

**Minutes of the Ouray Planning Commission
December 11, 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, 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. Pete Foster joined the meeting by conference phone.

APPROVAL OF MINUTES

Commissioner Gulde moved and Chairman Skoloda seconded the motion to approve the minutes of the November 13th Regular Planning Commission meeting. A vote was taken and the motion passed unanimously.

CITIZENS COMMUNICATIONS

There were no citizen communications.

PUBLIC HEARING

1. **Twin Peaks Preliminary PUD**

Applicant: Hinkson Hein Holdings, LLC

Address: 125 Third Ave and TBD 1st Street

Legal Description: Blk. 2, Lots 1-24, City of Ouray; Lots 1A-6A of the Shodeen Replat (West ½ of Blk. 3, Lots 1-12) ("Property")

Description: Preliminary PUD for the development and redevelopment of the Property to add 94 hotel rooms to the 54 existing rooms (148 total hotel rooms); expand and improve the existing restaurant; provide conferencing facilities; reconstruct the main lobby building; improve and expand the hotel pool amenity area; and other improvements. PUD variations include but are not limited to variations for increased building size, increased building height, decreased setbacks, and elimination of parking area buffering for parking planned on an alley.

Chris Hawkins informed the Commission that City Council unanimously approved the Twin Peaks Sketch PUD by a vote of 4 to 0 (Mayor Larson abstained) on June 4, 2018 subject to the following conditions, with responses shown in *italics*:

1. The Applicant shall use of a graywater system to reduce water consumption for the development. *The Applicant has committed to providing a graywater system in the PUD for the future buildings. A PUD agreement presented as a part of any Final PUD will provide more details on the graywater system requirements.*
2. Trailer parking for hotel guests will be addressed with the Preliminary PUD with consideration of City parking ordinances and rules. *The PUD plans show four trailer*

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parking spaces along 1st Street. Hotel staff will direct trailer parking to other streets as allowed by City ordinances. The PUD agreement should address how the hotel directs guests with trailers to park in the City

3. Prior to the Planning Commission public hearing on the Preliminary PUD, City staff and the Applicant will address water capacity; sewer capacity; gas, electric and other utilities; traffic patterns and transportation impacts; and geothermal resource impacts. *Summary from Wright Water Engineers regarding water impact study has been submitted.*
4. Prior to the Planning Commission public hearing on the Preliminary PUD, the amount of non-public improvements in the right-of-way will be reduced. *This condition has been met.*
5. Prior to the Planning Commission public hearing on the Preliminary PUD, the PUD plans will be revised to ensure the current Third Avenue and Fourth Avenue travel lanes are not altered, or diminished except for appropriate traffic calming at the cross-walk. *This condition has been met. The plans show a small portable landscape planter to calm traffic.*
6. The PUD will the Property be owned by one entity and not allow for condominium hotels, with marketing, management, rentals and operations conducted by the Twin Peaks owner. *Any PUD agreement will need to include this requirement unless modified during the remaining PUD steps.*
7. The hotel will be limited to short-term rentals as limited by the OLUC. *Any PUD agreement will need to include this requirement.*
8. Prior to the Planning Commission public hearing on the Preliminary PUD, the Fire Department will provide referral comments per the adopted fire code and to address firefighting infrastructure and firefighting water reserves. *The Fire Department reviewed the revised plan set and requires that an emergency turnaround be designed into the parking lot on the South Site to the north of Building B. This will result in the loss of approximately 2 parking spaces that will have to be replaced within the Property. The Fire Department also indicated that a graded path has to be provided along the north side of the rental jeep parking area to provide for fire access along the south side of Building B. In addition, above ground fuel tanks should be prohibited for fueling the jeeps. The project will be further evaluated for Fire Code compliance as a part of any Final PUD and as a part of any future building permits.*
9. Prior to the Planning Commission public hearing on the Preliminary PUD, the Applicant will submit a boundary survey for the South Site that shows the current improvements, distance to the property lines for existing buildings, platted lots, easements and other Matters as shown on a current title commitment. *This condition has been met.*
10. North Site garage sight distance will be evaluated with the preliminary PUD. *The garage entrance has approximately 100 feet of sight distance for northbound traffic on 1st Street and for west bound traffic on Fourth Avenue. This is more than adequate sight distance. Staff would note that a planned tree located to the north of the parking garage should be relocated with any Final PUD plan to improve the sight distance.*
11. 4x4 Rental and parking will be addressed during the preliminary PUD. No storage or parking is allowed on the public streets. *The Applicant has revised the plans to include a jeep rental parking area on the South Site that is south of the proposed Building B.*

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Applicants Craig Hinkson and Ryan Hein spoke regarding the project and responded to questions from the Planning Commission.

Eric Fagrelus, 145 4th Avenue – Spoke in oppositions to the development on the north lot, citing concerns including mass, traffic impact, height and density. He requested that the Planning Commission require a view shed analysis, stormwater runoff analysis, traffic analysis and a bridge inspection.

Karen Avery – 45 3rd Avenue – She is not stating opposition or support. She stated concerns regarding water rights as the two properties water rights are intertwined. Also expressed concerns regarding occupancy rates.

Skoloda closed the hearing to public comment.

Applicant Craig Hinkson discussed the height issue and described that it is the underground parking that causes the height but it is an improvement. He also discussed water rights

Hawkins stated the height of the north building is 5.4 feet over code. He also responded to the request for a traffic study, stating the City historically has not required them, but the Planning Commission could require a study as a condition.

Commissioner Gulde expressed concerns regarding trailer parking.

Commissioner Dunn expressed concerns regarding the number of improvements still in the City right of way. Applicant Ryan Hein responded that the drawing Commissioner Dunn is referring to is actually old and that all improvements had been removed from 3rd avenue. Commissioner Dunn stated he believes the sign should be located on private property, not on City right of way.

Chairman Skoloda stated his concerns regarding building height, sewer and water concerns, trailer parking, and stated his belief that private improvements should be on private property.

Vice chair Gulde expressed her concerns regarding impacts on traffic and infrastructure and stated she and feels there is not enough information yet to deliberate.

Commissioner Tyler expressed his concerns regarding water and sewer, building height, and his opinion that Ouray does not need additional hotel rooms.

Commissioner Dunn stated concerns regarding traffic, dust and impact on water.

The commissioners agreed they want to see visual impact analysis.

Commissioner Dunn moved and vice chair Gulde seconded the motion to continue the Twin Peaks preliminary PUD to the February 12th Regular Planning Commission meeting, with a hearing beginning at 4 pm. A vote was taken and the motion passed unanimously.

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ACTION

1. 740 Main Street Sketch PUD

Applicant: Imogene Holdings, LLC - Stuart Gillespie

Address: 740 Main Street

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

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

Hawkins introduced the applicant, Stuart Gillespie who joined the meeting by phone.

Hawkins explained that the applicant is applying for a height variance in this PUD to add a rooftop bar to the top of the building. He also stated that historic preservation is considered a public benefit.

Stuart Gillespie, the applicant, presented his plans. He stated the historic renovation is the greatest public benefit. He described his plans to restore the brick exterior and replace vinyl windows as well as a new roof on the building. He is willing to accept deed restriction of one unit to affordable housing.

Skoloda commented that this is already a non-conforming structure and granting a variance would make this a greater non conformity. He does not feel that increased heights on main street buildings are positive for the City of Ouray..

Chairman Skoloda left the meeting at 6:05.

Commissioner Dunn moved and Commissioner Tyler seconded the motion to approve the sketch PUD, providing more information is provided regarding visual impact, lighting, noise, no impact on historic rating of the building. A vote was taken and the motion passed unanimously

2. Review and approval of the 2019 Planning Commission Meeting Calendar

Vice chair Gulde moved and Commissioner Dunn seconded the motion to approve the 2019 Planning Commission meeting calendar. A vote was taken and the motion passed unanimously.

3. Recommendation for a new Community Plan Update Steering Committee member

Commissioner Tyler moved and Commissioner Dunn seconded the motion to appoint Jeff Skoloda to the Community Plan Update Steering Committee if he is willing to serve.

ADJOURNMENT

At 6:30 p.m. Commissioner Dunn moved and Commissioner Tyler seconded the motion to adjourn. A vote was taken and the motion passed unanimously.