

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, Commissioner Tamara Gulde, Commissioner J. Gary Dunn, and Commissioner Tom Tyler.

Present on behalf of the City of Ouray staff were City Administrator Katie Sickles, Community Development Coordinator Chris Hawkins and Karen Olson for Deputy Clerk/Treasurer Beverly Martensen. Also present were ten (10) citizens.

APPROVAL OF MINUTES

Commissioner Tamara Gulde approved and Commissioner Tom Tyler seconded the motion to approve the minutes of the April 17th Regular Planning Commission meeting as written. A vote was taken and passed unanimously.

STAFF UPDATE

Chris Hawkins and Katie Sickles advised the Planning Commission that the Citizen's State Bank PUD was approved at the last Council meeting as well as the bathroom lease and the elevator. The ordinance for the use of intermodal shipping containers was also approved. And also an ordinance for water restrictions. The Community Plan Steering Committee was approved by Council. Chris Hawkins tells the Commissioners that the Twin Peaks PUD had a special meeting set and then will be back before the Planning Commission.

ACTION ITEM

1. Ouray County Courthouse Project

Chris Hawkins addressed the commission regarding the courthouse project. The building is non-conforming with zoning but was built before zoning. He brought up 7 areas of discussion:

- 1) Overall drainage plan
- 2) Mutually agreeable parking
- 3) Trash enclosures
- 4) Exterior lighting
- 5) Underground utility and telecommunications
- 6) Compliance with water regulations approved by the City Council on 5/7/18
- 7) Site development with a nonconforming structure

Jim Kehoe, architect, addressed the commission and audience with a power point presentation. They expect to have a contractor on board next month and for construction to start in the fall of 2018.

Planning Commission questions:

Commissioner Dunn had questions about seating in the courtroom as well as the courtroom woodwork. Mr. Kehoe informed the committee that a lot of the woodwork is faux painted.

Chairman Skoloda had questions about fiber optics and other upgrades to the building. Mr. Kehoe said they would modernize and bring new services to the building but keep the historical nature of the building.

Commissioner Morgenthaler had questions about the underground utility line, trash enclosures and the down lit lights. Mr. Kehoe said that in regards to those items and the snow storage, parking plan and drainage on site that they will work with the City.

Chairman Skoloda asked if there was any paving involved. Mr. Kehoe said there will be no paving of alley or streets and the alley between the annex will remain gravel.

Commissioner Dunn moved to approve the project as set forth in Exhibit A subject to the findings and conditions set forth therein. Motion seconded by Commissioner Tamara Gulde. A vote was taken and passed unanimously.

DISCUSSION ITEMS

1. Short-term Lodging Regulations

Five members of the Short Term Vacation Rental Committee were present: Erin Eddy, Chair, Craig Hinkson, Dolgio Negui, Bruce Gulde, and Bill Leo. Chairman Erin Eddy said they submitted a written memo but no one had discussed a presentation being made to the Planning Commission. Chris Hawkins said no discussion had to be made tonight since he expects this issue to be in front of the Planning Commission for 2-3 more meetings.

Mr. Hinkson stated they held 13 meetings over several months. Chairman Erin Eddy addressed the Planning Commission about this discussion item.

Linda Tyler – Would like to see monitoring of VRBO and short term rentals as well as hotel rooms and long term rentals in regards to health and safety issues.

Craig Hinkson – Building Department checks fire exits, fire extinguishers, etc. Life safety issues were addressed by the committee.

Monica Moran – Handles 58 vacation rentals. Maintenance list is checked on all properties 2x a year. Address and phone numbers given to renters. Management Company grades properties and have the owners bring the grade up to an A.

Linda Tyler – Discussed cell phone issues with calling 911 and getting the correct location.

Erin Eddy – Reported there are 123 short term rental units in Ouray per Bev Martensen.

Dolgio Negui – Had bought a home and had a renter to help with costs. Found it difficult to find a long term renter so turned the property into a short term rental.

Chairman Skoloda – Parking is an issue all over town and not just for the STR. Zoning districts need to be policed and there should be enforcement of what is already on the books.

Craig Hinkson – STR enforcement person is suggested by the Committee. The fee component is a funding source for this.

Commissioner Gulde – There have been and continue to be problems with enforcement of the land use code.

Chairman Skoloda – Is one goal to encourage LTR?

Erin Eddy – It was not a goal of the committee to encourage or discourage LTR. The driver was to put STR into the hands of property managers.

Craig Hinkson – The B&B's in town have no off street parking

Linda Tyler – Things could change if LOT goes from \$3 to 3 1/2 %

Dolgio Negui– discussed tax disparity and impact on utilities

Erin Eddy – 2 BR residences in the City have turned into a 5 BR STR and a hostel.

Dolgio Negrui – If residences have yard space should they be forced to turn it into parking spaces? Does using yard space effect on street parking?

Commissioner Dunn – Asking for a floor plan, fire exit/escape route, and fire extinguisher makes for an inequality between rentals and residences. He has a problem with the government coming in and making inspections.

Erin Eddy – residential home owners are more familiar with their house and area vs. a visitor or STR.

Craig Hinkson – Pay fee to have city hire a person, but a helper not an enforcer.

Dolgio Nergui – Agrees with having a city employee who the paperwork is submitted to, and who can provide help and information. Perhaps also random inspections and addressing complaints.

Commissioner Gulde thanked the committee and said this was a great starting point and an opportunity to improve our rentals. The occupancy percentage with more than 2 per BR with perhaps 2 additional on a sofa bed cause a potential hazard and safety problems and not just an inconvenience. She is in favor of preserving the dark sky regulation. As a business owner you have to pay and maintain property but renting is also a business. She also feels the land use code is too ambiguous.

Commissioner Tyler thanked the committee and agreed that it is a good starting point.

2. Stakeholder Interviews for the Community Plan Update

Chris Hawkins discussed with the Planning Commission the process for the stakeholder interviews for the Community Plan Update.

Chairman Skoloda and Commissioner Morgenthaler requested questions in advance. Chris will send questions out to all the commissioners and have them respond back before the next meeting.

ADJOURNMENT

At 5:22 p.m. Chairman Skoloda moved and Commissioner Gulde seconded the motion to adjourn. The motion was unanimously approved.