

MINUTES OF JOINT WORKSHOP MEETING

RIDGWAY TOWN COUNCIL and PLANNING COMMISSION

FEBRUARY 28, 2017

The Town Council convened for a joint workshop at 6:30 p.m. in the Ridgway Community Center, 201 N. Railroad Street, Ridgway, Colorado. Councilors Austin, Gold, Hunter, Williams, Young and Mayor Clark were in attendance.

Town Clerk's Notice of Workshop Meeting dated 2-16-17.

The Council met with 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 and 2-1-17.

1. Short Term Rentals and Accessory Dwelling Units

Staff Report dated 2-28-17 from the Town Manager and Assistant Planner presenting revisions to the short term rental regulations based on discussion and feedback from the previous two workshops.

Town Manager Coates reported short term rental (STR) regulations were implemented in 2007 and revised in 2010. The Council and Commission have held discussions regarding proposed changes to the regulations, and the previous meeting directed staff to prepare suggested incentives for long term rentals, noting accessory dwelling units (ADU) are already incentives. Other items previously discussed included adding provisions pertaining to ADU's; establishing annual licensing for STR's, including inspection by the Building Inspector; limiting STR to a maximum of two per building and or limiting the number of number of STR per street, and limiting the number licenses.

SPEAKING FROM THE AUDIENCE:

Jack Petruccelli spoke in favor of a three year license period.

Charles Mueller spoke in favor of adjusting the reporting of sales tax quarterly.

Bob Kelly suggested encouraging STR's and "not discouraging them".

Letter from Jack Young owner of local lodging facility noting commercial property owners pay much higher property tax rates than persons renting from residential properties.

There was discussion between members of the audience and Council.

Mayor Pro Tem Johnson entered the meeting at 6:55 p.m.

SPEAKING FROM THE AUDIENCE:

Jack Petruccelli spoke in favor of incentives for ADU's.

Tate Rogers spoke in favor of "increased density" to provide affordable housing.

Mary Beth Hollenbeck noted STR's "bring creative people to the community who recreate and shop" and expressed concerns with creating a "bedroom community" for "Telluride housing".

There was discussion between the Council and audience.

SPEAKING FROM THE AUDIENCE:

Bob Kelly stated he is not in favor of the proposed license fee.

Andy Mueller questioned limiting the number of bedrooms for STR's to four; supported a three year renewal for licenses; suggested "concentrate in the historic business zone so visitors can walk to restaurants and shops"; spoke in opposition to limiting the number of STR's.

There was discussion between the audience and Council and Commission.

SPEAKING FROM THE AUDIENCE:

Bob Kelly suggested "grandfathering STR's in residential zones instead of limiting the number per block".

There was discussion among the Council and Commissioners.

SPEAKING FROM THE AUDIENCE:

Andy Mueller suggested the Town subsidize building permit fees for ADU's to encourage long term rentals.

Chris Norton suggested a different fee for owner occupied STR's.

The consensus of the Council was to direct staff to research allowing STR's in a duplex if the other unit is owner occupied; look at license term of two to three years, with annual safety inspections; not support limiting the number of STR's by building or property in HB and GC; explore more incentives for ADU's; possibly increase the number of allowable bedrooms in a STR.

It was agreed to continue discussion to a workshop on March 15th from 7:00 to 8:30 p.m.

Members of the Planning Commission left the meeting at 8:15 p.m. and the Council continued the meeting.

2. Hiring process for new Town Marshal

The Town Manager explained an advertising packet is being prepared for the Marshal position. Advertisements will be placed during the month of March in regional newspapers, statewide through the Colorado Association of Chiefs of Police and the Colorado Municipal League. It is anticipated interviews will begin in mid April, and an offer made in May. Interviews will be performed by a panel, either by phone or in person. Blaine Hall will continue as the Interim Marshal through April she reported.

ADJOURNMENT

The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk