

**Minutes of the Ouray Planning Commission
January 8, 2019**

CALL TO ORDER

Chairman Jeff 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, and Commissioner Tom Tyler. Commissioner Ann Morgenthaler was absent.

Present on behalf of the City of Ouray staff were City Administrator Katie Sickles, 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 December 11th Regular Planning Commission meeting with corrections as noted. A vote was taken and the motion passed unanimously.

STAFF UPDATE

Commissioner Morgenthaler has announced her resignation from the Planning Commission.

CITIZENS COMMUNICATIONS

There were no citizen communications.

PUBLIC HEARING

1. 740 Main Street Preliminary PUD

Applicant: Imogene Holdings, LLC - Stuart Gillespie

Address: 740 Main Street

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

Description: Preliminary PUD to consider a height variance for a rooftop deck safety railing for an outdoor bar and event space.

Hawkins stated the 740 Main Street Sketch PUD was approved by both the Planning Commission and City Council last month. City Council had included in their motion the desire for continued noise and visual impact analysis.

Stuart Gillespie, the applicant discussed the PUD and his requesting for a PUD variation for height to allow for a 44" tall safety railing on top of a 4" deck that would exceed the building height by approximately 3 feet for the purpose of having a roof top bar on the building. Gillespie also discussed what he believes are the public benefits he is offering, including affordable long term housing and restoration of the building.

Chairman Skoloda opened the hearing to public comment.

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Tony Schmidt, neighboring business owner at 736 Main Street, stated that the smoke stack at his business will be at the same elevation as the roof top bar.

Matt Genuit, neighboring property owner at 738 Main Street, expressed his concerns regarding trash and debris possibly falling from the roof top bar onto his property immediately next door. Also concerns about lack of privacy with patrons of the bar being able to look down into the residence through its sky lights. He stated he would like to see the south railing of the roof top bar brought back a distance from the parapet.

Jeff Skoloda, nearby neighbor at 812 Main Street, spoke as a citizen saying that patrons of the bar could also look across into his private residence.

Chairman Skoloda closed the hearing to public comment.

The Planning Commission discussed the PUD.

Chairman Skoloda spoke in support of the project and collaborative efforts to address concerns.

Vice Chair Gulde spoke in support of the project, stating she feels the historic renovation is a strong public benefit. She also expressed concerns regarding noise and privacy.

Commissioner Tyler spoke in support of the project, also expressing concerns about granting height variances and privacy of neighbors.

Commissioner Dunn spoke in support of the project. He also expressed concerns regarding granting height variances and privacy of adjacent property owners.

Vice Chair Gulde moved and Chairman seconded the motion to recommend City Council approve the preliminary PUD for the Columbia Building PUD at 740 Main St. as presented with the findings and conditions as presented in the staff memo of record, subject to meeting the requirements outlined in the draft PUD agreement, and with the following conditions.

1. Prior to the Planning Commission approving the Final PUD, the Owner shall provide a letter from a qualified historic preservation architect or other qualified consultant with expertise in historic building ratings that the addition of the Rooftop Bar area and the addition of the deck and safety railing will not degrade the Columbus Building's historic rating.
2. A site visit with City Council members, Planning Commission and surrounding neighbors will be conducted on January 22nd at 4:00 p.m. and will include sound testing.

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3. Applicant will revise the layout of the rooftop bar plan to address the concerns expressed by the Planning Commission at this meeting.

A vote was taken and the motion passed unanimously.

DISCUSSION

Hawkins presented information on the Community Plan Update, stating the 1st meeting will be addressing affordable housing, and the 2nd meeting will be addressing economic development and tourism.

ADJOURNMENT

At 5:28 p.m. Commissioner Tyler moved and Commissioner Dunn seconded the motion to adjourn. A vote was taken and the motion passed unanimously.