

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
NOVEMBER 26, 2024

CALL TO ORDER

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

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

PUBLIC HEARING

1. Ordinance No. 03-2024 Amending Ridgway Municipal Code (RMC) Section 7-4 "Zoning Regulations" Relating to Accessory Dwelling Units (ADU).

Staff Report and Power Point presentation dated November 22, 2024, providing background, analysis and recommendation; prepared by TJ Dlubac, AICP and Max Garcia, AICP of Community Planning Strategies, LLC.

TJ Dlubac reviewed the progression of the accessory dwelling unit project from January 2024 to current. He provided a comprehensive summary of the changes in each section of the Code for General Provisions, Dimensional/Design Standards, Incentives, Ownership/Occupancy, and Utilities, noting the language has been clarified for consistency throughout the Code.

Dlubac explained that structures used as short-term rentals (STR) are regulated separately from accessory dwelling units and the language for structures that are short term rentals in RMC Section 8-5 should be reconciled with the language in RMC Section 7. The Planner recommended approval of the Ordinance with the addition of the following language added to the motion; "Section 7-4-6(A)(4-B) be amended to add the phrase *unless the short-term rental license was issued prior to the effective date of this Ordinance and remains in good standing.*"

The Planning Commission discussed the proposed Ordinance with the Planner.

Chairperson Montague noted the Commissioners read the electronic version of the public comment letters prior to the meeting and opened the hearing for public comment.

Thomas Griffith asked if property owners can rent a single-family home as a STR structure while living in the ADU on the same property.

Chris Bolane explained how his short-term rented ADU helps him to maintain employment with the Town, and as a result can volunteer as a firefighter in the Ridgway Fire Protection District. Bolane stated he supports enforcement for absentee homeowners with illegal STR structures.

Marjorie Phelps shared that her STR structure makes it affordable to live in Ridgway, shop locally, enjoy local amenities, reinvest in Ridgway and noted she previously held 3 jobs to make

ends meet. Phelps said ADUs are not a solution for affordable housing for families and the STR regulations should benefit residents and not assist investors.

Terese Seal said ADUs are not sustainable for long-term renting. She agreed with the owner-occupancy requirement because property owners that do not live in Ridgway with an STR structure are only profiting from the community. She said the grandfathering of existing ADUs into the proposed code amendment while not providing any opportunity for future residents to rent an ADU is not fair.

Shannon Weinberg said the problem in Ridgway with STRs is not the ADUs but the absentee property owners that lease single-family structures. Weinberg commented that the long-term rent advertised for ADUs in this area is not affordable and ADUs are the least affordable option. She also noted that she would not be able to afford the mortgage on her home without the STR income.

Nicki Castagneto spoke on how STR income can benefit young families that want to live in Ridgway and spoke in favor of the owner occupancy requirement.

Chairperson Montague closed the hearing for public comment.

The Planning Commission deliberated. There was consensus that single-family structures and ADUs can be used as short-term rentals as long as one of the structures on the property is owner-occupied. They also agreed the definition of owner-occupancy must be updated. Planner Dlubac will amend the code in Section 7-4-6(A)(4-B) to read as follows: *An ADU shall only be used as a short-term rental structure provided it complies with all provisions in Sections 7-4-6(N) Short-Term Rental Regulations, and Section 8-5 Short-Term Rentals.*

#### ACTION:

Mayor Pro Tem Meyer moved to recommend approval to the Town Council Ordinance No. 03-2024, an Ordinance Of The Town Of Ridgway, Colorado, Amending Section 7-4 "Zoning Regulations" Of The Ridgway Municipal Code Regarding Accessory Dwelling Units, finding that the criteria set forth in RMC Section 7-4-3(D)(3) have been met. The Ridgway Municipal Code Section 7-4-6(A)(4-B) shall be amended as follows: An ADU shall only be used as a short-term rental structure provided it complies with all provisions in Section 7-4-6(N) Short-Term Rental Regulations, and Section 8-5 Short-Term Rentals. Commissioner Petruccelli seconded the motion, and it was unanimously passed on a roll call vote.

#### WORK SESSION

#### 2. Discussion Regarding Proposed Amendments to RMC Section 7-7 for Affordable Housing.

Memorandum dated November 22, 2024, providing peer review, and strategies for affordable housing, prepared by Angela Kemp, Senior Planner.

Planner Kemp provided an in-service to the Commissioners about concepts and strategies for affordable housing. The in-service included common definitions and terms, examples of what peer communities are doing for affordable housing, noted accomplishments to date for the Town and strategies to consider for future affordable housing programs. Kemp included a link to the Virtual Summit for the Inclusionary Zoning Panel Discussion webinar held in Chaffee County. She asked

the Commissioners to review the webinar for discussion at the December Regular Meeting, noting that inclusionary zoning must also be paired with incentives and multiple ways to provide the incentives.

The Planning Commission asked questions and received clarification throughout the presentation.

### APPROVAL OF THE MINUTES

#### 3. Approval of the Minutes from the Meeting of October 29, 2024

ACTION:

Commissioner Liske moved to approve the Minutes from October 29, 2024. Mayor Clerk seconded the motion, and it was carried unanimously on a roll call vote.

### OTHER BUSINESS

#### 4. Updates from Planning Commission Members

The Commissioners agreed that the December Regular Meeting should be rescheduled from December 31, 2024 to January 7, 2025.

### ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk