

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
AUGUST 27, 2024

CALL TO ORDER

The Planning Commission convened both in-person at 201 N. Railroad Street, Ridgway, Colorado and via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy.

The Chairperson called the meeting to order at 5:30 p.m. Commissioners Foyster, Petruccelli, Mayor Clark, Mayor Pro Tem Meyer and Chairperson Montague were in attendance. Commissioners Liske and Nelson were absent.

INTRODUCTION

1. Introduction of Senior Planner for the Town of Ridgway

The Planning Commission welcomed newly hired in-house Senior Planner, Angela Kemp who was introduced by Town Manger Neill.

PUBLIC HEARING

2. Ordinance No. 03-2024 Amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code (RMC)

Staff Report dated August 23, 2024, and Power Point Presentation dated August 27, 2024, providing background, analysis and staff recommendation prepared by TJ Dlubac, AICP and Max Garcia, AICP of Community Planning Strategies, LLC.

Planner Garcia presented the final draft for Ordinance No. 03-2024 and noted "accessory dwelling units are part of the solution to address housing affordability in Ridgway." He summarized the updates that will occur with the new Ordinance as follows: RMC Section 7-4-6(A) Accessory Dwelling Units will be reorganized into the following sections: General Provisions, Dimensional and Design Standards, Incentives, Ownership, Occupancy and Utilities. Other updates will include allowed ADU use with duplex and tri-plex structures, and modification of allowed quantities of ADU's based on parcel square footage. Statements to clarify intent of ADU construction, site plan reviews for parcels that results in 2 or more ADU's, framework for pre-approved ADU construction, an increase to the maximum size for an ADU, adjusted internal square footage measurement standards; incentives for landscaping, construction materials, and unit affordability will be added, and rental requirements have been modified to accommodate the seasonal workforce .

The Chairperson opened the hearing for public comment.

Beth Lakin, Sheldon Kerr and Jake Niece did not agree with the owner occupancy requirements and suggested that provision be removed.

Kevin O'Hara referred to a publication from the American Association of Retired Persons (AARP) that stated ownership requirements are not an effective way to control rent.

Jim Nowak spoke in favor of owner occupancy requirements.

The Chairperson closed the hearing for public comment.

The Commissioners discussed the owner occupancy provisions with the Town Manager and Planner Dlubac. The Planner clarified that the owner occupancy requirements have not changed with this code update.

**ACTION:**

Commissioner Petruccelli moved to recommend approval of Ordinance 03-2024 to the Town Council as submitted with the condition that the Planning Commission shall review the owner occupancy requirements within one year, or when Staff presents new information for consideration. Mayor Pro Tem Meyer seconded the motion, and it was unanimously passed on a roll call vote.

3. Ordinance No. 04-2024 Amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code Relating to Parking Standards

Staff Report dated August 27, 2024, and Power Point Presentation dated August 27, 2024, providing background, analysis and staff recommendation prepared by TJ Dlubac, AICP and Max Garcia, AICP of Community Planning Strategies, LLC.

Mr. Garcia presented the final draft for Ordinance 04-2024. He reviewed the updates with the Commissioners via Power Point presentation. Garcia noted that "updating parking standards is a solution to improve the transportation infrastructure related to site development." The Planner summarized the updates to the Municipal Code which will include an overall reduction in the parking requirements based on zoning districts. Stacking requirements for specific uses, requirements and provisions for shared parking plans and electric vehicles have been added, and the update also expands the existing bicycle parking requirements and adds handicap parking standards, the Planner concluded.

The Planning Commission agreed to the updates as presented.

**ACTION:**

Mayor Pro Tem Meyer moved to recommend approval of Ordinance 04-2024 to the Town Council; an Ordinance of the Town of Ridgway, Colorado, amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code regarding Parking Standards, finding that the criteria set forth in RMC Section 7-4-3(D)(3) have been met. Commissioner Foyster seconded the motion, and it passed unanimously on a roll call vote.

**GENERAL BUSINESS**

4. Presentation and Discussion Regarding Analysis Related to the Economic Implications of Ridgway's Land Use Mix

*Economic Implications of Land Use Summary Memorandum*, Working Draft dated August 23, 2024, prepared by Elliott Weiss, Principal for Economies of Place.

Mr. Weiss presented the memorandum to the Planning Commission which included forecasts for the Town's future in the areas of population growth, housing and land supply, and employment growth. Scenarios based on the forecasts were included in the report. He explained the report will provide a better understanding of how the Town is likely to grow, and how well the land use portfolio aligns with that anticipated growth. He noted the fiscal contribution of commercial properties, advised that future land use plans for vacant parcels should not be considered as 100% residential uses, and recommended strategic expansion of the Industrial Park.

The Commissioners discussed the report with Mr. Weiss and Mr. Dlubac.

#### 5. Presentation and Discussion for Affordable Housing

Staff Report dated August 27, 2024, and Power Point Presentation dated August 27, 2024, providing background, analysis and staff recommendation prepared by TJ Dlubac, AICP and Maz Garcia AICP of Community Planning Strategies, LLC (CPS)

During the May Planning Commission Work Session, the Commissioners assigned CPS the task of surveying Colorado mountain communities to see how affordable housing is regulated. TJ Dlubac presented the Staff Report which summarized the research conducted to date. The report presented two concepts that would assist the Town in determining the quantity of affordable housing required and how the developer can create housing based on that value. He proposed a concept for a method to calculate mitigation measures and a concept for a method to achieve compliance. The Planner provided examples of how mitigation methods are measured and calculated in the Communities surveyed.

The Commissioners agreed to review the Staff Report again to consider which mitigation method might be compatible with the Town's goals and provide the Planners with feedback at the September Regular Planning Commission Meeting.

### APPROVAL OF THE MINUTES

#### 6. Approval of the Minutes from the Meeting of July 30, 2024

#### ACTION:

Mayor Pro Tem Meyer moved to approve the Minutes from July 30, 2024. Commissioner Montague seconded the motion, and it was carried on a roll call vote with Mayor Clark abstaining.

### OTHER BUSINESS

#### 7. Updates From Planning Commissioners

The Commissioners discussed how repeated preliminary plat extensions may be problematic since conditions change over time.

The Town Manager asked the Commissioners to consider the 2025 work projects for discussion at the September Regular Meeting.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk