

RIDGWAY PLANNING COMMISSION

REGULAR MEETING AGENDA

Wednesday, June 18th, 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/87017877505?pwd=OpgUiwSkzplaB17Fdy45pnI05Mzw66.1>

Meeting ID: 870 1787 7505

Passcode: 832125

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

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

WORK SESSIONS:

1. Master Plan Review Work Session #4. Group Review and discussion about the 2019 Ridgway Master Plan: Part V. Action Plan and Summary of the Review Outcomes.

APPROVAL OF MINUTES:

2. Minutes from the Regular Meeting of May 21st, 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: June 13th, 2025

RE: Master Plan Review Work Session #4
Staff Memo for the June 18th 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:	Group Review Date:	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	June 18th	Part V: Action Plan (20 pages) Appendix: Community Event Summary (29 pages)
June 18th		Topic: Recap and Plan for Updates in 2026

**ACTIVITY:**

At the June 18th Meeting of the Planning Commission, the Planner will collect input from Planning Commissioners on the Master Plan's Future Land Use Map and hold discussion around the comments gathered.

ATTACHMENTS:

1. Planner's Assessments of the 2019 Master Plan
2. Master Plan's *Future Land Use Map*

2019 Master Plan Review



Review Assignment #1: Introduction and Community Profile

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 long list of comments and ideas from each Commissioner and the Planning Department. This long list of comments will be brought together for a Group Review at the next Planning Commission meeting, which will open up any sections we have identified as needing attention for discussion. This document will serve as the Planner's Assessment.

Planner's Assessment

Date	Feb 20, 2025
Part I: Introduction	<p><u>Content Review:</u></p> <p>Live-Scribe Poem, Beautiful Photos</p> <p>About Ridgway: History: Ute, Railroad, Hwy & Westerns, Major Trend & Key Issues</p> <p>About the Master Plan: Role of the Plan, Legislative Authority, Master Plan Elements, Related Plans and Studies, Parts of the Plan, Plan Amendments, Plan Updates</p> <p>About the Process: Steering Committee, Community Engagement</p> <hr/>
	<p><u>General Critiques and Ideas:</u></p> <p>Photos: Source professional, high-quality photographs from local photographers, pay for their work, credit them accordingly. Invite hired photographers to community outreach events during the plan update process.</p> <p>Regional Context: Collaborate with Ouray County and the City of Ouray to give a little more regional context and begin crafting a framework for a three-mile plan. Use the County’s newly adopted Comprehensive Plan to ensure compatibility and keep collaborative efforts top-of-mind.</p> <hr/>
	<p><u>Major Trends and Key Issues:</u></p> <p>Rate of Growth: 2000-2008=239 new residential units : 2009-2017= 67 new residential units: 2018-2024 = 138 new residential units (includes ADUs)</p> <p>Utilities and Infrastructure: Development “pays its own way” historically. Town has recently contributed to subsidizing deed-restricted housing development,</p> <p>Buildout/Future Land Use: Add info from Economies of Place.</p> <p>Housing Market: Add new data, Add HNA info once collected, use the Region 10: Mind the Gap document. Expand Housing element to include the housing program/actions.</p> <p>Economy: Connect with Fuse and the Chamber on this, utilize <i>Region 10: Connectivity, Capacity, Collaboration</i> Document. Changes in sales tax revenues, 2019 Plan says “nearly doubled since 2009” and the 2019 sales tax revenue was \$914k then. The 2025 budget reported 2023 actual sales tax revenue as \$1,685,500 and planned conservatively for 1,350,000 in sales tax revenue in 2025.</p> <hr/>
	<p><u>About the Master Plan:</u></p> <p>Role of the Plan: This continues to be relevant. I think adding a note about balancing competing land use interests in light of Economies of Place study/ current inquiries would be very beneficial.</p> <p>Legislative Authority: This continues to be relevant.</p> <p>Master Plan Elements: Add Recreation and Tourism Element as required by Statute, Add Water Supply Element as required by Statute. Consider a 3-Mile Plan, Consider an Historic Preservation component.</p>

Related Plans and Studies: Should any of these be linked? Newer Plans/Studies since 2019 (we have yet to determine if any of these or any portion needs to be part of the Master Plan):

- [2020 Ouray County COVID-19 Economic Resiliency Study \(2021\)](#)
- [San Miguel and Ouray County Regional Climate Action Plan \(2021\)](#)
- [Uncompahgre River Corridor Ecological Assessment & Recommendations Report \(2021\)](#)
- [River Channel Characteristics Technical Report \(2021\)](#)
- [Water Supply Assessment \(2022\)](#)
- [Ridgway Visitor Center & Heritage Park Master Plan \(Amended June 2022\)](#)
- [Ridgway FUSE Creative Main Street Strategic Plan \(2023\)](#)
- [Ridgway Athletic Park Master Plan \(2023\)](#)
- [Ridgway Athletic Park Master Plan \(2023\)](#)
- [Economic Implications of Land Use \(2024\)](#)
- [2019 Town Emergency Operations Plan](#)
- [2024 Green Street Sustainability Park Master Plan](#)
- [Stormwater](#)

Parts of the Plan: This framework works well. The Plan is a manageable length. I think we should keep the bones of the plan and formatting consistent.

Plan Amendments: This continues to be relevant.

Plan Updates: This continues to be relevant.

About the Process:

Steering Committee: Steering Committee Assembly: Invite representatives from different walks of life to participate in the steering committee, renters, artists, youth advisory committee and other unique perspectives.

Community Engagement: We need to continue to conduct robust, fun, equitable, and very thoughtful community engagement as part of any update.

Content Review:

Graphs and written summaries of each section.

General Critiques and Ideas:

Update using the newest data available. Include additional Plan Elements so there is consistency between this and the Master Plan Document.

Table of Contents: Typo: Economic Health, Existing Parks and Open Space, also review the format/spacing.

Community Profile

Executive Summary:

About the Master Plan:

About this Report: Best data available as of Sept. 2018 US Census Data is from 2016. We should have some limited access to 2024 data and full access to 2022 data. Other data is only available at the County level (still true)

Major Trends and Key Issues: Let's look at each of the questions as part of our Group Review

Population and Demographics: See Demographer's Office Community Report (mostly 2022 data to compare)

- **What does this mean for Ridgway:** Managing Growth, Increased Demand for Services and Infrastructure, Aging Population, Attracting Millennials, Incomes and Purchasing Power.

Growth and Development: Use Economies of Place Report to compare. New construction: Use Building Permit Tracking to compare.

- **What does this mean for Ridgway:** Undeveloped and Ag land. Regional Growth Pressure. Population growth potential (Economies of Place Study). Proactive management. Infrastructure and Policies Constrain Growth.

Housing: Households: NEW: HB 24-1007 prohibits applicable local governments in Colorado from limiting residential occupancy based on whether the occupants are related. Owner occupancy, commuter, etc. New: ADUs add property value and can't be split from main home leading to increased property costs.

- **What does this mean for Ridgway:** Increase costs, household composition shifts, People moving for affordability.

Economy: FUSE, Chamber of Commerce, Tourism increases

- **What does this mean for Ridgway:** Wages and Affordability challenges, Interdependent Regional Economies, Economic Development Opportunities (each of these areas could be expanded on. We could also do a "deep dive" using information from Fuse and from the Chamber.

Natural Environment: River health, water supply. UROD, WUI. Are there any Habitat/ riparian corridor tracking within 3-mile area? ORRCA. We could utilize ORRCA and UWP for "stakeholder interviews" to inform an update.

- **What does this mean for Ridgway:** Preservation of Natural areas, Planning for Hazards, Promoting Resilience.

Infrastructure and Services: Consider creating a separate section in the Plan itself for Resilience that encompassed Emergency preparedness, built-in redundancies in our vital services, telecommunication, Ouray County Multijurisdictional Evacuation Plan, Emergency Management, Fire Plan (Glenn Boyd, Ouray County Emergency Manager)

Cedar Point Health, no urgent or emergency care/Montrose is 27 miles, Telluride 39 miles. Childcare/ youth resources expanding somewhat... Workforce housing/ attainable housing can be seen as infrastructure. Power and utilities, solar/ renewable "totally green" program with SMPA. Adjusting rate: spring/summer 2025. Granular Activated

	<p>Carbon water filtration. Beaver Creek Diversion/ August 2024 emergency- We've all learned much more about source water than we bargained for from that event and its continued effects. Tri-County Water Conservancy District also services the area.</p> <ul style="list-style-type: none">● What does this mean for Ridgway: Growth and services maintenance. Collaboration for services. Adapting Services to meet changing needs. Improved Internet: Clearnetworx, Starlink? Emergency Services: Radio and internet has improved, Emergency Plan. <p>Parks and Recreation: New: Athletic Field, Wayfinding, signage, interpretive signs... Collaboration. New Park master Plans, GOCO funds are fairly consistent but competitive. Bundle with other needs like Green Street Sustainability Park Microgrid, xeriscaping at Hartwell as an example/pilot plot. ORRCA</p> <ul style="list-style-type: none">● What does this mean for Ridgway: Expansion and Maintenance of System. Adapting Changing needs and preferences: pickleball example. Preparing for Growth. <p>Transportation: New: SMART, OurWay, Bustang Outrider. New Reduction in new development parking requirements and promotion of multimodal: walk, bike, etc.</p> <ul style="list-style-type: none">● What does this mean for Ridgway: Increased Demand for Regional Transit Services. <p>Municipal Governance: Review for any updates with Boards and Commissions/ Departments.</p> <ul style="list-style-type: none">● What does this mean for Ridgway: Maintenance of a Healthy General Fund.
Next Steps	<p>Group Review: Group Review will be facilitated by Planning Staff at the March 19th, 2025 Regular Meeting of the Planning Commission.</p> <p>Assignment of the next review section.</p>

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

Date	Apr 3, 2025
	<p><u>Content Review:</u></p> <p>Community Vision: <i>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.</i></p> <p>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:</p> <p>Community Values:</p> <ol style="list-style-type: none"> 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 <hr/> <p><u>General Critiques and Ideas:</u></p> <p>Do we need to Workshop the vision in our group review?</p> <p>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?</p> <p>LOOKING BACK: Let's review for comparison the Vision, Values, Goals, and Policies from 1991, 2000, 2011, and 2019</p> <p><u>1991 Comprehensive Plan GOALS:</u></p> <ul style="list-style-type: none"> ● 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 <p><u>2000 Comprehensive Plan GOALS:</u></p> <ul style="list-style-type: none"> ● Preservation of Community ● Preserve the Natural Environment ● Protect the Historic Core of Town <p>Plus, these paraphrased goals:</p> <ul style="list-style-type: none"> ● 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 <p><u>2011 Land Use Plan Update COMMUNITY VALUES:</u></p>

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->

Part III : Goals and Policies

[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 Community Survey 2025 to “check-in”... would this be welcomed more often? how often?

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 trial 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/unsalvageable. 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.

2019 Master Plan Review



Review Assignment #3: Part V. Action Plan

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

The Action Plan Section Guides Strategic Plan (Town Council, Town Departments, Town resources and staff time allocation)

Content Review:

Community Value #1: Healthy Natural Environment

- We have 22 items in our 2025 Strategic Plan that support the goals housed under this value.
- We had 26 items in the 2024 Strategic Plan
- We had 22 items in the 2023 Strategic Plan
- We had 21 items in the 2022 Strategic Plan
- Many of these are **Ongoing** items like:
 - Implement the regional Climate Action Plan
 - Research and Education
 - State-mandated environmental health actions
 - Implement town responsibilities described in Resolution No. 21-09 Rights of Nature
 - Town Cleanup Day
 - Collaboration with SMPA on various projects, many relating to Solar.
 - Gravel removal at Rollans park/ various river corridor projects
 - Water supply projects
 - Water treatment projects

Immediate Actions:

- Consider a 45-minute online FREE 101 training for Town staff, commissions, council members, sustainability advisory boards, etc: [Trainings and Workshops - Leave No Trace](#)
- For any ongoing efforts, we should still have some metrics established and options for how to track successes and downfalls to learn from past actions.
- Research GIS map layers for environmental/ habitat protection.
- Research green waste/composting options.
- ⊕ Telluride launches large-scale curbside composting

ENV-1a: GIS: Identifying GIS needs and potential updates is piecemeal. We could consider conducting some targeted research to learn what environmental protection layers we could include. We could include a map layer showing wildlife habitat in the 3-mile area/ AOI. Should we consider viewshed mapping to protect town views and corridors? Conservation Easement mapping? Trail and river corridor mapping? Noxious weed problem areas/ town urban forest management and mapping?

ENV-1b: Conservation and Preservation of Natural Resources: Create metrics for tracking this. Community outreach and education opportunity. Collaboration with Non-profits, NGOs, the county, and other partners. Promulgated the Resolution No. 21-09 regarding Rights of Nature and Town role.

ENV-1c: Land Preservation/Land Trusts: It's not clear if the the Town intends to be involved in the preservation of land or if any lands within town limits should be ineligible for development of some sort (our growth plan/ pattern requires that we growth out from the core and encourages infill first and foremost).

ENV-1d: Noxious Weeds: We should work to add noxious weed management as a condition of approval for various development projects. Site management for new builds should also consider and comment about noxious weed management.

Goal ENV-2: Strengthen the Uncompahgre River corridor as a community asset and environmental resource. Vision "desire to expand public access and recreational opportunities along the Uncompahgre River" **Regional River Corridor:** Utilize the Parks, Trails, & Open Space Committee to further efforts on the RiverWay trail. Look at this local example: [Miners Trail and the Hotchkiss Community](#). Collaboration with UWP, Ouray County, Ouray, etc.

[Uncompahgre River Corridor Assessment - Ecological Analysis and Recommendations Report.pdf](#)

[Ridgway Channel Characteristics Assessment Report.pdf](#)

GOAL ENV-3: Proactively manage and protect Ridgway's water resources:

We are promoting source water protection area education/ awareness through the Beaver Creek Diversion project frequent public updates.

Town has these studies/ reports/ assessments:

[R CIP wat TC apprd.pdf](#)

[Water Supply Assessment \(2022-02-16\) Public.pdf](#)

Add a 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>

Goal ENV-4: Advocate for the efficient use of resources and sustainable practices that work to eliminate harmful impacts to the health of the community or natural environment.

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

[EAP Regional Cap.FINAL .pdf](#)

[2016.05.23 \(RidgwayCommForestMgtPlan 052316\).pdf](#)

Regenerative Tourism: <https://Int.org/tackling-overtourism-with-regenerative-tourism/>, <https://travelhub.wttc.org/blog/what-is-regenerative-travel>, <https://www.visitcopenhagen.com/copenpay>

Community Value #2: Sense of Community and Inclusivity

- We have 14 items in our 2025 Strategic Plan that support the goals housed under this value.
- We had 15 items in the 2024 Strategic Plan
- We had 11 items in the 2023 Strategic Plan
- We had 9 items in the 2022 Strategic Plan

The actions in this section have a lot to do with housing affordability, workforce housing, but also with community services and facilities, civic health, and public safety.

Housing: We are making a lot of progress on housing efforts, but they need constant revision so this will always be ongoing. We will utilize our future Housing Needs Assessment and Housing Action Plan to update the actions.

Civic health: <https://carsey.unh.edu/sites/default/files/media/2023/03/local-chi-1-what-is-civic-health-print.pdf>

Utilize FUSE to update. See Also: [2023 Ridgway FUSE Strategic Plan.pdf](#)

As a community, we need to consider accessibility and inclusion from a broader view and work to improve civic health and inclusive public outreach efforts.

Conducting a 2025 Community Survey is part of our Strategic Plan. Let's consider how we can utilize this opportunity to inform our decision-making and prioritize our near-term

actions.

Community Value 3: Small Town Character & Identity

- We have 11 items in our 2025 Strategic Plan that support the goals housed under this value.
- We had 9 items in the 2024 Strategic Plan
- We had 9 items in the 2023 Strategic Plan
- We had 9 items in the 2022 Strategic Plan
- Most of these are ongoing and have remained in-place or modified slightly.

The actions in this section have a lot to do with community outreach, education, and information sharing, recreation, trails, and parks, and Ridgway's heritage and character.

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

Connectivity, especially related to pedestrian connection needs some serious attention.

GOAL CHR-2 *Protect and preserve Ridgway's historic assets.*

I think we are currently missing out on the benefits that completing these actions could bring to the town and could pursue these actions more aggressively/ promptly.

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

Collaborate with the County on this goal and update actions to align with their new Master Plan <https://ouraycountycogov/DocumentCenter/View/21045/OC-2025-Master-Plan-Final-021225?bidId=>

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

We should work closely with FUSE, The Chamber of Commerce, and PARC (public art committee) to update these actions.

See Also: [2023 Ridgway FUSE Strategic Plan.pdf](#)

Community Value 4: Vibrant & Balanced Economy

- We have 8 items in our 2025 Strategic Plan that support the goals housed under this value.
- We had 9 items in the 2024 Strategic Plan
- We had 8 items in the 2023 Strategic Plan
- We had 9 items in the 2022 Strategic Plan
- Most of these are ongoing and have remained in-place or modified slightly

The actions in this section have a lot to do with economic development. community events and initiatives, local business retention, placemaking, and the tourism sector of the economy.

🌐 Placemaking 101

[2017.09.07 \(RPI RidgwayMarket and Opportunities AssessmentFINAL\).pdf](#)

Consider adding actions that would support the hiring and retention of a Economic Development professional or collaboration with an entity (Region 10 for example) to help us fill gaps in this area?

Community Value 5: Well-Managed Growth

	<ul style="list-style-type: none">○ We have 23 items in our 2025 Strategic Plan that support the goals housed under this value.○ We had 22 items in the 2024 Strategic Plan○ We had 24 items in the 2023 Strategic Plan○ We had 17 items in the 2022 Strategic Plan● Most of these are ongoing and have remained in-place or modified slightly <p>The actions in this section have a lot to do with town functions, infrastructure, record-keeping, asset management, service provision, etc. This also relates to efficient transportation, hazard mitigation, and strategic growth (out from the core, encouraging infill, etc.)</p> <p>We will need to work closely with Engineering and Public Works to identify what has been done and what needs to be added to the list. The Town Planner and PC should have a more involved role in implementing these actions as it is directly tied to growth and development. Well-managed growth needs particular PC focus as these goals and policies are enforced by planning regulations.</p> <p>This section could utilize GIS capabilities: Example: update Streets Map to show extensions, map trails, map hazards, etc.</p> <p>Connect with CDOT about future improvements on the highways.</p> <p>Clustering, infill development/redevelopment, mixed-use development and encouragement of connectivity all have merit and have funding associated with them.</p> <p>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/unsalvageable. This removes the possibility of lots being scraped and held for resale and could protect historic buildings too, if that's deemed a priority.</p> <p>Annexation and Development: Impact fees/Nexus Study?</p> <p>On-Site Stormwater Management: 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.</p> <p>Hazard Mitigation Planning: See new plans that were recently adopted or are underway.</p> <ul style="list-style-type: none">● Ouray County Multijurisdictional Emergency Operations Plan (2025)● Ouray County Multijurisdictional Emergency Evacuation Plan (2025)● Ouray County Community Wildfire Protection Plan (2025)● Ouray County Hazard Mitigation Plan (2025)
Appendix Section: Community Event Summary Sept. 27th 2018	<p>Community-Driven Engagement Guide for Community Planning. Department of Local Government</p> <p>Community Event Summary Sept. 27, 2018</p> <ul style="list-style-type: none">○ Trivia○ Map Exercise○ Live-Scribe Poem (Adrian H. Molina)○ Community Survey Presentation: 660 Survey Participants (About half were Ridgway residents)○ Steering Committee○ Focus Groups○ Intercepts at Community Events○ Youth Outreach
Next Steps	<p>Group Review: Group Review will be facilitated by Planning Staff at the May 21st, 2025 Regular Meeting of the Planning Commission.</p>

AGENDA ITEM #2

RIDGWAY PLANNING COMMISSION

MINUTES OF REGULAR MEETING

MAY 21, 2025

CALL TO ORDER

The meeting 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. Commissioners Nelson, Liske, Petruccelli, Mayor Clark, and Chairperson Montague were in attendance. Commissioner Foyster was present electronically and Commissioner Meyer was absent.

PUBLIC HEARING

1. Application: Riverfront Village Condominium Plat; Location: Lot 1, Triangle Subdivision; Zone: General Commercial (GC); Applicant: Jake Cantor, Alpine Homes-Ridgway, LLC; Owner: Alpine Homes-Ridgway, LLC

Staff Report dated May 16, 2025, from Planner Kemp provided background for the application which is the final land use entitlement step in the Riverfront Village development. It was intended to be subdivided into individually saleable units from the onset. Staff recommended approval with conditions.

The applicant, Jake Cantor, was present online. Commissioner Montague asked him if the sewer that did not meet the Town Standards and Specifications and was therefore required to be part of the Homeowner's Association (HOA), was budgeted for maintenance by the developer. Mr. Cantor confirmed that it was part of the Association's Declarations and would be in the HOA budget. Commissioner Foyster asked if the Town Engineer's recommendation for sewer flushing was part of the HOA budget. Mr. Cantor confirmed that it was budgeted to be flushed two times per year.

The Chairperson opened the hearing for public comment. There was no public comment, and the Chairperson closed the hearing for public comment.

ACTION:

Commissioner Nelson moved to approve the Condominium Plat for the Riverfront Village PUD finding that the criteria set forth in Section 7-5-2 (H)(3) of the RMC have been met, with the following conditions:

1. Prior to the Town recording the Condominium Plat with the Ouray County Clerk and Recorder's Office, all remaining fees shall be paid by the developer, as applicable.
2. Utility service shall be installed as appropriate to serve the development ahead of Certificates of Occupancy being issued for each building (or unit); and
3. Prior to the Town recording the Condominium Plat with the Ouray County Clerk and Recorder's Office, all clerical, grammatic, technical, and procedural non-material amendments to application materials be made as necessary to ensure the ability to enforce and administer the provisions pursuant to the Ridgway Municipal Code standards. Mayor Clark seconded the motion carried and it carried unanimously.

2. Application: RidgSix Townhomes PUD Final Plat; Location: 283 N. Cora Street, Lots 16-20 of Block 28, Town of Ridgway; Zone: Historic Residential (HR); Applicant: Matt Mclsaac, North Cora Street, LLC; Owner: North Cora Steet, LLC

Staff Report dated May 16, 2025, from Planner Kemp provided background of the conditional approval for the Planned Unit Development and the Preliminary Plat on August 10, 2022. Conditions have been adequately addressed, and modifications made to the site design to address issues raised in a letter from Town to the applicant dated August 5, 2022. The Sketch Plan was approved on July 28, 2021.

Planner Kemp noted the application was processed under the old code, so there are a few differences in the process between the Final Plat and the Townhome Subdivision Plat.

The current proposal includes dividing the parcel into seven different lots-one with the existing single-family home over an attached garage, and the other six as townhouse lots facing Charles Street. Commissioner Nelson asked about the storm drainage plan in the SW corner of the parcel. Planner Kemp noted that ownership, maintenance, and repair of the stormwater is addressed in the staff recommended conditions for approval.

Planner Kemp read two letters from neighbors in support of the plan, one from Spencer Fuller and Erin Graham and one from Andy Nasisse.

The applicant, Matt Mclsaac, was present and shared that the only common element in the development is the common walls and there would be no HOA.

The Chairperson opened the hearing for public comment.

Resident Michael Moore asked the Council whether there was adequate fire blocking in the common walls and Mayor Clark replied that fire safety requirements were addressed in the permitting process.

The Chairperson closed the hearing for public comment.

ACTION:

Commissioner Foyster moved, and Commissioner Nelson seconded, the motion to approve the Final Plat for RidgSix Townhome Subdivision, Planned Unit Development, finding compliance with the regulations of the Municipal Code and general conformance with The Master Plan with the following conditions:

1. Prior to the Town recording the Final Plat with the Ouray County Clerk and Recorder's 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 Recorder's Office, all clerical, grammatic, technical, and procedural non-material amendments to application materials 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 in a format that is acceptable to the Town Engineering Department. The motion carried unanimously.

3. Application for Dalwhinnie Sketch Plan and Preliminary Plat; Location: Dalwhinnie-Athletic Park Annexation; Zone: General Commercial (GC) and Residential ®; Applicant: Chris Hawkins, Alpine Planning, LLC; Owner: Dalwhinnie Group, LLC

Staff Report dated May 16, 2025 from Planner Kemp provided the background for both the Annexation approved on September 6th, 2024 by the Town Council, and the neighboring and connected Preserve PUD approved in 2006 by the Town Council.

The planning staff has determined that the request meets the intent of the current Municipal Code by meeting the approval criteria for a Minor Subdivision, although it is procedurally being processed under the prior code to be at the same stage as The Preserve with conditional approval of a Preliminary Plat. This application serves to “catch up” the newly annexed portion of the Preserve PUD project to the Preserve which has already received conditional Preliminary Plat Approval.

The applicant, Chris Hawkins, was present. Planner Kemp shared the recommendation of staff who determined the Sketch Plan and Preliminary Plat for the Dalwhinnie Annex portion of the project is a vital step in compliance with the conditions of approval for the Preliminary Plat and PUD known as The Preserve.

The Chairperson opened the hearing for public comment. There was no public comment, and the Chairperson closed the hearing for public comment.

ACTION:

Mayor Clark moved to approve the Sketch Plan for the Dalwhinnie Annex Subdivision finding compliance with the regulations of the Municipal Code and general conformance with the Master Plan. Commissioner Liske seconded the motion, and it was carried unanimously.

Mayor Clark moved to recommend approval of the Preliminary Plat for the Dalwhinnie Annex Subdivision finding compliance with the regulations of the Municipal Code and general conformance with the Master Plan. Commissioner Liske seconded the motion, and it was carried unanimously.

4. Ordinance 03-2025 Establishing Ridgway Municipal Code 7-7 “Affordable Housing Regulations” and amending 7-9-2 “General Definitions” to define “Community Housing”

Staff Report dated May 16, 2025 from Planner Angie Kemp gave background on the Town’s ongoing initiative to create Community Housing requirements to be adopted in the Ridgway Municipal Code. Planner Kemp reminded the Commissioners of the numerous community engagement and outreach efforts surrounding housing. She also noted the housing Needs Assessment was sent out for bids and was awarded to Points Consulting. Staff has secured a grant from the Department of Local Affairs to partially fund the Regional Housing Needs Assessment for the Town and Ouray County.

The Chairperson opened the hearing for public comment. There was no public comment, and the Chairperson closed the hearing for public comment.

ACTION

Mayor Clark moved to recommend Ordinance 3-2025 establishing Section 7-7 “Affordable Housing Regulations” of the Ridgway Municipal Code and Amending Section 7-9-2 “General Definitions” to Define “Community Housing” be introduced at the next Town Council meeting for which it can be properly noticed and recommend approval of the Text Amendment finding that the criteria set forth in RMC 7-4-3 (D) have been met. Commissioner Nelson seconded the motion, and it was carried unanimously.

WORK SESSION

5. Master Plan Review Work Session #4. Group Review and discussion about the 2019 Ridgway Master Plan: Part V Action Plan

There was consensus to delay the Work Session until the June meeting.

APPROVAL OF THE MINUTES

6. Approval of the Minutes from the Meeting of March 19, 2025

ACTION:

Commissioner Foyster moved to approve the March 19, 2025 minutes. Mayor Clark seconded the motion, and it was carried unanimously.

OTHER BUSINESS

7. Updates from Planning Commission Members

Mayor Clark announced that there were two applicants for the vacant Planning Commission seat and that he appointed Russ Meyer to fill the vacancy. There was consensus to delay a discussion of chairmanship of the Planning Commission until Commissioner Meyer was present.

ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Julie Huun
Administrative Assistant

AGENDA ITEM #3

AGENDA ITEM #4