

**CALL TO ORDER**

Chairman Jeff Skoloda called the meeting to order at 3:55 p.m.

**ROLL CALL**

Planning Commissioners present for roll call were Chairman Jeff Skoloda, Commissioner Tamara Gulde, Commissioner J. Gary Dunn, Commissioner Ann Morgenthaler and Commissioner Tom Tyler.

Present on behalf of the City of Ouray staff were Community Development Coordinator Chris Hawkins, City Administrator Katie Sickles and Deputy Clerk/Treasurer Beverly Martensen. Pro Tem Mayor Glenn Boyd was present as Council liaison.

**CITIZENS COMMUNICATIONS**

None.

**APPROVAL OF MINUTES**

Chairman Skoloda asked if there were any corrections to the minutes of the September 12th, 2017 Planning Commission Meeting. Chairman Skoloda moved and Commissioner Dunn seconded the motion to approve the minutes of the September 12th, 2017 Planning Commission meeting as written. A vote was taken and the motion passed unanimously. Chairman Skoloda asked if there were any corrections to the minutes of the September 18th, 2017 Planning Commission Meeting. Commissioner Gulde moved and Commissioner Dunn seconded the motion to approve the minutes of the September 18th, 2017 Planning Commission meeting as written. A vote was taken and the motion passed unanimously. Chairman Skoloda asked if there were any corrections to the minutes of the October 10th, 2017 Planning Commission Meeting. Chairman Skoloda moved and Commissioner Gulde seconded the motion to approve the minutes of the October 10<sup>th</sup>, 2017 Planning Commission meeting as written. A vote was taken and the motion passed unanimously. Chairman Skoloda asked if there were any corrections to the minutes of the November 14th, 2017 Planning Commission Meeting. Commissioner Dunn moved and Commissioner Tyler seconded the motion to approve the minutes of the November 14th, 2017 Planning Commission meeting as written. A vote was taken and the motion passed unanimously. Chairman Skoloda asked if there were any corrections to the minutes of the December 11th, 2017 Planning Commission Meeting. Commissioner Gulde moved and Commissioner Tyler seconded the motion to approve the minutes of the December 11th, 2017 Planning Commission meeting with correction to wording "suggested mitigation" in paragraph 2 of Public Hearing. A vote was taken and the motion passed unanimously.

**STAFF UPDATE**

Chris Hawkins stated he is now under contract as Community Development Coordinator for the next year for purposes of continuity during update of the Community Master Plan.

**PUBLIC HEARING**

Consideration of a Planning Commission determination that dog boarding facilities area a conditional use in the C-1 Zone District pursuant to Municipal Code Section 7-5-E (5)(c)

Consideration of a conditional use permit for a dog boarding facility at 920 Main Street, Grffin Subdivision Lot A for the Ouray Dog Company pursuant to Municipal Code Section 7-5-f

Hawkins explained a site visit had been conducted at 920 Main Street, in response to a conditional use permit application submitted by Ted Pullig, Ouray Dog Company for dog boarding facilities. A recording of dogs barking at 115 decibels was playing inside the applicant's building. Applicant and commissioners walked the site to determine sound impact. Hawkins discussed various options and conditions for granting conditional use permit application.

Applicant Ted Pullig stated there would be additional measures addressing sound concerns, no dogs outside unsupervised. Has been playing the barking dogs recording for a week and has received no comment. Asks for community support.

Public Comment

Karen Fellin, 950 San Fellin Ct – Spoke in opposition, citing odor and noise concerns.

Barbara Cole, 949 Main St – Spoke in opposition, citing noise and odor concerns. Also concerned about property values.

Molly Taylor, 707 5<sup>th</sup> St. – Spoke in support, citing her extensive experience in successful dog boarding facilities in residential neighborhoods.

Amy Winterrowd, 335 5<sup>th</sup> St – Spoke in support.

Jack Fellin, 950 San Fellin Ct – Spoke in opposition, citing noise concerns.

Bob Cole, 949 Main St – Spoke in opposition, citing noise and odor concerns.

Brock Adams, 418 Whispering Pines – Spoke in support.

Glenn Boyd, 109 5<sup>th</sup> Ave Ct – Spoke in support.

Kim Kelly, 835 2<sup>nd</sup> St – Spoke in support.

Barry McClennan, 827, 831 Main St – Spoke in opposition, stating inappropriate location.

Brad Johnson, 617 Main St – Spoke in support.

Closed to public comment @ 4:30 p.m.

The planning commission deliberated whether dog boarding facilities meets the criteria and purpose in the C-1 Zone District.

Chairman Skoloda moved and Commissioner Morgenthaler seconded the motion to deny the conditional use permit allowing dog boarding facilities at 920 Main St in the C-1 Zone District. A vote was taken and the motion passed unanimously.

Commissioner Morgenthaler moved and Commissioner Gulde seconded the motion to approve dog boarding facilities as an approved conditional use in the C-2 Zone. A vote was taken and the motion passed unanimously.

#### **ACTION ITEMS**

##### Consideration of an amendment to Chapter 7 of the Municipal Code concerning shipping containers as a conditional use and/or permitted use in certain zone districts in the City

The Planning Commission continued discussion on recommendation to Council regarding the regulation of the use of shipping containers in the various districts of the City. Staff gave guidelines and directed Staff to prepare draft code language for review at next regular Planning Commission meeting.

#### **DISCUSSION ITEMS**

##### Review of the 2004 Community Plan

Hawkins will be presenting the scope of work for the Community Plan at the January 16<sup>th</sup> City Council meeting. He is recommending a kickoff meeting gathering background and input from the public. He is recommending a work group consisting of a cross section of Planning Commissioners, Council members, Community Development Committee members. All commissioners are encouraged to review the 2004 Community Plan in preparation. City Council will approve the process before proceeding.

#### **ADJOURNMENT**

At 5:45 p.m. Commissioner Dunn moved and Commissioner Tyler seconded the motion to adjourn. The motion was unanimously approved.

