

## MINUTES OF JOINT WORKSHOP MEETING

### RIDGWAY TOWN COUNCIL and PLANNING COMMISSION

FEBRUARY 1, 2017

The Town Council convened for a joint workshop at 7:10 p.m. in the Ridgway Community Center, 201 N. Railroad Street, Ridgway, Colorado. Councilors Gold, Williams and Mayor Clark were in attendance.

Town Clerk's Notice of Workshop Meeting dated 1-19-17.

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. This meeting was continued from a workshop held on 1-18-17.

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

The Staff Report dated 1-18-17 from the Town Manager and Assistant Planner addressing short term rentals (STR) and accessory dwelling units (ADU) was updated 2-1-17 to include items discussed at the previous meeting.

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 recommended the Council and Commission review existing regulations and discuss potential changes.

Staff reviewed suggestions and items discussed at the prior workshop pertaining to STR's. These included licensing, limiting the number of units per block, comporting with the Land Use Plan, health and safety inspections and also ADU conversions. There was discussion and comments from the audience.

It was agreed ADU's shall not be allowed to convert to STR's, whether built as a detached structure or not.

Staff was directed to research incentives and limiting the number of STR's. The Town Manager noted a follow up of agreed upon items will be presented at another workshop.

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

Assistant Planner Lu Hauger explained Council budgeted \$5000 to provide an ADA Access Incentive Program. She presented a follow up on the 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. There was discussion regarding the proposed pilot program and it was agreed to implement a trial program and offer to the first five businesses that apply, \$500 for an assessment by PEAK Access and \$500 to be used toward improvements.

Manager Coates explained the item would be placed on the Council agenda for discussion at the regular meeting, with adoption of the program to be targeted for the March meeting.

ADJOURNMENT

The meeting adjourned at 9:45 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk