

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, and Commissioner Ann Morgenthaler.

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 February 12th Regular Planning Commission meeting as written. A vote was taken and passed unanimously.

CITIZENS COMMUNICATIONS

There were no citizen communications.

ACTION ITEMS

There were no action items.

PUBLIC HEARINGS

1. Project Name: Citizens State Bank PUD

Applicant: Doug Macfarlane Architect, LLC

Property Legal Description: Block 10, Lots 23 & 24, City of Ouray

Address: 600 Main Street

Summary of Development Application(s): Preliminary PUD to increase the height for a roof top stair roof and elevator from 42.5 feet (existing height of the parapet wall) to 51' 11".

Chris Hawkins explained the Planning Commission had approved the sketch PUD at the February 12th meeting with conditions requesting more information regarding a public restroom agreement, exploring heights to reduce the elevator shaft on roof, and length of time committed to keeping residential units as employee housing. Hawkins stated that the only variation being requested is a variance of building height to 51'11".

Hawkins explained that a subsequent meeting with applicant discussed the public benefits being offered in PUD application, and his opinion that historic rehabilitation of this building is an adequate public benefit to qualify the PUD>

The applicant restated that no negative feedback had been received from the 300 letters sent to neighboring properties.

The Planning Commission discussed the public benefits being offered in the PUD application.

Chairman Skoloda opened the hearing to public comment.

Greg Nelson – Spoke in support of citing the historic rehabilitation of the building and the addition of public restrooms and employee housing.

Chairman Skoloda closed the hearing to public comment.

Chairman Skoloda moved and Commissioner Tyler seconded the motion to recommend City Council approval of the Citizens State Bank Preliminary PUD with the following conditions:

- Further examination of using rooftop space for philanthropic uses.
- Further examination regarding economic input and benefit of public restrooms.
- Further examination of possible height reduction of the elevator shaft.

A vote was taken and the motion passed unanimously.

2. Project Name: Ouray Dog Company Conditional Use Permit

Applicant: Ouray Dog Company LLC

Property Legal Description: JE Subdivision, Lot 1 and Lot 2

Summary of Development Application(s): Conditional use permit to allow an interior dog boarding facility within the Biota Building.

Hawkins stated that dog boarding as a conditional use in the C-2 zoning district was approved by the Planning Commission at the January 9th meeting.

Applicant Ted Pullig stated 18" walls will prevent barking noise, the adequate space for boarding and indoor exercise, and his commitment to keeping outdoor walking area free of dog waste.

Chairman Skoloda opened the hearing for public comment.

Craig Hinkson – spoke in support.

Shawn Kitchens, 421 County Rd. 17, - Spoke in support citing that noise in that building should not be a problem.

Chairman Skoloda closed the hearing to public comment.

Commissioners discussed and agreed that they are in support of this business in the C-2 zoning district.

Commissioner Morgenthaler moved and Commissioner Gulde seconded the motion to approve the resolution approving a Conditional Use Permit for an interior dog boarding facility at 1900 Main Street as set forth in Exhibit A with the following modifications:

- Condition #3 be modified to state the dogs may be walked on the Biota property or on the river trail from west of the Biota building north to Chautauqua Street.
- Condition #8 be modified to read dogs are only allowed outside two at a time.

- Condition #16 be eliminated.

The Planning Commission took a break at 6:00 p.m.

The Planning Commission meeting resumed at 6:20 p.m.

ACTION ITEM

Project Name: Twin Pekas PUD

Applicant: Hinkson Hein Holdings, LLD

Property Legal Description: Block 2, Lots 1-24 and the West ½ of Block 3 (lots 1A-6A), City of Ouray.

Address: 125 Third Ave and TBD 1st Street

Summary of Development Application(s): Sketch PUD for the development and redevelopment of the Property, including but not limited to variations for building size, building height, parking area buffering, and setbacks.

Commissioner Morgenthaler moved and Chairman Skoloda seconded the motion to move the Twin Peaks Sketch PUD to the April 17th meeting with the following conditions and requests for additional information:

- Information on the building heights of other hotels in the area.
- Analysis of south site existing and by-right scenarios compared to PUD requests.
- Elevations of surrounding buildings.
- Occupancy reports.
- Consideration of reduced private improvements in the public right of way.
- Elevation of Hwy 550 behind the project.
- Fire department reports.
- Full list of public benefits.
- Water/sewer infrastructure reports.

DISCUSSION ITEM

Work session to discuss potential rear alley setback variance at 645 Main St.

The buildings existing in the area have zero setbacks from the alley. Applicant is wanting to add on to the back of one of the buildings on 7th Avenue and have zero setback for the addition.

Planning Commissioners discussed and agreed that they would be unlikely to grant a variance in this case.

ADJOURNMENT

At 7:45 p.m. Commissioner Gulde moved and Commissioner Dunn seconded the motion to adjourn. The motion was unanimously approved.

