

**Minutes of the Ouray Planning Commission  
November 20, 2019**

**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 Tamara Gulde, Commissioner J. Gary Dunn, Commissioner Ryan Hein 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**

Vice Chair Gulde moved and Commissioner Dunn seconded the motion to approve the minutes of the October 9th Regular Planning Commission meeting with corrections as noted to Page 2, 4<sup>th</sup> paragraph and Page 3, last paragraph. The motion passed on unanimous vote.

**CITIZENS COMMUNICATIONS**

None

**PUBLIC HEARING**

**1. Daisy Placer Lot Split**

**Applicant:** Nicole Skoloda

**Type of Development Application:** Subdivision for a lot split

**Legal Description:** Daisy Placer, Situated in Section 30, Township 44 North, Range 7 West and Section 25, Township 44 North, Range 8 West, New Mexico Principal Meridian, City of Ouray

**Address:** **TBD Highway 550** (Located East of Biota Buildings and North of Loretta Court)

Chairman Skoloda recused himself from the hearing due to conflict of interest. Vice Chair Gulde took over the meeting.

Hawkins presented the application describing it as a straightforward lot split. Hawkins reminded the commission that there will be an upcoming site development permit that will address parking, lot lines etc. Staff recommends approval.

The applicant, Nicole Skoloda, presented that they are pursuing the purchase of property to build a new workspace for their business, Skol Studio. She also addressed the CDOT access issue, stating their lawyer had spoken with the City attorney and that access would be from a city street, not highway 550. The applicant requested that any condition regarding CDOT access be removed.

Commissioner Hein asked about current violations regarding screening the area where equipment is being stored and asked whether those violations will be corrected as part

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of this permit. Applicant stated this property will not be used for storage and therefore corrections to screening would not be necessary.

Chris Hawkins confirmed that egress will be from Loretta Court.

Commissioner Dunn pointed out corrections needed to the plat map:

- Plat map must say City of Ouray
- Surveyor certificate needs to be Ouray, not Ridgway
- Legal description needs to include City, County, State of Colorado.

Commissioner Smith questioned whether screening would be corrected and whether there needs to be a condition clarifying that.

Vice Chair Gulde closed the public hearing.

The Planning Commission deliberated.

**ACTION ITEMS**

**1. Daisy Placer Lot Split**

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Vice Chair Gulde moved and Commissioner Hein seconded the motion to recommend the City Council approve a Lot Split for a portion of the Daisy Placer subject to the following conditions:

1. Prior to the City signing the plat, the following plat notes shall be added to the plat cover sheet:
  - a. Developers within this subdivision are responsible for extending required utilities to each lot from the surrounding rights-of-ways, with utility plans showing a survey of existing lines, connections and designs per the City's construction specifications.
  - b. An Engineering Geology Report may be required by the Ouray Land Use Code for the development of the lots concurrent with the required building permit or site development permit applications.
  - c. The development of each lot in this subdivision shall provide drainage, snow storage, parking and other plans per the OLUC concurrent with the submission of a building permit or Site Development Permit.
2. The development of the lots is subject to the City's Sewer Limit Ordinance.
3. The subdivision surveyor shall set the monument pins prior to the City executing the plat as evidenced by a letter that is stamped and signed by the surveyor subject to City inspection.

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4. Prior to recording the plat, the Applicant shall, if deemed necessary by Town staff, consult with CDOT on the need for an access permit, and if required, shall obtain an access permit.
5. Prior to the Council meeting, the Applicant will discuss rectifying the code violations on the property with the seller.
6. The plat will be revised per the direction at the meeting.

The motion passed on unanimous vote.

Chairman Skoloda rejoined the meeting.

**DISCUSSION ITEMS**

**1. Affordable Housing**

Hawkins reminded the commission that at the November 4th meeting City Council directed the Planning Commission to revisit the discussion of affordable housing.

The Planning Commission discussed affordable housing issues and ways to incentivize property owners and developers including possible amortization of tap fees, zoning changes to allow higher density, and changes to ADU regulations.

**ADJOURNMENT**

At 5:36 p.m. Commissioner Hein moved and Commissioner Dunn seconded the motion to adjourn. A vote was taken and the motion passed unanimously.