

Ouray Planning Commission Regular
Meeting
Tuesday, February 8, 2022 4:00 PM

Massard Auditorium | Zoom:
<https://zoom.us/j/96355554822> Password:
881162
320 6th Ave
Ouray, CO 81427

Agenda

1. ADMINISTRATIVE
 - 1.a. Call to Order
 - 1.b. Roll Call
 - 1.c. Review of Minutes - October 12, 2021 Regular Planning Commission Meeting
2. Citizens' Communication
3. Public Hearings
4. Action Items
 - 4.a. 2022 Planning Commission Regular Meeting Schedule
5. Discussion Items
 - 5.a. Planning Commission Terms (2 Members' Terms end March 2022)
 - 5.b. City Email Addresses
 - 5.c. Joint Meeting with City Council (March 21, 2022)
 - 5.d. Code Update (Ch.7 & Ch.8) Process and Planning Commission's role
 - 5.e. Future Agenda Items

**Minutes of the Ouray Planning Commission Regular Meeting
October 12, 2021**

CALL TO ORDER

Chairman Skoloda called the meeting to order at 4:00 p.m.

ROLL CALL

Planning Commissioners present for roll call were Chairman Jeff Skoloda, Commissioner Mike Hakola, Commissioner Mike Fedel, Commissioner Hein and Vice Chair J. Gary Dunn.

Present on behalf of the City of Ouray staff were Community Development Coordinator Lily Oswald and Deputy Clerk/Treasurer Beverly Martensen.

MINUTES

Commissioner Fedel moved and Vice Chair Dunn seconded the motion to approve the minutes of the September 14th Regular Planning Commission meeting as written. The motion passed on unanimous vote.

CITIZEN COMMUNICATION

None

PUBLIC HEARINGS

A. 709 2nd Street Rezone Application

The applicant is applying for a rezone of the 709 2nd Street property. The property is currently zoned partially R-2 and partially C-1. The applicant is requesting a rezone of the property to be solely C-1 to avoid erroneous zoning boundaries on the existing lot.

Address: 709 2nd Street (Parcel #451531206005)

Legal Description: Subd: CITY OF OURAY Lot: 3 Block: 9 N 5' OF THE WEST 50' OF LOT 3, WEST 50' OF LOT 4 ALL OF LOT 5 Subd: CITY OF OURAY Lot: 4 Block: 9 Subd: CITY OF OURAY Lot: 5 Block: 9 S: 31 T: 44 R: 7

Community Development Coordinator Lily Oswald presented the application and staff analysis. Staff finds the required criteria for decisions on rezones have been met. Staff recommends for approval,

At 4:07 pm Chairman Skoloda opened the hearing to public comment.

Hearing no comment, Vice Chair Dunn moved and Commissioner Hein seconded the motion to close the hearing to public comment.

The Planning Commission discussed and agreed there are no issues.

Vice Chair Dunn moved and Commissioner Hein seconded the motion to recommend approval of the rezone of 709 2nd Street Rezone Application. The motion passed on unanimous vote.

B. TBD Hinkson Terrace Lot Split Application

The applicant is applying for a Lot Split ("Silver Terrace Lot Split") of Lot 14 of the Wanakah Estates Subdivision to create seven (7) new lots for residential use.

Address: TBD Hinkson Terrace (Parcel #451725100006)

Legal Description: Subd: WANAKAH ESTATES SUBDIVISION LOT 14 MINOR SUBDIVISION Lot: 14 PT OF WATSON PLACER MS 143 S: 31 T: 44 R: 7

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Community Development Coordinator Lily Oswald presented the application noting this lot split will create seven (7) new lots. Staff analysis determines that the proposed lot split meets requirements and approval is recommended.

The applicant did not have anything additional to present.

At 4:17 pm Chairman Skoloda opened the hearing to public comment.

John Quay, 1558 Hinkson Terrace – spoke in support of the lot split, but stated concerns with regard to drainage. Also would like to see more information on a detention pond.

Hearing no other public comment, Commissioner Hein moved and Commissioner Fedel seconded the motion to close the hearing to public comment. The motion passed on unanimous vote.

Commissioner Fedel moved and Vice Chair Dunn seconded the motion to approve Resolution 21-03 for the Silver Terrace Lot split as written. The motion passed on unanimous vote.

DISCUSSION

- Planning Commission 2022 Budget Items
- Updated planning commission orientation packet
- DOLA grant awarded for \$25,000 for code revisions.
- DOLA planning commission training opportunity

ADJOURNMENT

Commissioner Hein moved and Vice Chair Dunn seconded the motion to adjourn at 4:40 pm. The motion passed on unanimous vote.



City of Ouray Planning Commission

2022 Meeting Schedule

Unless otherwise posted, all Planning Commission meetings:

- are on the second (2nd) Tuesday of each month;
- are held in the **Ouray Community Center, Massard Room**; and
- start at **4:00 p.m.**

Month	Meeting Date	Time	Location
January	January 11, 2022	4:00 PM	Ouray Community Center, Massard Room
February	February 8, 2022		
March	March 8, 2022		
April	April 12, 2022		
May	May 10, 2022		
June	June 14, 2022		
July	July 12, 2022		
August	August 9, 2022		
September	September 13, 2022		
October	October 11, 2022		
November	November 8, 2022		
December	December 13, 2022		

PLANNING COMMISSION (5 members - by Code Ord 4 2002, 2 year terms, begin March, staggered)

NAME LAST, FIRST)	OFFICIAL EMAIL ADDRESS	TERM
Skoloda, Jeff - Chair	skolodaj@cityofouray.com	3/21-3/23
Dunn, J. Gary	dunng@cityofouray.com	3/20-3/22
Fedel, Mike	fedelm@cityofouray.com	3/21-3/23
Hakola, Mike	hakolam@cityofouray.com	3/21-3/23
Hein, Ryan	heinr@cityofouray.com	3/20-3/22
<i>STAFF: Lily Oswald</i>	oswaldl@cityofouray.com	no term



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MEMO

To: Ouray Planning Commission
From: Nancy Dosedall, Senior Planner
Subject: Introduction to Code Revision Process
Date: February 8, 2022

Hello Planning Commissioners! SEH has been engaged to work with you, the public and the City of Ouray staff to undertake a comprehensive re-write of the Land Use and Development Chapter of the City of Ouray Code. We are working with staff to initiate the process with a Joint City Council/Planning Commission meeting on March 21, 2022, 3:00pm where we will share ideas and look for guidance from you and the City Council on Code direction and public process. Our charge from your staff is to reorganize and modernize the code, adding hyperlinks, charts and graphics to make it easier to understand and use. This will also be the chance to implement provisions of the Community Plan, clear up impediments to sound development with an emphasis on affordable housing and ensure a fair and understandable process.

We are hoping to use the Planning Commission as the stakeholders committee to do most of the work, but the final decision-making body for Code adoption is the City Council. We envision the following general process and timeline, but will look for your guidance as the process progresses:

- Problem Identification/visioning (April)
- Development of draft #1 (chapters 7 & 8) also infrastructure specifications
- Coordination with staff/attorney (April – June)
- Preparation of zoning map and overlays (optional)
- Meetings with stakeholders/Planning Commission (8 total) – on going (April – code adoption)
- Draft #2 (July/August)
- Public Information Meetings (Draft 1 and 2)
- Planning Commission Meeting (final recommendation – Fall 2022)
- City Council (final adoption – late fall, early winter 2022)

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 934 Main Ave., Durango, CO 81301

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