

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 24, 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, Nelson, Petruccelli, Mayor Clark, Mayor Pro Tem Meyer and Chairperson Montague were in attendance. Commissioner Liske was absent.

PUBLIC HEARING

1. Application for Re-Subdivision; Location: Parkside Subdivision, Lot 6; Address: 779 & 783 N. Laura Street; Zone: Residential; Applicant: Home Trust of Ouray County; Owner: Home Trust of Ouray County

Staff Report dated September 20, 2024, providing background, analysis and staff recommendation, and Power Point presentation dated September 24, 2024, prepared by TJ Dlubac, AICP of Community Planning Strategies, LLC.

TJ Dlubac presented the application via Power Point presentation and noted that the current Lot 6 is designated as a duplex parcel and a duplex structure is currently under construction. He explained the request is to create 2 townhouse properties along the shared party wall and 2 building footprints so that each unit can be sold separately. He further explained that the Home Trust will retain ownership of the land, sell the individual units, and then lease the land to the homeowners to control the land costs and keep the lease rate low. Dlubac recommended approval of the re-subdivision request because it is in general conformance with the 2019 Master Plan and the Future Land Use Map, with no outstanding conditions.

Andrea Sokolowski, Executive Director for the Home Trust of Ouray County explained the organization operates under a community land trust model which means land is held in perpetuity by the Trust for the benefit of affordable housing and further explained how the organization functions and manages the land inventory.

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

The Commissioners discussed the application with Ms. Sokolowski.

ACTION:

Mayor Clark moved to approve the Parkside Townhouse Subdivision, finding that the criteria set forth in the Ridgway Municipal Code (RMC) 5-2(K)(3) have been met. Mayor Pro Tem Meyer seconded the motion, and it passed on a vote of six to one.

ACTION ITEM

2. Consideration for Deviation to Roof Pitch Design Standards; Location: Amended Plat of Lot A, Le Ranch Subdivision, Lot 5; Address: 432 Amy Ct, 100 & 200; Zone: General Commercial; Applicant: Geoffrey Kembel; Owner: Geoffrey Kembel

Staff Report dated September 20, 2024, providing background, analysis and recommendation; and Power Point presentation dated September 24, 2024, prepared by TJ Dlubac, AICP.

Planner Dlubac explained the Town issued a building permit for Mr. Kembel's home in July because it met all the Town standards. The home is currently under construction, and the neighbors have expressed concerns in the design. Mr. Kembel addressed the neighbors' concerns and amended the design which has resulted in a proposed roof pitch of 4:12, instead of the subdivision's design standard requirement of 6:12. Furthermore, the parcel's plat note indicates the Planning Commission shall approve any deviations to the subdivision's design standards. Dlubac reviewed the roof pitch proposed by Mr. Kembel in the Power Point presentation and recommended approval of the newly proposed roof pitch as presented because it conforms to the Town Standards and the change would not affect the structure's functionality.

The Chairperson opened the hearing for public comment.

Resident CJ Garvey asked why the Town issued the building permit without the Homeowners approval and noted that he and the surrounding neighbors are expecting the home to be constructed under the same standards as the existing homes in the subdivision.

The Chairperson closed the hearing for public comment.

ACTION:

Commissioner Foyster moved to approve a deviation to allow a reduced roof pitch of 4 to 12 on Lot 5, Amended Plat of Lot A, Le Ranch Subdivision, a Planned Unit Development. Commissioner Petruccelli seconded the motion, and it was passed unanimously.

WORK SESSION

3. Discussion to Amend Ridgway Municipal Code (RMC) Section 7-4 "Zoning Regulations" for Accessory Dwelling Units (ADU).

Staff Report dated September 20, 2024, providing background, analysis and recommendation, and Power Point presentation dated September 24, 2024, prepared by TJ Dlubac, AICP, and Max Garcia AICP, of Community Planning Strategies, LLC.

Dlubac explained that the proposed amendments for the ADUs were considered by the Town Council for approval at the September 10 Town Council Regular Meeting. The Council referred the amendments back to the Planning Commission due to concerns regarding the owner occupancy provision and the "potential permissible quantity of ADUs based on the lot square footage." The Planner noted discrepancies in RMC Section 7-9-2 for definitions of ADUs; and in Section 7-4-4, for the Land Use Table, and explained the updates for those will be included in the next revision to be sent to the Town Council for approval.

The Commissioners discussed the owner occupancy requirement with the Planner. Residents Kunio Vollenweider, Robert Savath, and Beth Lakin participated in the discussion. The Commissioners directed Planner Dlubac to revise the owner occupancy requirements and produce samples of language to use in the Code for the Commissioners' consideration at the October Regular Planning Commission Meeting.

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

Economic Implications of Land Use Summary Memorandum dated September 19, 2024, prepared by Elliott Weiss, Principal for Economies of Place. providing background, analysis and recommendations, and Power Point presentation dated September 24, 2024, prepared by Max Garcia AICP, of Community Planning Strategies, LLC.

TJ Dlubac presented the Memorandum and reviewed the recommendations made by Elliott Weiss via Power Point presentation and explained how the recommendations could be managed. The Planning Commission discussed the recommendations with Dlubac and resident Robert Savath participated in the discussion.

5. Discussion Regarding Amendments To the Ridgway Municipal Code for Affordable Housing.

Staff Report dated August 27,2024, and Power Point presentation dated September 24, 2024, providing background, analysis and recommendation, prepared by TJ Dlubac, AICP, and Max Garcia AICP, of Community Planning Strategies, LLC.

Planner Dlubac presented the Staff Report that provided examples of mitigation measures used in peer communities. The concept of calculating affordable housing mitigation measures and the methods for achieving compliance were discussed with the Commissioners. The Planning Commission requested Dlubac to provide scenarios using Ridgway developments to show how mitigation measures would help to provide a supply of affordable housing and how new developments can produce affordable housing based on the mitigation measures at the next Regular Planning Commission Meeting.

WRITTEN REPORT

6. 2025 Planning Projects

Staff Report dated September 20,2024 providing background analysis and recommendation, prepared by TJ Dlubac, AICP of Community Planning Strategies, LLC.

Dlubac presented the Staff Report identifying the topics in RMC Chapter 7 to be examined by the Commissioners. He asked the Commissioners to prioritize the topics for the 2025 Work Plan so that the action plan could be addressed at the next Regular Planning Commission Meeting.

APPROVAL OF THE MINUTES

7. Approval of the Minutes from the Meeting of August 26, 2024

ACTION:

Mayor Pro Tem Meyer moved to approve the Minutes from August 26, 2024. Mayor Clerk seconded the motion, and it was carried with Commissioner Nelson abstaining.

OTHER BUSINESS

8. Updates From Planning Commission Members

Commissioner Petruccelli said he has obtained a variety of plan sets for accessory dwelling units with a variety of price ranges that other Commissioners can review for consideration of the Town approved building plans concept.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk