

**Minutes of the Ouray Planning Commission
April 17, 2018**

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, Commissioner Tom Tyler 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. Mayor Pro Tem Glenn Boyd was present as Council liaison. Also present were four citizens.

APPROVAL OF MINUTES

Commissioner Morgenthaler approved and Chairman Skoloda seconded the motion to approve the minutes of the March 13th Regular Planning Commission meeting after verification of the conditions in the motion for Citizens State Bank PUD. A vote was taken and passed unanimously.

CITIZENS COMMUNICATIONS

There were no citizen communications.

ACTION ITEMS

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): Final PUD to increase the height for a roof top access for stair roof and elevator from 42.5 feet (existing height of the parapet wall) to 51'-11".

The Planning Commission approved the Preliminary PUD at the March 13, 2018 meeting with the following draft conditions to address prior to final PUD review, with responses shown in italics:

1. Examine options to reduce the height of the elevator shaft. *The Applicant has indicated that the height of the elevator shaft has already been reduced as much as possible.*
2. Examine the economic benefit and impact of the bathroom to ensure it is best benefit for the City. *The City Council is deliberating the provision of the bathroom.*
3. Ensure the elevator shaft does not impact the ability for the building to be classified as a contributing structure. *The Applicant is communicating with the State on the classification of the building after redevelopment.*
4. Explore the use of the rooftop event space for philanthropic use. *The Applicant has agreed to donate \$20,000 annually in cash or in-kind to the Ouray County Fund in exchange for the use of the outdoor space.*
5. Ensure the building rehabilitation will allow for the City to designate the building as a contributing building. *The Applicant is communicating with the State representatives on the project and we hope to have an answer soon.*

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The Planning Commission discussed their deep concerns regarding the height variance, the public restrooms as a public benefit and the management and agreements regarding the public restrooms.

Commissioner Gulde moved to approve the Final PUD for Citizens State Bank with the following conditions:

- 1) That public restrooms are included in the PUD.
- 2) Note the Planning Commission's deep concerns regarding the height and request that City Council carefully examine the height variance.

Commissioner Tyler seconded the motion and it passed on unanimous approval.

2. Project Name: Twin Peaks PUD

Applicant: Hinkson Hein Holdings, LLC

Property Legal Description: Blk. 2, Lots 1-24 and the West ½ of Blk. 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.

The Planning Commission continued the Sketch PUD from its March 13th meeting with the following conditions and requests for additional information, with responses in italics:

1. Information on the building heights of other hotels in the area. *Staff presented building heights of five surrounding structures ranging from Portland Park at 42' to the Beaumont Hotel at 60'.*
2. Analysis of south site existing and by-right scenarios compared to PUD requests. *Applicant presented a list of non-required attributes being provided:*
 - *Alley Improvements to include valley pan and pavement.*
 - *Sidewalk to be installed between the alley and 2nd St.*
 - *Removal of two overhead power lines in alley.*
 - *All overhead utilities to be put underground from alley to Second Street and from alley to First Street.*
 - *Clustering of buildings allowed under current zoning with higher height to allow for 40% of parking to be underground.*
 - *Major tax base increase to the City and County.*
 - *Create public conference/meeting space to attract broader tourist base.*
 - *Increase tourism capacity for more main street revenue.*
 - *Exploring gray water recovery/recycling system.*
 - *Encroachment of City street drainage on NW corner of property to be deeded to City.*
 - *Installation of new dark sky compliant street lights on both sides of the street between 1st and 2nd Streets.*

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3. Elevation of surrounding buildings. *Staff presented that proposed building elevations on the project range from 7,803 feet to 7,840 feet.*
4. Occupancy reports. *Staff presented that overall occupancy rates for 2017 were Q1 – 27.7%, Q2 - 40.5%, Q3 - 83%, Q4- 28.6%, pointing out that when looking at hotels specifically, some hotels are at 100% in the 4th quarter.*
5. Consideration of reduced private improvements in the public right of way. *Staff indicates this can be addressed in preliminary level PUD.*
6. Elevation of Hwy 550 behind the project. *The elevation of the highway is approximately 7,840 feet USGS.*
7. Fire department reports. *The Fire Department referral comments will be provided as a part of the Preliminary PUD review. A condition of Sketch PUD approval addresses this matter.*
8. Full list of public benefits:
 - *Sidewalk on north side*
 - *Alley improvements*
 - *Taking utility underground*
 - *Major tax increase*
 - *Public conference meeting space*
 - *Exploring at gray water recovery*
 - *Encroachment of street drainage*
 - *Dedication of public right of way*
 - *New dark sky compliant street lights*
9. Water/sewer infrastructure reports. *Water and sewer infrastructure information will be presented as a part of the Preliminary PUD. A condition of Sketch PUD approval addresses this matter.*

John Nixon, on behalf of the applicant, presented a south site development alternate scenario which would require no variances from city code noting that the alternate scenario actually contains more building square footage with 10 fewer lodging units. Applicant Craig Hinkson stated this alternate scenario is intended to show their use by rights.

Public comment included:

Eric Fagrelus - expressed concerns about height, and impact on water and sewer infrastructure.

Ben Tisdell – mentioned that he would like to see affordable housing addressed in the development plans.

The Planning Commission discussed their concerns about height, visual impact of mass and concerns about impact on the infrastructure.

Chairman Skoloda moved to approve the sketch PUD for Twin Peaks PUD with the conditions set forth in the staff memo of record and with the following changes and additions:

1. Explore provisions for employee and affordable housing.

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2. Explore gray water recovery system.
3. Discussion of trailer parking on City right of way.
4. Amend Item #7 of staff memo to change Fourth Avenue to Third Avenue.
5. Amend Item #8 of staff memo to strike last sentence from the item.

Commissioner Morgenthaler seconded the motion and it passed on unanimous vote.

DISCUSSION ITEMS

1. Work session to discuss Courthouse Rehabilitation and Improvement Project.

Jim Kehoe, Charles Cunniffe Architects, presented plans regarding the renovation of the Ouray County Courthouse. He detailed the proposed stages of the renovation and where personnel would be temporarily relocated.

Hawkins stated the next step is scheduling a hearing with the Planning Commission, probably resulting in a resolution due to non-conforming features. Long term we need to zone government buildings in a separate special zone district.

2. Digital sign discussion.

ADJOURNMENT

At 6:45 p.m. Commissioner Dunn moved and Commissioner Tyler seconded the motion to adjourn. The motion was unanimously approved.