

MINUTES OF JOINT WORKSHOP MEETING
RIDGWAY TOWN COUNCIL and PLANNING COMMISSION
MARCH 28, 2017

The Town Council convened for a joint workshop at 5:35 p.m. in the Ridgway Community Center, 201 N. Railroad Street, Ridgway, Colorado. Councilors Austin, Williams, Young and Mayor Clark were in attendance. Councilors Gold, Hunter and Mayor Pro Tem Johnson were absent

Town Clerk's Notice of Workshop Meeting dated 3-22-17.

The Council met with all five appointed members of the Planning Commission to discuss short term rentals and accessory dwelling units. This meeting was continued from workshops held on 1-18-17, 2-1-17, 2-28-17 and 3-15-17.

1. Short Term Rentals

Mayor Clark explained he had requested the meeting to continue discussions and review placing limits on short term rentals (STR's).

Staff Report dated 3-28-17 from the Town Manager and Assistant Planner presenting revisions to the short term rental regulations based on discussion and feedback from the previous four workshops, and presenting staff recommendations on limiting the number of licenses.

Town Manager Coates summarized the Staff Report which, based on direction given at previous meetings, included restated goals; options to regulate STR's by limiting the total number of licenses per year, or per block or per area, or total number of days per year; and draft revisions to the Municipal Code. Staff proposed to limit the total number of licenses per year to assist in managing STR's and minimize the conversion of long term rentals. The proposal was to allow the issuance of 50 licenses, which equates to 10% of current housing.

Manager Coates reviewed the proposed changes to the code, and there was discussion with the Council and Commission. There were questions, comments and discussion with members of the audience including: Alice Billings, Paula James, Andy Mueller, Shari Braund, Mary Beth Hollenbeck, Bob Kelly, Chris McCabe, Jack Petrucelli.

The Council and Commission discussed the proposed changes and requested inclusion of a number of changes to the draft document. It was agreed to limit the size of STR's to 5 bedrooms and 10 adults; staff to determine a license fee based on costs to administer, with a different amount for rental of only one bedroom; and staff was directed to prepare an ordinance for introduction at the next Council meeting.

ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk