

**RIDGWAY PLANNING COMMISSION
REGULAR MEETING AGENDA**

Wednesday, November 19th, 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/85045346050?pwd=XdsnDbXJpqKamF9G6255rzk873bhw.1>

Meeting ID: 850 4534 6050

Passcode: 336393

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, and Jack Petruccelli, Councilmember Michelle Montague acting as Chairperson, Mayor John Clark

MOMENT OF SILENT REFLECTION IN HONOR OF JENNIFER NELSON

WORKSESSION:

1. Housing Updates:
 - a) 2025 Regional Housing Needs Assessment
 - b) Prop 123 Updates
 - c) Introduction of Eva Henson, Regional Housing Services Administrator
 - d) Affordable Housing Regulations RMC 7-7 and Guidelines Update
2. Western Slope Planning Conference: From Peaks to Plains Recapitulation
 - a) Attendee takeaways
3. Long-Range Planning
 - a) Colorado Statewide Strategic Growth Report Overview
 - b) 2026 Master Plan Update

APPROVAL OF MINUTES:

4. Minutes from the Regular Meeting of October 15th, 2025

OTHER BUSINESS:

5. Updates from Planning staff
6. Updates from Planning Commission members

ADJOURNMENT

AGENDA ITEM #1



To: Town of Ridgway Planning Commission
Cc: Preston Neill, *Ridgway Town Manager*
TJ Dlubac, AICP, CPS, *Contracted Town Planner*
From: Angela Kemp, *Senior Town Planner*
Date: November 10th, 2025

Re: Housing Updates

Staff Memo for the November 19th Planning Commission Meeting

BACKGROUND

The Town of Ridgway Planning Commission and staff have been working on a variety of housing-related projects. This memo attempts to summarize updates to many of those projects in one place and to demonstrate progress despite overlapping goals and timeframes that somewhat muddle these distinct efforts. This memo covers the following subtopics:

- The 2025 Regional Housing Needs Assessment
- Prop 123
- Affordable Housing Regulations RMC 7-7 and Guidelines

HOUSING NEEDS ASSESSMENT

In the spring of 2025, The Town of Ridgway applied for funding to support a collaborative Regional Housing Needs Assessment with Ouray County and was awarded through the Housing Planning Grant (HPLN) administered by the Department of Local Affairs (DOLA). The town conducted a public procurement process and hired Points Consulting as our consultant for the project.

Following the project kick-off, a Steering Committee was formed to assist Points with the project by giving local insights, direction, and reviewing drafts. Town and County staff, and the steering committee members have been meeting bi-weekly with Points Consulting since late June to accomplish this work. Important dates for the project are in the matrix below:

IMPORTANT DATES	ACTIVITY OR DELIVERABLE
June 10th	HPLN Grant award and executed contract with DOLA
June 12th	Kick-Off with a Target Deadline of November 12th
July 16th	Survey Launch
July 22 nd -24th	Points Consulting LLC visited Ridgway: • Town and County tours • stakeholder interviews • survey outreach
Sept. 12th	Survey Closed



Sept. 26th	Deliverable No. 2: <i>Community Engagement Memo</i>
Oct. 22nd	Deliverable No. 3: <i>Comprehensive Draft Report</i>
Nov. 12th	Deliverable No. 4: <i>Final Comprehensive Report</i>
Nov. 20th	Housing Needs Assessment Presentation • Hosted at the Decker Room at 6pm; • Points representatives will be there in person; and • The presentation is meant for the Town Council, Board of County Commissioners, Town and County Planning Commissions, and the public.
Dec. 10th	Town Council Potential Adoption
The project will be wrapped up before the end of 2025.	

PROP 123

On November 12th Ridgway Town Council Adopted Resolution No. 2025-10 *Establishing Expedited Review Policies for Affordable Housing Projects in the Town of Ridgway*.

Background:

Voters of Colorado approved Proposition 123 in 2022, creating the State Affordable Housing Fund to make certain funds available to local governments as defined by C.R.S. 29-32-104. A requirement of Prop 123 is for opt-in communities, such as Ridgway, is to formalize their commitment to expedite review of qualifying projects. The law mandates that review of applications be completed within 90 calendar days of a complete application submission (C.R.S. § 29-32-105(2)(a)). The expedited review requirements apply to housing projects where affordable housing constitutes 50% or more of the units. Developers have the option to opt-out of the expedited review process if they choose.

Statutory definition of “Affordable” (C.R.S. 29-32-101(2)): Rental: ≤60% AMI, costing <30% of monthly income; For-sale: ≤100% AMI, costing <30% of monthly income.
(See: 2025 CHFA AMI Chart, attached)

If communities formalize this before December 31, 2025, DOLA is offering a \$50,000.00 incentive. The local government is able to utilize these funds for anything qualified under their Local Planning Capacity Grant (LPCG) after DOLA verifies compliance with the statutory requirements of Prop 123. The Local Planning Capacity Grant webpage explains the intent the program is to increase the capacity of local government planning departments to address affordable housing.

Resolution No. 2025-10 Establishing Expedited Review Policies for Affordable Housing Projects in the Town of Ridgway is intended to further Ridgway in their compliance with Prop 123, serving as a formal recognition of Town processes that are codified and in-place to support the speedy review of certain land use applications. Formalizing this shows Ridgway’s support for projects that supply below market-rate housing options to our community, even if we are not seeing the



type of development that would trigger the fast-track requirement (projects offering 50% affordable units).

RMC 7-7 AFFORDABLE HOUSING REGULATIONS AND GUIDELINES

With the addition of a Regional Housing Services Administrator earlier this fall, and with the Housing Needs Assessment wrapping by the end of 2025, staff are revisiting the drafted Affordable Housing Regulations and Guidelines and will create a revised timeline for adoption consideration and additional outreach for early 2026.

ATTACHMENTS:

1. *Resolution 2025-10 Establishing Expedited Review Policies for Affordable Housing Projects in the Town of Ridgway; and*
2. *2025 CHFA AMI CHART for Ouray County, Colorado.*

RESOLUTION NO. 25-10

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO ESTABLISHING EXPEDITED REVIEW POLICIES FOR AFFORDABLE HOUSING PROJECTS IN THE TOWN OF RIDGWAY

WHEREAS, the Town of Ridgway, Colorado (the “Town”) is a home rule municipality and political subdivision of the State of Colorado organized and existing under a home rule charter pursuant to Article XX of the Constitution of the State; and

WHEREAS, the voters of Colorado approved Proposition 123 in 2022 creating the State Affordable Housing Fund to make certain funds available to local governments as defined by [C.R.S. 29-32-104](#); and

WHEREAS, the Town has set a baseline and commitment to increase affordable housing as defined in [C.R.S. 29-32-105](#); and

WHEREAS, the Town’s current process for reviewing proposed housing projects already meets the requirement for a 90-day review process; and

WHEREAS, the Town also creates this policy for expedited review to ensure that affordable housing projects are reviewed and a decision rendered within 90 days of a complete application in alignment with the requirements of C.R.S. 29-32-105(2) et seq., as determined by the Ridgway Planning Department; and

WHEREAS, the Town recognizes that an affordable housing development project which has at least 50% of the units as affordable, as defined in statute (C.R.S. 29-32-101 and C.R.S. 29-32-105(2)) would be eligible for expedited review; and

WHEREAS, the Town recognizes the following application types which require expedited review: Site Plan, Variance, Conditional Use Permit, Minor Amendment to Conditional Use Permit, and Administrative Reviews such as Building Permit, Administrative Adjustment; and

WHEREAS, the Town’s expedited review process for affordable housing projects does not apply if an applicant chooses to opt-out of the process; and

WHEREAS, the Town recognizes the allowable extensions in C.R.S. 29-32-105(2), both for applicants and for the Town, and recognizes the circumstances under which the expedited review timeline may be extended, or the application may be removed from the expedited review process. If substantive modifications to application materials are made or are required, the review process will restart.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO the creation of the following policy to implement a system to expedite the development review process for affordable housing:

Any complete application received by the Town for an affordable housing development will be placed on the next available agenda once the application has been properly

noticed to the public and a decision shall be rendered on the application within 90 days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements in C.R.S. 29-32-105(2) et seq.

APPROVED AND ADOPTED this _____ day of November, 2025.

TOWN OF RIDGWAY, COLORADO

John I. Clark, Mayor

ATTEST:

Pam Kraft, Town Clerk

Exhibit A

Typical Timeline for Projects Eligible for Expedited Review:

Ridgway Municipal Code 7-4-3(B) General Application Review Procedures contains the details about Town of Ridgway review timelines, explained below:

Application Submittal by Applicant triggers *Completeness Review*

Completeness Review conducted in **10 days** or less from submittal (RMC 7-4-3(B))

If the application is deemed complete, it triggers *Referral and Technical Review*

START DATE: *Referral and Technical Review* is a **21-day** review (RMC 7-4-3(B))

If there are no substantive changes needed, and no additional *Referral and Technical Review* is needed, then this triggers the application to be added to the next *Planning Commission* Agenda for which the *Public Notice* can be met.

10-day Public Notice requirement by code for a *Planning Commission* recommendation or decision, depending on the application type.

10-day Public Notice requirement by code for a *Town Council* decision, if applicable.

Planning Commission Regular Meetings are held on the third Wednesday of each month; and

Town Council Regular Meetings are held on the second Wednesday of each month.

*The time between the closing of the Referral and Technical Review period and the Regular Planning Commission meeting can vary, but we prioritize it going on the very next agenda. If no substantive changes are anticipated with Referral and Technical Review, we can conduct Public Notice concurrent with Referral and Technical Review OR we can hold a special meeting so that the fast-track timeline is accommodated. This would ONLY become necessary IF the decision is a Town Council decision AND the Referral and Technical Review period closes around the same time as a Regular Planning Commission Meeting that is spaced **35 days** from the next Regular Planning Commission Meeting. Wherever possible, we conduct concurrent or “overlapping” review time periods to reduce the overall length of the review process.*



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.16.2025.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2025 limits and that place in service before 05.16.2025 may continue to apply the same limits used in 2024.

County	HERA	AMI	2025 Maximum Rents					2025 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%	2,928	3,136	3,764	4,348	4,852	117,120	133,760	150,560	167,200	180,640	194,080	207,360	220,800
Ouray		150%	2,745	2,940	3,528	4,076	4,548	109,800	125,400	141,150	156,750	169,350	181,950	194,400	207,000
Ouray		140%	2,562	2,744	3,293	3,804	4,245	102,480	117,040	131,740	146,300	158,060	169,820	181,440	193,200
Ouray		130%	2,379	2,548	3,058	3,532	3,942	95,160	108,680	122,330	135,850	146,770	157,690	168,480	179,400
Ouray		120%	2,196	2,352	2,823	3,261	3,639	87,840	100,320	112,920	125,400	135,480	145,560	155,520	165,600
Ouray		110%	2,013	2,156	2,587	2,989	3,335	80,520	91,960	103,510	114,950	124,190	133,430	142,560	151,800
Ouray		100%	1,830	1,960	2,352	2,717	3,032	73,200	83,600	94,100	104,500	112,900	121,300	129,600	138,000
Ouray		90%	1,647	1,764	2,117	2,445	2,729	65,880	75,240	84,690	94,050	101,610	109,170	116,640	124,200
Ouray		80%	1,464	1,568	1,882	2,174	2,426	58,560	66,880	75,280	83,600	90,320	97,040	103,680	110,400
Ouray		70%	1,281	1,372	1,646	1,902	2,122	51,240	58,520	65,870	73,150	79,030	84,910	90,720	96,600
Ouray		60%	1,098	1,176	1,411	1,630	1,819	43,920	50,160	56,460	62,700	67,740	72,780	77,760	82,800
Ouray		55%	1,006	1,078	1,293	1,494	1,667	40,260	45,980	51,755	57,475	62,095	66,715	71,280	75,900
Ouray		50%	915	980	1,176	1,358	1,516	36,600	41,800	47,050	52,250	56,450	60,650	64,800	69,000
Ouray		45%	823	882	1,058	1,222	1,364	32,940	37,620	42,345	47,025	50,805	54,585	58,320	62,100
Ouray		40%	732	784	941	1,087	1,213	29,280	33,440	37,640	41,800	45,160	48,520	51,840	55,200
Ouray		30%	549	588	705	815	909	21,960	25,080	28,230	31,350	33,870	36,390	38,880	41,400
Ouray		20%	366	392	470	543	606	14,640	16,720	18,820	20,900	22,580	24,260	25,920	27,600

AGENDA ITEM #2



To: Town of Ridgway Planning Commission

Cc: Preston Neill, *Ridgway Town Manager*
TJ Dlubac, AICP, CPS, *Contracted Town Planner*

From: Angela Kemp, *Town Planner*

Date: November 13th, 2025

RE: **CO APA Western Slope Planning Conference: From Peaks to Plains**
Staff Memo for the November 19th Planning Commission Meeting

OVERVIEW

Your commission has expressed interest in continuing education and professional development opportunities. One such opportunity occurred recently when the Colorado Chapter of the APA hosted its first Western-Slope specific conference for two days on October 23rd and 24th in Grand Junction, CO. Four members of your commission and Town Planning staff were in attendance and had a very successful conference.

TOPICS

There was a wide range of topics presented and explored in the various conference sessions, workshops, and tours. Staff and Commissioners tried to participate in all sessions relevant to our Town. Because there were multiple sessions during the same timeframes, we approached our individual schedules for the day as an opportunity to split up and get the very most out of the conference schedule by having a Ridgway representative every relevant session, and even some of the mobile tours.

Session Topics:

- Strategic Planning
- Comprehensive and Master Planning
- Community Resilience
 - State Wildfire Resilience Code
 - Greening Cities
- Water
 - Growing Water Smart
 - Water Supply Element
- Main Street Communities
- Zoning Code Updates
- Measures of Success
- Parking/ Transit and Connectivity
- Housing: Community, Workforce, Attainable, and Affordable
- Civic Engagement
- Prop 123
 - ADU Grant

CO APA Western Slope Planning Conference Staff Memo

Meeting Date: November 19, 2025

- HPLN Grant (Housing Planning)
- Compliance: Unit Count, NOAH (Naturally Occurring Affordable Housing).
- Water treatment facilities
- Solar Energy
- Vision Zero
- Policy and Planning Innovation
- Ethics in Planning

REQUEST:

Staff invite any attendees to talk about any takeaways or topics of interest with the group at our meeting. For any Commissioners that did not attend, please feel free to pose questions for the attendees to respond to.

LINKS:

1. Conference Agenda: <https://www.planning.org/events/eventmulti/9320106/>
2. [Session Presentation Materials](#) from the CO APA hosts

AGENDA ITEM #3



To: Town of Ridgway Planning Commission

Cc: Preston Neill, *Ridgway Town Manager*
TJ Dlubac, AICP, CPS, *Contracted Town Planner*

From: Angela Kemp, *Town Planner*

Date: November 12th, 2025

RE: **Long-Range Planning**
Staff Memo for the November 19th Planning Commission Meeting

OVERVIEW

Long-Range planning is a process for a jurisdiction to define future direction, goals, and any resources or actions needed to achieve the goals and maintain the intended trajectory. Long-range planning is an iterative process, which repeats as jurisdictional conditions change or after a defined amount of time has passed in which it is deemed appropriate to re-evaluate future direction or goals.

This memo introduces the Colorado Statewide Strategic Growth Plan (CSSGP) as an example of statewide long-range planning that helps readers understand how state policies and programs, land use patterns throughout the state, and community growth patterns influence one another.

This memo also discusses the upcoming 2026 Update Town of Ridgway's Master Plan, a 2019 publication that included many of the elements also explored in the Strategic Growth Plan. As the Town prepares for the 2026 Master Plan update, it is crucial that we start to identify relationships between the various plan elements. A dedicated *strategic growth element* is a new requirement for Master Plans pursuant to State Statute, however, Ridgway is exempt from the requirements under C.R.S. 31-23-206 (1.7) due to a population size under two thousand. Even so, it is critical to understand some of the strategic growth concepts. Staff finds that the CSSGP is an exceptionally well-done publication that can be useful in laying more groundwork as we prepare for a 2026 Master Plan update. Additional guidance from DOLA on the *strategic growth element* is expected in early 2026.

COLORADO STATEWIDE STRATEGIC GROWTH PLAN

In 2024, the Colorado Legislative Assembly adopted several bills around housing, land use, water, and other related issues. One of those, SB24-174, directs DOLA to submit a Strategic Growth Report to the state legislature by October 31, 2025. An executive summary is attached, and you are able to see the entire report through the link at the bottom of this memo. According to the State's publication:

With this analysis, the Strategic Growth Report is intended to further a statewide conversation on the intersections between facets of built and natural environments including housing, transportation, infrastructure, water supply, air quality, wildfire

risk, parks and open space, resource lands, and critical areas; and why the way we grow is important to the affordability and sustainability of Colorado. In developing the Strategic Growth Report, the law directs DOLA to consider the context of communities and consult widely with a range of stakeholders. The law also states that jurisdictions must consider the Strategic Growth Report, where applicable and appropriate, when developing a comprehensive plan. The Strategic Growth Element Guidance, available in early 2026, will provide DOLA's guidance on what it could mean to consider the Strategic Growth Report in the development or updating of a comprehensive plan, along with a "Local Policy Toolkit" to support jurisdictions in this effort. Other work related to this report will include the Vital Landscapes and Resources Report and Planning Guide and the Colorado Department of Transportation (CDOT)'s Policy Barriers and Opportunities study.

The report also works to define *Strategic Growth*, explaining it in this way: "A fiscally and environmentally sustainable approach to land use planning, housing, community well-being, and infrastructure that promotes the development or redevelopment of vacant and underutilized infill parcels, and mitigates the need for extensions of infrastructure and public services into natural and agricultural lands."

2026 MASTER PLAN UPDATE

Ridgway's 2019 Master Plan explains that most communities revisit and update their comprehensive plan every five to seven years to ensure that it continues to meet the community's vision and goals for the future. In 2026, it will be seven years that the 2019 Master Plan has been adopted to guide and shape the community. In early 2026, Town Staff will issue a Request for Proposals (RFP) as a first step to engage with a qualified consultant to help Ridgway conduct a robust Master Plan Update. As a reminder, the below contains information that was already shared with your commission but remains as helpful background on Master Planning and its purpose.

What is a Master Plan? A *Master Plan* or *Comprehensive Plan* is a guiding document for accomplishing community aspirations. It articulates goals and objectives and recommends actions that will help guide the community's future growth, development of land, public facilities and services improvements, and its environmental protection plans.

The 2019 Master Plan explains:

The Town of Ridgway Master Plan ("the Plan") is an officially adopted advisory document that outlines the community's vision and goals for the next ten to twenty years, and beyond. The Plan is comprehensive in nature—addressing issues related to land use, growth and development, community character, historic preservation, economic development and tourism, parks and open space, and other topics of importance to the community. 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. Achieving the vision and goals outlined in the Plan will not occur overnight; rather, the Plan will be implemented incrementally over time through day-to-day decision-making, and through the specific actions outlined in Part V.

Staff Memo

Meeting Date: November 19, 2025

Why Do we have a Master Plan? Ridgway has established a Master Plan to add parameters to its decision-making, to keep shared community values at the forefront of decisions that affect the community, and to consolidate and organize the many foundational plans and guidance reports that the Town has completed. The Master Plan is a vital document for the Town, and it has had a significant impact on guiding the development of the town.

CONCLUSION

Staff recognize that the CSSGP document does a fantastic job of detailing the interconnectivity of various planning topics. As we explore various planning topics while conducting a Master Plan update, it will be important to recognize the various links and relationships between the elements so that the result is a plan that is thoughtful, interconnected, representative of the community, and comprehensive. Long-range planning is an important part of a Planning Commission and Planning Department's duties and doing it well will create important guardrails for how Ridgway grows.

ATTACHMENTS:

1. [Colorado Statewide Strategic Growth Report Executive Summary](#)
2. [Link to the Colorado Statewide Strategic Growth Report](#) (Full Report)

AGENDA ITEM #4

RIDGWAY PLANNING COMMISSION

MINUTES OF REGULAR MEETING

OCTOBER 15, 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, Meyer, Mayor Clark, and Chairperson Montague were in attendance. Commissioners Nelson and Petruccelli were absent.

1. Consideration of a request for a Deviation from Plat Design Standards of the Amended Plat of Lot A, Le Ranch Subdivision, A Planned Unit Development; Location: Lot 6 of Amended Plat of Lot A, Le Ranch Subdivision; Address: 430 Amy Court; Zone: General Commercial (GC); Applicant: Adam Birck; Owners: Renee Marr and Adam Birck

Staff Report with photos dated October 10, 2025 from Planner Kemp and a letter to the applicant from T.J Dlubac, the contracted town planner dated October 1, provided background for the deviation request. Planner Kemp explained that the proposed fence does not comply with PUD Design Standard #12 which limits the height and location of fences and specifically addresses height and type for fences between a street and the building line and fences on the perimeter of the subdivision. The PUD does not address fencing between neighboring lots. The Deviation request for location is to allow a fence between 430 Amy Court and 432 Amy Ct. The Deviation request for height is to allow a fence up-to 8 feet.

Planner Kemp showed proposed metal corrugated fence photos from the applicant showing how the fence would grow in a stepped fashion as it runs from the front of the houses to the back property line. The back of the property drops off in elevation and corresponds to the highest portion of the fence. Submitted photos from the applicant also showed that there are existing fences in the neighborhood between properties.

The applicant, Adam Birck, addressed the Commission and answered questions about the materials and height and shared that the goal of the fence was to provide screening, privacy and protection from dust and wind.

ACTION:

Commissioner Meyer moved and Chairperson Montague seconded the motion to approve a deviation from Plat Design Standards of the Amended Plat of Lot A, Le Ranch Subdivision, A Planned Unit Development; Location: Lot 6 of Amended Plat of Lot A, Le Ranch Subdivision; Address: 430 Amy Court; Zone: General Commercial (GC); Applicant: Adam Birck; Owners: Renee Marr and Adam Birck with the following conditions:

1. If the fence obstructs the free flow of drainage, the property owner of 430 Amy Court shall be required to remove the fence or make alterations to remove the obstruction pursuant to Plat Note/PUD Condition #9. The motion carried unanimously.

2. Building Energy Codes – Presentation and Q and A from EcoAction Partners and Lotus Sustainability.

An October 10, 2025 memo from EcoAction Partners to the Ridgway Planning Commission provided background for the presentation. Energy Specialist, Kim Wheels, and Climate Action Coordinator, Kendra Held, both from EcoAction Partners, shared recommended building code updates which have been informed by regional discussions with experts with the goal of producing regionally consistent, progressive and enforceable codes. This initial presentation will be followed up with continuous updates with the goal of formal adoption by Council in early 2026.

3. Housing Needs Assessment Progress Report

Points Consulting, the company contracted by the Town for the Housing Needs Assessment, has provided deliverables to the Town with the goal of adoption by the Town Council in December. They will give a public presentation at the Decker Room on November 20 at 6 pm. Planner Kemp encouraged the Commission members to attend and provide feedback on any of the deliverables.

Commissioner Liske noted that much of the vacant and underdeveloped land identified by the consultants has fire, flood or other geologic hazards that may not be captured in the deliverables. Planner Kemp indicated that GIS hazard layers could provide a more accurate picture of the undeveloped land.

Commissioner Foyster questioned whether the age categories in the deliverables may have skewed the number of workforce housing units needed because residents over 55 were not in the “prime working age” category. Planner Kemp shared that feedback and data review will be shared with the consultants to ensure an accurate final report.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of September 17, 2025

Commissioner Foyster noted that she was left off the attendance in the September minutes.

ACTION:

Commissioner Meyer moved to approve the September 17, 2025 Minutes with the correction. Mayor Clark seconded the motion, and it was carried unanimously. Commissioner Liske abstained.

OTHER BUSINESS

4. Updates from Planning Staff

Planner Kemp had no updates.

5. Updates from Planning Commission Members

Mayor Clark shared that he attended the Mountain Towns 2030 annual meeting in Breckenridge where representatives from western U.S. mountain towns met for a climate solutions summit. Mayor Clark was honored with the “Mountain Catalyst” award and the Town received the “Small Towns Doing Big Things” award.

ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Julie Huun
Administrative Assistant

AGENDA ITEM #5

AGENDA ITEM #6