

**Minutes of the Ouray Planning Commission
March 10, 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, and Commissioner Josh Smith. Commissioner J. Gary Dunn was excused.

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 Hein seconded the motion to approve the minutes of the February 13th Regular Planning Commission meeting as written. The motion passed on unanimous vote.

ACTION ITEMS

Consideration of recommendation to the City Council on amendments to the Ouray Land Use Code at Section 7-2 and the definition of an Accessory Dwelling Unit (“ADU”) Sections 7-5-J-6 regarding ADU regulations and incentives; 7-5-E-3-d-iii-2, 7-5-E-4-e-iii-2 and Table 7-5-D to not count accessory dwelling unit floor area in the maximum floor area allowed in the R-1 and R-2 zone districts; and Table 7-5-D to not have ADUs count towards the maximum density on a lot.

Hawkins presented that this is the third meeting discussing code changes regarding ADUs as a direct result of Council direction.

The Planning Commission has been focused on creating incentives for ADU, including:

1. Increasing the size to allow for up to 1,200 sq. ft. and a three bedroom unit.
2. Removing the owner occupancy requirement of either the primary unit or ADU.
3. Allowing an ADU on any size lot in the city.
4. Not counting the ADU floor area in the maximum floor areas allowed in each zone district.
5. Allowing for on-street parking.

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As a result of Council directing Planning Commission to create incentives for ADU, construction, the commission has been discussing the following incentives:

1. Increasing the size to allow for up to 1,2000 sq ft and a three bedroom unit.
2. Removing the owner occupancy requirement of either the primary unit or ADU.
3. Allowing an ADU on any size lot in the city.
4. Not counting the ADU floor area in the maximum floor areas allowing in each Zone district.
5. Allowing for on-street parking.

Hawkins presented red line proposed changes to the code

The Commission also discovered what makes up t

Dave Dougherty , 9th Ave – stated that the code regarding owner occupied is the biggest issue right now and that “owner occupied” should be defined before it is eliminated.
Dave stated

Jason Perkins, Oray RV Park

Commission discussed the definition of owner occupied and the questions regarding density.

Commission also discussed what goes

Letter from Warnuck presented in support of avoiding allowing ADUs to be rented as long term

Commission discussed that one parking area per ADU instead of 20

Mass and scale... Gulde has an issue with density.

Commissioner Smith moved and Commissioner Gulde seconded the motion to send recommendations as listed in staff memo and adjustments to site coverage from 30-40% and to allow on street parking. Unanimous.

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DISCUSSION

COMMUNITY PLAN UPDATE.

**COMMISSIONERS DISCUSSED.
ADJOURNMENT**

At 5:10 p.m. Commissioner Heinn moved and Commissioner Gulde seconded the motion to adjourn. A vote was taken and the motion passed unanimously.