

## MINUTES OF JOINT WORKSHOP MEETING

### RIDGWAY TOWN COUNCIL and PLANNING COMMISSION

JANUARY 18, 2017

The Town Council convened for a joint workshop at 5:40 p.m. in the Ridgway Community Center, 201 N. Railroad Street, Ridgway, Colorado. Councilors Hunter, Williams, Mayor Pro Tem Johnson and Mayor Clark were in attendance.

Town Clerk's Notice of Workshop Meeting dated 1-9-17.

The Council met with members of the Planning Commission to discuss short term rentals, accessory dwelling units and a pilot program to assist businesses with the Americans with Disabilities Act.

#### 1. Short Term Rentals and Accessory Dwelling Units

Staff Report dated 1-18-17 from the Town Manager and Assistant Planner addressing short term rentals (STR), bed and breakfasts and accessory dwelling units (ADU).

Town Manager Coates reported with changing and evolving market needs for affordable housing and short term rentals, and an increase in planning and subdivision applications, staff is recommending the Council and Commission review existing regulations and discuss potential changes.

Staff reviewed the current regulations, which were summarized in a chart contained in the Staff Report. There was discussion regarding current regulations and proposed changes for each type of use.

It was agreed ADU's shall not be allowed to convert to STR's, whether built as a detached structure or not. It was noted that ADU's allow construction of a second unit on lots that do not otherwise allow two units, and also the use of water and sewer services to a second unit without the purchase of an additional tap. It was also agreed that an ADU must be rented or used for a minimum of 90 days.

There was discussion regarding STR's which included directing staff to research how other communities administer these regulations and provide licensing; limiting to one per block; limiting by zoning; exploring allowing fewer in the historic residential and business districts; requiring inspection for fire, smoke and carbon monoxide detectors through licensing; explore land use plan goals and incorporate into the next discussion; provide a copy of Ouray County's new regulations. It was agreed to meet again on February 1<sup>st</sup> at 7:00 p.m.

#### 2. Pilot program to assist businesses to meet the Americans with Disabilities Act (ADA)

Assistant Planner Lu Hauger explained Council budgeted \$5000 to provide an ADA Access Incentive Program. She presented a proposal from PEAK Access to perform a thirty minute interior and exterior assessment on a business, and provide findings of areas not in compliance with ADA standards and recommendations to bring into compliance.

The Town Manager noted the funds were budgeted to provide a pilot program to assist businesses with ADA access to buildings, as the Town has no regulations. The Council had agreed to assist businesses in becoming compliant with the federal regulations, as businesses are responsibility for compliance, and also if any injury is sustained, or a claim made toward violations. She

reported staff has researched ways to fairly distribute the funds, and are presenting a scaled down version of model being used in the City of Durango.

There was discussion and it was agreed to hold a seminar and invite a trained ADA professional to make a presentation to businesses regarding ADA regulations. Through this outreach and education workshop businesses could be invited to contact PEAK Access for an assessment, and apply to the Town for grant funds to assist in the cost of the study. Funds would be distributed after signing a release in which the business states they assume all liability. It was agreed the Town Manager will consult with the Town Attorney and report back.

#### ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk