticker, dot, or tally mark near the housing types you prefer to see in town.



Missing Middle: Medium-density housing options that are available to serve low to moderate-income households and provide diverse options along the spectrum of affordability. In many Colorado communities, these types of housing options are limited or “missing” altogether.

Live/Work: A structure containing an integrated living and working space that is intended to function predominantly as business workspace with residential use area occupied by the business owner or operator. The unit typically has a store front, with the workspace, public display area, or show room on the ground floor of the unit and the majority of the residence area is located either on the upper floor if there are two floors, or the back of the unit if there is only one floor.

Bungalow Court: Referenced elsewhere as a “cottage court” it includes several small homes off of a singular road, often a court or cul-de-sac. This type of development is a popular infill strategy to utilize large lots, but allow for a neighborhood feel and to provide a yard or shared yard.

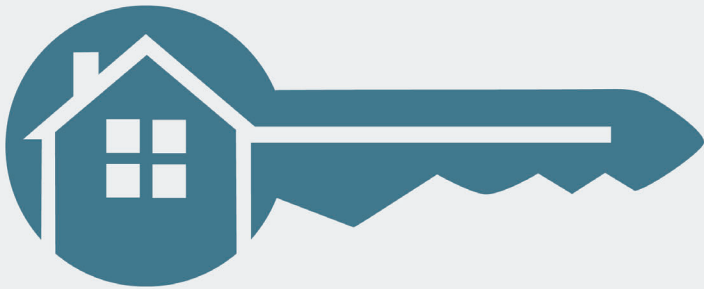
Townhouse Dwelling: An individually owned residential unit that has an undivided interest in common with other unit owners in the common elements of a project including land and infrastructure. Townhouse ownership includes the structure, from foundation to roof in an unbroken vertical plane, and the land on which the foundation of the Townhouse is constructed.





COMMUNITY CONVERSATION

TOPIC: HOUSING



HOUSING IS KEY

Communities are starting to view a mix of housing types at varied price points as part of the community's infrastructure. After all, housing is key to the operation of society. Safe, secure, and attainable housing should be available for all people.

“Home is the nicest word there is”

- Laura Ingalls Wilder

Affordable Housing:

Generally defined as any housing where the household pays no more than 30% of their income toward housing costs.

- When housing costs exceed 30% of income, the household is considered housing cost burdened.
- When housing costs exceed 50% of income, the household is considered severely housing cost burdened.

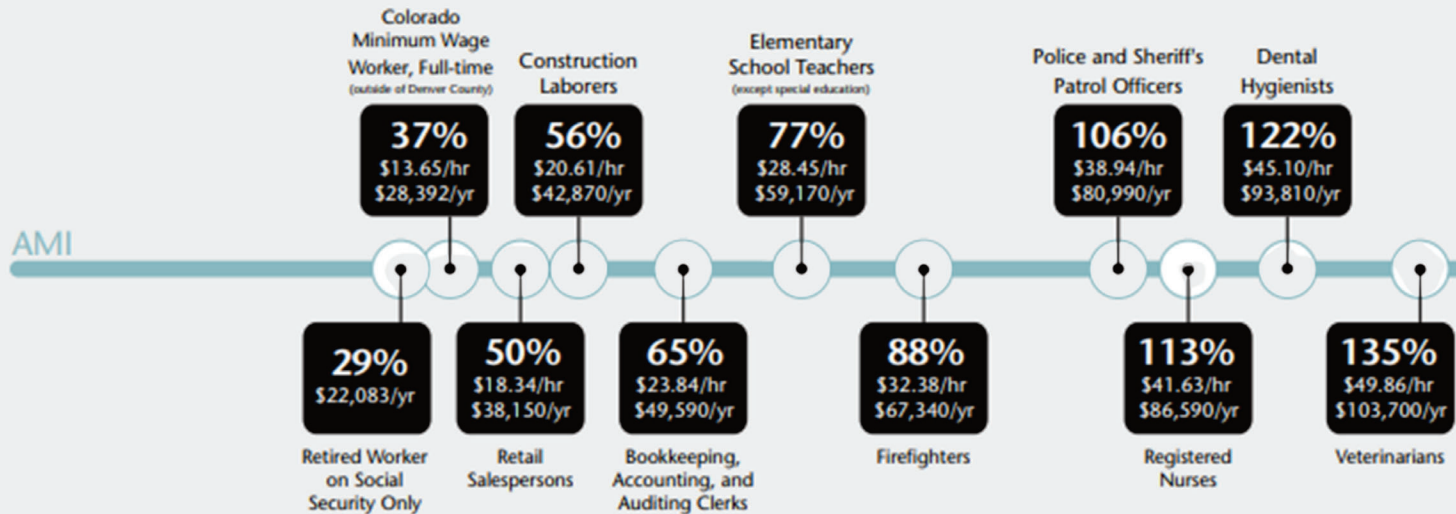
Ridgway's Municipal Code Definition of Affordable Housing:

A dwelling unit that is restricted in perpetuity to occupancy by individuals meeting the income limitations and occupancy standards as established from time to time by the Town.

OVERVIEW

Area Median Income (AMI)

A measure of the typical income in a specific housing market calculated through The United States Department of Housing and Urban Development (HUD) or through the State of Colorado and based on household size and household income. AMI is often used for assessing affordable housing eligibility.



Publication Source: 2024, April. Colorado Housing and Finance Authority (CHFA) *The Housing Continuum White Paper*

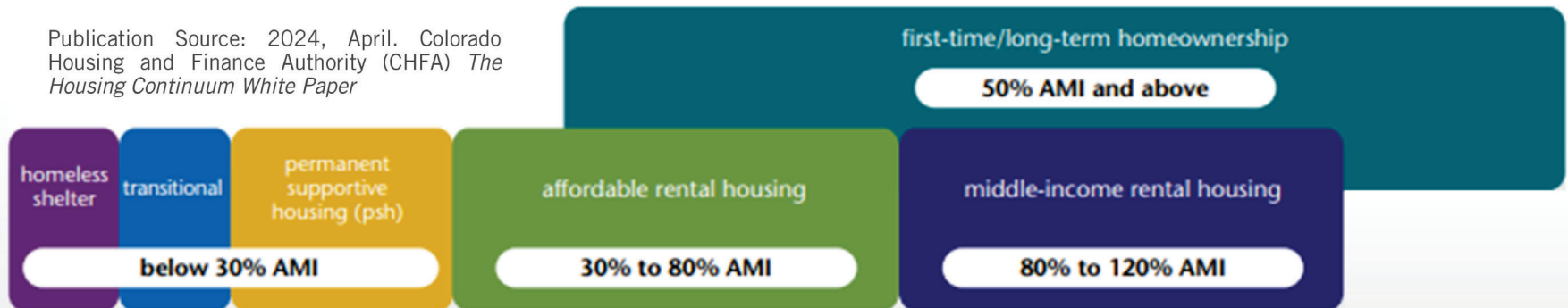
DID YOU KNOW?

There is a spectrum of housing called The Housing Continuum.

Most of Ridgway's housing stock is market-rate single-family homes. There are some subsidized homeownership options for a middle-income range, and some subsidized rental options for incomes under 80% of Area Median Income. In order to serve residents across the Continuum, we need to understand the community needs.



Publication Source: 2024, April. Colorado Housing and Finance Authority (CHFA) *The Housing Continuum White Paper*



HOUSING NEEDS ASSESSMENT (HNA)

DID YOU KNOW?

We will be conducting a Housing Needs Assessment later this year.

The last HNA that included Ridgway was published in 2011 for Ouray and San Miguel Counties.

The HNA has many purposes as explained in the graphic to the right:

Our goal is to use the 2025 Housing Needs Assessment to inform future policy changes.



Informing Housing Policy

Help craft policies that align with housing needs



Increasing Affordability & Stability

For households at all income levels and life stages



Planning for Change

Housing needs evolve with the community



Community & Economic Vibrancy

Support community and economic health and diversity



Accessing Funding

Inform state & federal housing funding applications



Education and Support

Build support for housing programs through data storytelling

GOALS



About the Master Plan: Adopted in June of 2019, The Plan establishes goals, policies, and actions to help achieve the community's vision. It also provides a blueprint for future growth within the Town of Ridgway and its defined boundaries that is implemented through the Town's zoning and subdivision regulations and other regulatory tools.

Goal
COM-1

THE 2019 RIDGWAY MASTER PLAN GOAL COM-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.

Goal
COM-2

THE 2019 RIDGWAY MASTER PLAN GOAL COM-2: Encourage a diversity of housing options that meet the needs of residents.

Goal
CHR-1

THE 2019 RIDGWAY MASTER PLAN GOAL CHR-1: Support vibrant, diverse, safe, and well-connected neighborhoods.

Goal
GRO-2

THE 2019 RIDGWAY MASTER PLAN GOAL GRO-2: Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of residents and businesses as the town grows.

HOUSING PLANNING TIMELINE

EOY 2024

Work Sessions

- Part 1: Establish a Baseline (Nov. 2024)
- Part 2: Code and Guidelines (Jan. 2025)
- Direction of the Planning Commission to focus on Inclusionary Zoning.



Early 2025

RMC 7-7 and Guidelines Adoption

- Incremental planning approach to Community Housing.
- Mandatory with incentives for voluntarily exceeding requirements.
- Multiple means of compliance.



Mid-2025

Housing Needs Assessment (HNA)

- 2025 Strategic Plan Item
- Requires a competitive bid process and consultant coordination.
- State HNA Guide via SB24-174.



EOY 2025

Assess Proposition 123 Commitment

- We Opted-In and committed to increasing affordable housing by 3% yearly 2023-2026.
- Funding is available for various affordable housing planning projects.



Early 2026

RMC 7-7 and Guidelines Revision

- Use HNA data to perform a subsequent update to the Guidelines and RMC 7-7
- Align Policy with Prop 123. Funding should be available.

EOY = "End of Year"

Public Outreach



EXAMPLES



Habitat Triplex

Three units built by Habitat for Humanity of the San Juans using their model for qualification and equity. Residents must earn the majority of their income in Ouray County to qualify.



Wetterhorn Homes

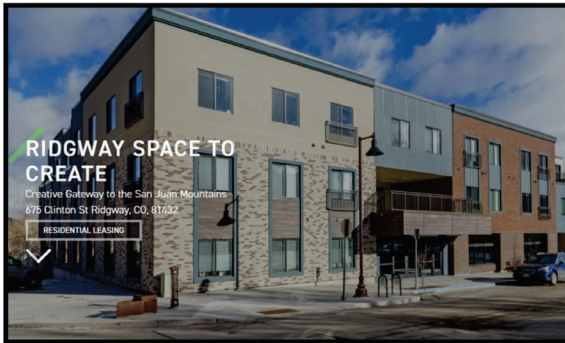
14 For-Sale Deed-Restricted Townhomes
Affordable at 120% AMI or below.



Parkside Townhomes

Two For-Sale Deed-Restricted
Townhomes developed by HomeTrust of
Ouray County





Ridgway Space to Create

A 9% Low Income Housing Tax Credit (LIHTC) project, the first in the County. Supplying 30 rental units affordable at 80% Area Median Income or below. Space to Create has the Decker Community Room on the ground floor, inviting community members to enjoy public art exhibitions, meetings, events and performances. Coming in 2025, a gorgeous mural (pictured above) will grace the building and add some color to the Clinton Street corridor, the historic business district and core of town.

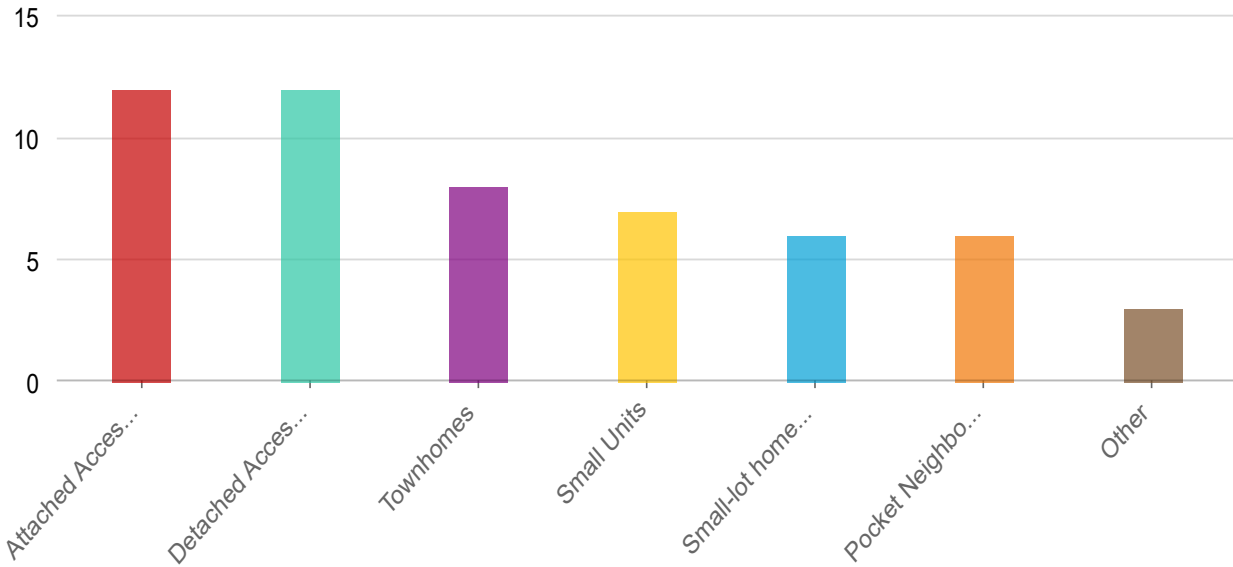


**THANK YOU
FOR
ATTENDING**

Please leave your feedback with Town staff

Gentle Density Poll

Which of these Gentle Density housing types are suitable for Ridgway? (vote for as many as...)



Answers

Count

Percentage

Answers	Count	Percentage
Attached Accessory Dwelling Units	12	100%
Detached Accessory Dwelling Units	12	100%
Townhomes	8	66.67%
Small Units	7	58.33%
Small-lot homes	6	50%
Pocket Neighborhoods/ Cottage Courts/ Bungalow Courts	6	50%
Other	3	25%

Answered: 12 Skipped: 0

What kind of home do you live in?

The word cloud requires at least 20 answers to show.

Response**Count**

Single family	4
ADU	2
Single Family off-grid "analogue" in the water hauling boonies.	1
Single Family Historic	1
Single Family Detached	1
Kental Duplex	1
Duplex	1
Attached ADU	1

Answered: 12 Skipped: 0

Are you happy with your current housing situation? Please explain:

There are no answers to this question yet.

Do you have any general comments on these boards?

The word cloud requires at least 20 answers to show.

Response**Count**

Very promising- good goals. Just be sure to accommodate all demographics	1
They're great. Building more housing, of all types, is vitally important!	1
There is plenty of housing in ridgway and the push for more needs to STOP!	1
Stop trying to cram as many homes as possible into this town. This is a town of 1000 people and it doesn't need to turn into 5000.	1
I've never thought about this before, very interesting and informative.	1
I think we need ALL types of housing	1

Don't bring in people from Denver and other places to advise Ridgway on housing or anything else for that matter! Keep it local! 1

Don't bring in outsiders from other places to advise Ridgway on housing. 1

Allow ADU rentals! More rentals-long term. 1

1. Great story telling 2. Gentle density is well explained 3. All the above are needed and welcome Keep Ridgway eclectic! 1

Answered: 10 Skipped: 2

What Else Could Work? Poll

Please provide your comments on various housing strategies.

The word cloud requires at least 20 answers to show.

Response	Count
To better use the empty housing and developments that have already been built not so focused on new building.	1
Ridgway doesn't need anymore community housing of any kind. There is already an eyesore of an apartment building that somehow made its way on to what was once one of our cutest streets with small town character. I think you know you're pretty far off track when you're bringing in people from Denver or any city to discuss the housing strategies of a place like Ridgway.	1
Letting people build ADUs is great! Community housing (apartments & town home complexes) are a huge mistake. The space to create apartments ruined Clinton street completely! Things like this should not be allowed in Ridgway. I think we need to discourage growth like this or we are going to double in size and none of us locals who love Ridgway for what it is want to see that happen!	1
Let homeowners build ADUs. Community housing is for cities not small towns, not for Ridgway.	1
I found the listed items titled "what else could work?" to be nearly all terrific strategies/aims, except for mitigation/credits; while a conceptually sound idea, it's often terribly abused to the detriment of the housing aims.	1

Answered: 5 Skipped: 0

What has Ridgway done? Poll

In your opinion, what has Ridgway done well as it relates to housing?

The word cloud requires at least 20 answers to show.

Response	Count
Started talking about it!	1
Keeping the housing to smaller developments. Keeping open spaces.	1
It's made a great start	1
I think letting home owners build ADUs has been the best thing Ridgway has done as far as housing goes. I think putting up apartments buildings and town home complexes is a big mistake and is ruining our town.	1
I appreciate the efforts the TOR has given to affordable housing opportunities, especially to support local employees with the current housing climate.	1
Create housing period...some with the aim of supporting non-zillionaires!	1
Allowing people to build ADUs.	1
Allowing people to build ADUs on their property.	1

Answered: 8 Skipped: 1

In your opinion, what could Ridgway do better as it relates to housing?

The word cloud requires at least 20 answers to show.

Response	Count
The Town of Ridgway could meet the request of the Telluride Foundation to make a donation which they would match and contribute towards down payment assistance.	1

Stop trying to build "affordable" housing. Stop trying to build community housing. Let people build ADUs on their private property if they wish. Don't allow anymore apartment buildings be built in Ridgway and knock down the god awful eyesore (space to create) that was built on Clinton. Stop trying to turn Ridgway into a town of 5000 people.	1
Stop building community housing! Stop bringing in people from Denver or any other city to advise Ridgway how to plan and handle our housing. Stop building ugly apartment buildings.	1
Provide solutions for ALL demographics. Some are being woefully marginalized.	1
Produce some outcomes.	1
Don't bring in people from Denver to help Ridgway with housing ideas, this is a local issue. Let people have more freedom when it comes to ADUs. Stop putting in more community housing, there is more than enough already! Stop trying to turn this place into Telluride. Don't allow anymore apartment buildings like the one this event was hosted in to be built.	1
Could Ridgway cap the rent on rentals currently available to people? Like could Ridgway pass a policy to mandate workforce housing or only allow rents to match a person's AMI? If not, I would love to see more affordable rental options since space to create is always full and I spend half of my income every month just paying rent (not including utilities) and there are so few options for me to find something less expensive and still maintain my privacy	1
Be mindful of the current master plan and the wildlife. Put in infrastructure before everyone moves in.	1

Answered: 8 Skipped: 1

Do you have any general comments on these boards?

The word cloud requires at least 20 answers to show.

Response	Count
We already have enough community housing.	1
The constant push to build more and more has to stop. Bringing in people from cities like Denver to advise on any topic that concerns Ridgway doesn't make any sense and needs to stop, consult locals!	1
The boards were amazing and very informational.	1
Super informative! It gets people thinking about the gamut of issues and invites input.	1

I didn't appreciate being told by a Denver city boy that we need more community housing! Very off putting! 1
Let's keep Ridgway's housing planning local because none of us want this to turn into a town with 3000 residents.

Great boards, very informative! 1

Continue capping the number of short term rental permits to encourage long term rental opportunities. 1

ADU's are a GREAT idea. 1

Answered: 8 Skipped: 1

What is Coming Up? Poll

Please share any thoughts you have about the concept of "Community Housing" which are uni...

The word cloud requires at least 20 answers to show.

Response

Count

We do NOT need more community housing of any kind. There is too much already. The decker building is an eyesore that ruined our cutest small town street, very disappointing. This is a beautiful small town and if anything we should limit housing growth to keep it that way. No one wants us to end up doubling in size and becoming Telluride which pushes out long time locals.

1

Test.

1

I think putting in anymore community housing in Ridgway is a HUGE mistake! We don't want this beautiful ranching community to double in size and that is where we are headed if we just keep adding more of this nonsense. We should make laws that restrict anymore of this type of housing from going in.

1

I think anymore community housing is not for Ridgway, there is plenty already. We have an eyesore of an apartment building that ruined our cutest street in town.

1

I like this, but would want to be very clear with all the projects or Town who will oversee and manage the deed restrictions. This is where that breaks down in my past experience.

1

Answered: 5 Skipped: 0

What do you think should qualify a household to own or occupy Community Housing in...

The word cloud requires at least 20 answers to show.

Response

Count

We should restrict any additional community housing from being built. If people want to live like that then maybe Ridgway isn't the place for them.

1

We should let people build ADUs if they wish but it should be up to them what they do with it. Community housing is for cities, if people want to live in apartments they should live elsewhere.

1

I think if you want to live in community housing then you should move to the city.

1

Good.

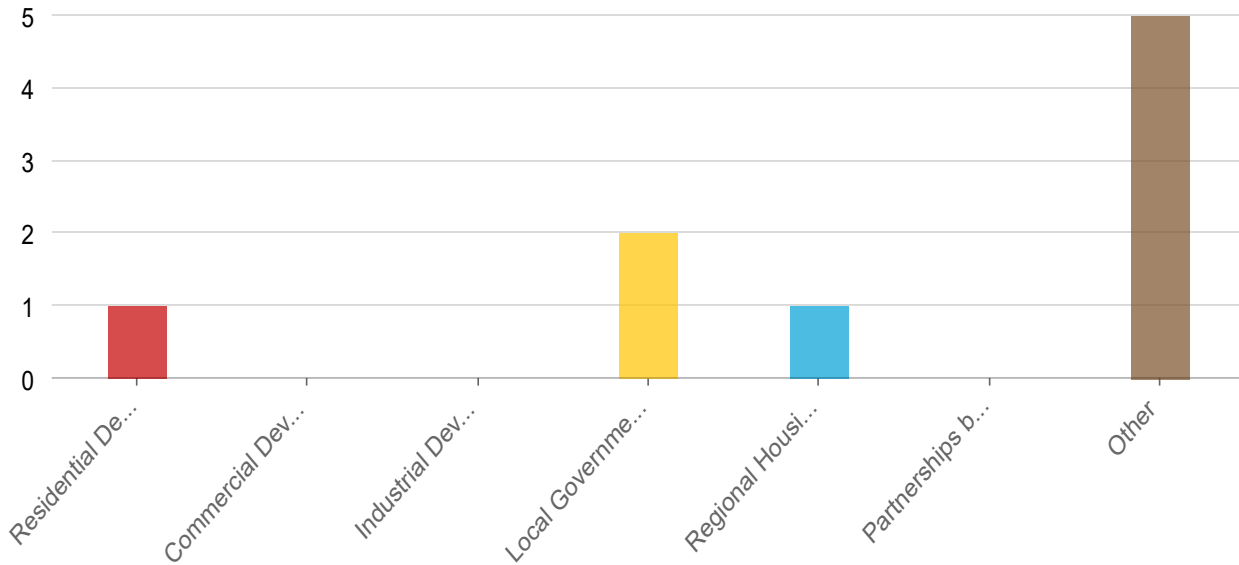
1

Ami and those with ties to the community.

1

Answered: 5 Skipped: 0

Who should be responsible for supplying Community Housing units? (vote for as many as y...



Answers

Count

Percentage

Residential Developers

1

20%

Commercial Developers

0

0%

Industrial Developers

0

0%

Local Government

2

40%

Regional Housing Authorities

1

20%

Partnerships between any of these entities

0

0%

Other

5

100%

Answered: 5 Skipped: 0

AGENDA ITEM #4