

PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
OCTOBER 29, 2024

CALL TO ORDER

The Planning Commission convened 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. The entire Planning Commission was present with Commissioner Foyster, Nelson, Petruccelli, Mayor Clark, Mayor Pro Tem Meyer and Chairperson Montague in attendance.

PUBLIC HEARING

1. Application for Resubdivision; Location: Town of Ridgway, Block 25, Lots 21-24; Address: 615 Moffat Street; Zone: Residential; Applicant: Chris Haaland; Owner: Chris Haaland and Sara Ballentyne

Staff Report dated October 25, 2024, and Power Point presentation dated October 29, 2024, providing background, analysis and staff recommendation prepared by Ridgway Town Planner Angela Kemp, AICP.

Angela Kemp presented an application to subdivide an existing parcel into 2 separate lots and noted the Owners anticipate development of a single-family residence with an accessory dwelling unit on each new lot. She explained that the request conforms to the requirements in the Ridgway Municipal Code (RMC) and recommended approval of the application with a condition outlined in the Staff Report.

The Commissioners discussed the request with the Applicant.

The Chairperson opened the hearing for public comment and there was none.

ACTION:

Commissioner Foyster moved to recommend approval of the Haaland Ballentyne Resubdivision, finding that the criteria set forth in RMC 7-5-2(J)(3) have been met with the condition that prior to the Town recording the Resubdivision Plat with the Ouray County Clerk Recorder's Office, all signatures shall be obtained, and the tap fees and excise tax for the created lot shall be paid. Commissioner Petruccelli seconded the motion, and it passed unanimously.

2. Application for Rezone; Location: Ridgway Athletic Park, East side of County Road 23; Address: Not applicable; Zone: General Commercial and Residential; Applicant: Chris Hawkins, Alpine Planning LLC; Owner: Dalwhinnie Group LLC

Staff Report dated October 25, 2024, prepared by TJ Dlubac, AICP of Community Planning Strategies, LLC and Power Point presentation dated October 29, 2024, prepared by Max Garcia,

AICP of Community Planning Strategies, LLC providing background, analysis and recommendation.

Max Garcia presented the application to rezone a portion of private property to be annexed into the Town boundary via Power Point presentation. He explained the land to be annexed will include the portion of land in the Preserve Subdivision that is already in the Town limits; the southeast corner of the Ridgway Athletic Park that is not in the Town limits, and a portion of the County Road (CR) 23 right-of way located near the proposed annexation. Garcia noted the request comports with the Master Plan as outlined in the Staff Report and the parcel will conform to the Town's zoning designations. The portion of land to be annexed in the Preserve Subdivision and CR23 will be designated as a Residential Zone and the remaining vacant land will be designated as a General Commercial Zone. Mr. Garcia reviewed the conceptual development plan and noted the Intergovernmental Agreement with Ouray County may need to be updated in the future because of the annexation.

The Planning Commission discussed the application with Planner Garcia.

Applicant Chris Hawkins clarified that there is a plat note allowing only infrastructure development on the General Commercial portion of the parcel.

The Chairperson opened the hearing for public comment and there was none.

#### ACTION:

Mayor Clark moved to recommend approval of the Dalwhinnie Athletic Park Annexation Zoning Map Amendment as requested to the Town Council with the following condition, finding that the criteria set forth in RMC 7-4-3 (C)(3) have been met: that Parcel B not be attributed a zone district because it is public right-of-way. Commissioner Nelson seconded the motion, and it was passed unanimously.

#### 3. Ordinance No. 03-2024 Amending Ridgway Municipal Code 7-5, "Zoning Regulations" for Accessory Dwelling Units (ADU)

Staff Report dated October 25, 2024, and Power Point presentation dated October 29, 2024, prepared by prepared by TJ Dlubac, AICP and Max Garcia, AICP of Community Planning Strategies, LLC providing background, analysis and recommendation.

Planner Garcia introduced the Staff Report and Power Point presentation and outlined the process during 2024 for updating the ADU Zoning Regulations. He informed the Commission that the Town Council reviewed the proposed amendments at the September 10, 2024, Regular Meeting and referred the proposal back to the Planning Commission to further discuss the number of permissible ADUs on one lot, and to discuss the owner occupancy provision.

The Planning Commission discussed ADU density with the Planners and agreed that the lot square footage should be the first criteria for determining the number of ADUs allowed on any lot. They also discussed the owner occupancy provision and agreed that the owner must live in the ADU or the associated primary structure to long-term or short-term lease either structure. Outlawing short-term rental use for ADUs in all zoning districts was discussed and the Commissioners agreed to continue the discussion after reviewing Ordinance NO. 17-03 regarding short-term rentals to ensure the owner occupancy requirements are consistent with the intent of the zoning regulations for long or short-term uses.

Mr. Garcia pointed out the definition for accessory dwelling units was removed from RMC Section 7-9-2 and was modified as shown in the Staff Report for consistency; and the Land Use Table was updated to show where ADUs are allowed in Town.

Planner Dlubac said he will prepare an overview of the proposed zoning updates and ordinance that will show the impact of the changes for review at the November Regular Planning Commission Meeting.

The Chairperson opened the hearing for public comment.

Resident Renee Marr expressed concerns about permissible ADUs in the Le Ranch Subdivision because the existing homes have minimal setbacks and ADUs would add unmanageable density to the neighborhood.

The Chairperson closed the hearing for public comment.

#### ACTION:

Mayor Pro-Tem Meyer moved to defer the discussion and action for Ordinance No. 03-24 to the November Regular Planning Commission Meeting. Mayor Clark seconded the motion, and it was passed unanimously.

#### WORK SESSION

#### 4. Discussion Regarding Amendments to the Ridgway Municipal Code for Affordable Housing

Staff Report dated October 25, 2024, and Power Point presentation dated October 29, 2024, prepared by prepared by TJ Dlubac, AICP and Max Garcia, AICP of Community Planning Strategies, LLC providing background, analysis and recommendation.

Max Garcia presented methods of calculating affordable housing mitigation measures to help achieve compliance. He used a Ridgway project as an example, utilizing the mitigation equations from the towns of Crested Butte, Eagle County and Telluride. Planner Dlubac posed the concept of density bonuses as an incentive, and noted creating housing supply is the beginning of resolving the lack of affordable housing. Planner Kemp advised the Commission that it would be helpful to know what the Planning Commission's goals are for affordable housing so that a specific mitigation plan for the Town could be developed. The Planners suggested a variety of outcomes such as number of living units, targeted area median income (AMI), fee in lieu; contractor incentives for expedited reviews, construction on or off site; and sales or property tax reimbursements for commercial developers.

The Planning Commission requested the Planners investigate Creative ways other communities are addressing the mitigation issue without utilizing a planned unit development. They suggested the Planners provide affordable housing mitigation examples of other towns such as Salida that might be more comparable with Ridgway. Dlubac suggested a December workshop specific to this subject only and the Commissioners agreed to hold a workshop on December 3.

#### 5. 2025 Planning Projects Discussion

The September Staff Report contained a *Future Land Use Considerations Table* dated July 9, 2023, for review as part Regular Planning Commission Meeting. TJ Dlubac categorized specific areas to be reviewed by the Planning Commission as part of the 2025 Work Sessions and suggested the Commission review the Master Plan before committing to a specific category. He further advised the Planning Commission to continue the work on affordable housing as a priority. The Planning Commission agreed that the 2025 Planning Projects would be to review the Master Plan and continue to develop affordable housing guidelines.

#### APPROVAL OF THE MINUTES

##### 6. Approval of the Minutes from the Meeting of September 24, 2024

#### ACTION:

Mayor Pro Tem Meyer moved to approve the Minutes from September 24, 2024. Mayor Clerk seconded the motion, and it was carried with Commissioner Nelson abstaining.

#### OTHER BUSINESS

##### 7. Updates From Planning Commission Members

The Planning Commission discussed the imposed monthly schedules of the Regular Meetings for the Town Council and Planning Commission noting the time in between the monthly Regular Meetings is problematic for applicants during the short building season. The Staff was directed to determine a coordinated meeting schedule that would expedite application recommendations to the Town Council.

Mayor Clark noted the Staff is currently working on amending the By-Laws to provide notice to the community when Commissioners are reconsidered for an additional term. The Commission agreed the incumbent could re-apply for a term while providing time for people with interest to apply for the seat as well.

#### ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Karen Christian  
Deputy Clerk