

**Minutes of the Ouray Planning Commission
January 14, 2020**

CALL TO ORDER

Chairman Skoloda called the meeting to order at 4:00 p.m.

ROLL CALL

Planning Commissioners present for roll call were Chairman Jeff Skoloda, Vice Chair Gulde, Commissioner Ryan Hein, Commissioner J. Gary Dunn, and Commissioner Josh Smith.

Present on behalf of the City of Ouray staff were Community Development Coordinator Chris Hawkins and Deputy Clerk/Treasurer Beverly Martensen.

APPROVAL OF MINUTES

Commissioner Dunn moved and Commissioner Smith seconded the motion to approve the minutes of the December 10th Regular Planning Commission meeting with changes as noted to item #2. The motion passed on unanimous vote.

ACTION ITEM

1. 2020 Planning Commission Meeting Schedule

Chairman Skoloda moved and Vice Chair Gulde seconded the motion to approve the 2020 Planning Commission Meeting Schedule. The motion passed on unanimous vote.

PUBLIC HEARINGS

1. Columbus PUD Amendment

Name of Applicant: Imogene Holdings, LLC

Legal Description: Lot 13, Block 9, City of Ouray

Address: 740 Main Street

Lot or Site Size: 3,550 sq. ft.

Detailed Summary of Development Application(s): PUD amendment to allow for a rear addition to the building on the property for larger hotel rooms (not increasing the number of permitted rooms); (2) expand the rooftop bar/restaurant area; and (3) miscellaneous changes to accomplish the foregoing.

Chairman Skoloda recused himself, due to his involvement in the project.

Vice Chair Gulde outlined the rules for public hearing.

Chris Hawkins presented the existing approved PUD with focus on the rooftop bar, then presented highlights of the requested PUD amendment showing an added 8' to back of building, additional umbrellas on rooftop bar, and added outside staircase for additional egress from rooftop to accommodate additional seating.

**Minutes of the Ouray Planning Commission
January 14, 2020**

The Applicant presented that since the project began, and initial PUD approval, he has received a Colorado State Historical grant and will now be spending considerable additional monies on restoring the building exterior.

The applicant received and responded to questions from the Planning Commission.

Vice Chair Gulde opened the hearing to public comment. Hearing none, she closed the hearing to public comment.

The Planning Commission deliberated the PUD Amendment.

Commissioner Smith moved and Commissioner Hein seconded the motion to approve a PUD amendment for the Columbus building PUD amendment with the findings and conditions set for in the staff memo of record and the following conditions:

Findings:

1. The PUD amendment is consistent with the efficient development and preservation of the entire Planned Unit Development.
2. The PUD amendment does not affect in a substantially adverse manner either the enjoyment of land abutting upon or across a street from the Planned Unit Development or the public interest.
3. The PUD amendment is not granted solely to confer a special benefit upon any person.

Conditions:

1. Prior to the City executing and recording the PUD agreement, the State Historic Fund will approve the proposed addition to ensure that the Columbus Building's contributing status is not affected.
2. The Applicant shall provide an executed easement agreement for the egress stairs on the property to the south prior to the City executing and recording the PUD agreement, with the easement recorded concurrent with the amended and restated PUD agreement.

The motion passed with Commissioner Dunn voting no.

Chairman Skoloda rejoined the meeting.

2. Sampler Mill Site Variances

Name of Applicant: Amada Family Limited Partnership, LLP

Legal Description: Sampler Mill Site, Tract 1

Address: 1511 Main Street

Lot or Site Size: 1.939 acres

Detailed Summary of Development Application(s): Variance to Ouray Land Use Code to (A) Section 7-4-D-1-b-v-1 to not provide a 15 foot landscaped buffer on the site and instead provide

**Minutes of the Ouray Planning Commission
January 14, 2020**

such buffer in the Highway 550 Right-of-Way; and (B) building height variance to allow for a maximum building height of greater than 35 feet.

Chris Hawkins presented the variances requested by applicant and the city code referencing these variance requests. He did indicate there are two restrictive elements to development, rockfall possibility and site flooding possibility. These would be identified further in a geology report. Hawkins cited City Code stating that landscaping buffer variances can be granted by Planning Commission for existing structures, but not new development.

The Applicant presented the project, describing his research and his desire to provide long term, sellable housing. The Applicant explained his research with CDOT regarding putting the 15' landscape in the CDOT right of way. He acknowledged that the any CDOT permission granted would be revocable.

The Applicant received and responded to questions from the Planning Commission.

Vice Chair Gulde moved and Commissioner Dunn seconded the motion to table the building height variance request pending further engineering by the applicant. The motion passed on unanimous vote.

DISCUSSION

Discussion of potential amendments to the Ouray Land Use Code to provide incentives for new housing.

The Planning Commission discussed incentives, focusing primarily on the Code regulations regarding accessory dwelling units.

ADJOURNMENT

At 6:40 p.m. Vice Chair Gulde moved and Commissioner Hein seconded the motion to adjourn. A vote was taken and the motion passed unanimously.