AGENDA
OURAY COUNTY PLANNING COMMISSION
REGULAR MEETING & WORKSHOP

February 16, 2016, 5 – 8:00 p.m.
Meeting to be held at the Ouray County Land Use Office
111 Mall Road, Ridgway, Colorado

If all agenda items are not covered in this time frame they may be continued until the next regular meeting. ****Times are approximate and subject to change*.*** *If an item is finished early the Planning Commission will move directly to the next agenda item. If not a Public Hearing, public comment may or may not be taken during the meeting. Action may be taken at the conclusion of public hearings.*

I. Call to Order – Workshop of the Ouray County Planning Commission

1. **Review of a new Land Use Code Section pertaining to Communication Facilities.**

2. **Review of the Planning Commission report pertaining to the extent and scope of work to potentially revise the Ouray County Master Plan.**

II. Call to Order – Regular Meeting of the Ouray County Planning Commission

1. Request for approval of minutes; 1/19/2015
2. New business
3. Adjourn Regular Meeting

Copies of land use applications or workshop materials can be obtained at the Land Use Office at 111 Mall Road, Ridgway, CO; by calling 970.626.9775 or e-mailing mcastrodale@ouraycountyco.gov. Comments on the agenda items may be sent to Mark Castrodale, County Planner, P.O. Box 28, Ridgway, CO 81432

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Ouray County
Land Use

MEMO

TO: Planning Commission

FROM: Mark Castrodale – Planning Director

DATE: January 25, 2016

SUBJ: New Code Section – Communications Facilities

Attached is the current draft addressing regulations for what are currently referred to as "Communications Facilities". (*The term "telecommunications" was replaced with the more appropriate term "communications".*) The regulations found herein came primarily from the draft outline document created by the Planning Commission during work session. While developing the draft it became apparent that certain topics were not addressed in sufficient detail in the outline, while some topics were not addressed at all. Staff attempted to address these issues with the same spirit and intent found in the original outline.

A draft permit application is attached to show the complete picture of the application/permitting process. This document will not be included or approved as part of the public hearing process. Also attached are drafts of revised sections 2 and 3 with changes to reflect the new code section.

This item is tentatively scheduled for public hearing on: **April 19, 2016**

COMMUNICATIONS FACILITY PERMIT APPLICATION

Land Use Department; 111 Mall Road, Ridgway CO -- 970.626.9775

[ ] - **Determination of Substantial vs Non-Substantial** [ ] - **New Facility** [ ] - **Co-Location of Existing Facility**

Parcel #*: _____ Job Site Address: _____

City: _____ Zip Code: _____

Legal Description of Property: Qtr. Sections: _____ Section: _____ Zone: _____
(see Section 3 of the Land Use code)

Town: _____ Range: _____ Subdivision Name: _____

Filing: _____ Lot Name/Number: _____ Directions to job site from nearest County Road: ____ __

_____

*Parcel number is available from the Ouray County Assessor's Office – (970) 325-4371 or online at www.ouraycountyassessor.org

Land Owner(s) Name: _____

Mailing Address: _____ City/ST/Zip: _____

Phone: _____ Email Address: _____

Authorized Agent's Name: _____

Mailing Address: _____ City/ST/Zip: _____

Phone: _____ Email Address: _____

Brief Description of Request (see requirements on reverse of this form)**:**

_____

_____

I certify that I am the landowner or an agent authorized by the landowner and am hereby making application for approval of the above request. I further understand that if there are extenuating circumstances concerning this application, there may be additional fees required to process my application, and that the County will advise me of additional fees and receive my approval before proceeding with my application. I hereby certify that I have read this application completely and that all information provided is correct to the best of my knowledge. All laws, regulations, and ordinances governing the scope of the project contemplated by this application will be complied with, whether or not specifically described within this application. I understand that providing false or misleading information may result in any permit(s) issued being revoked. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the scope of the project contemplated by this application. I understand that this application may be open for public inspection as required by the Colorado Open Records Law (C.R.S. 24-72-202, et seq.) and that my personal information contained on this application may be available to the public for review.

_____ _____

Signature of Owner(s) or Agent **Date**

Communications Facility Permit – Requirements and Procedures

The following information must be submitted with any application for a Communications Facility Permit. For complete submittal requirements refer to Section XX of the Ouray County Land Use Code.

- Site Plan – Showing lot lines, roads, access, existing or proposed driveways, existing or proposed parking areas, structures, areas of significant vegetation, all water features including ditches, ponds, waterways.
- Signature(s) of all owner(s) of all property authorizing application and acceptable evidence of ownership.
- Copy of the current lease agreement. (*All proprietary or confidential information may be redacted.)*
- If the operator of the proposed Telecommunications Facility Permit is other than the Owner of the property or the Applicant, the proposed operator shall be identified within this application.
- A detailed explanation (*narrative*) of the proposed operation or use.

As required by Federal Regulations, all applications for Communications Facilities Permits will be processed per the following timelines:

- Determination of substantial vs non-substantial modification of a communications facility:	60 – Days
- Applications for approval of co-location of a communications facility:	90 – Days
- Application for a new communications tower or facility:	180 – Days

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COMMUNICATIONS FACILITY PERMIT - APPLICATION REFERRAL:

[ ] Assessor [ ] Attorney [ ] Building [ ] EMS / Sheriffs

[ ] Public Health [ ] Road / Bridge [ ] Weeds [ ] Administration

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APPLICATION INFORMATION

Applicant's name:_____ Agency:_____

Location: _____

Application Acceptance Date: ____/____/_____

Time allowed to process Application: [ ] - 60 Days [ ] - 90 Days [ ] - 180 Days

Tentative Hearing Dates - **Planning Commission:** ____/____/_____ **BOCC:** ____/____/_____

COUNTY DEPARTMENT COMMENTS

[ ] This department ***does not*** have any concerns regarding this application

[ ] This department ***does*** have a concern(s) with this application. Please provide concerns below:

_____

_____

Please attach additional sheets if necessary

Dept. Head/Elected Off. Signature:_____ **Date:**_____

SECTION 33
COMMUNICATIONS FACILITIES

PURPOSE AND LEGISLATIVE INTENT

The purpose of this Code section is to establish guidelines for the siting of wireless, broadcast, wireless internet, digital television, and amateur (ie. *ham*) radio towers, antennas, ground equipment, and related structures. Specifically, the purpose and intent of this Code section is to:

- allow adequate communication in the County.

- encourage co-location of facilities and avoid a proliferation of towers.

- locate communication towers, antennas, and related equipment and shelters, such that adverse impacts on the community are minimized.

- encourage design and construction of towers, antennas, and related facilities to minimize adverse visual impacts.

- encourage communications providers to deliver services to the community effectively and efficiently.

- promote the health, safety, and general welfare of the public by regulating the siting of wireless communications facilities.

- establish predictable and balanced regulations governing the constructing and location of wireless communications facilities, within the confines of permissible local regulations consistent with Federal law.

- protect the character of the County while meeting the needs of its citizens to enjoy the benefits of communications services.

- to complete County permitting within the time frames established by Federal law and regulation.

PERMITTING AND ZONING

Communications facilities are permitted in all zoning districts, subject to the provisions of this Section with a Communications Facilities Permit (CFP) as provided for in this Section.

All new communications facilities and modifications to existing facilities, shall obtain approval and/or permitting as provided for in this Section. Approval shall be initiated by submittal to the Department of a Communications Facility Permit Application. A separate Special Use Permit is <u>not</u> required.

The County may approve permits for new communications towers and facilities for a period of up to 20 years.

Applications will be processed within the timeframes established by Federal law and regulation.

DEFINITIONS

Words not defined herein shall be construed to have the meaning given by common and ordinary use, and shall be interpreted within the context of the sentence, Section, and Article in which they occur.

The word(s) "**map**" or "**zoning map**" means the Zoning Map of Ouray County, Ouray.

Alternative Tower Structure – Light/power poles, electric transmission towers, and similar natural or man-made alternative design mounting structures that camouflage or conceal the presence of antennas or towers.

Antenna – Any exterior apparatus designed for wireless telecommunication, radio or television communications through the sending and/or receiving of electromagnetic waves.

Blend – That which does not stand in stark contrast to the immediate surroundings.

Co-location – The placement of the antennas of two or more service providers upon a single tower or alternative tower structure.

COW – Acronym for "*Carrier On Wheels*". Communications equipment mounted on a vehicle, trailer, or other similar apparatice, intended to provide temporary service during maintenance or outage.

Department – The Ouray County Planning Department.

Equipment Shelter – A permitted structure, built to house communications and associated equipment, that supports a communications installation.

FAA – The Federal Aviation Administration.

FCC – The Federal Communications Commission.

Governing Authority – The Board of County Commissioners of Ouray Ouray County, Ouray or other governmental entity controlling affected real property.

Height – When referring to a tower or other structure, the term *height* shall mean the distance measured from the ground level to the highest point on the tower structure or appurtenance.

Monopine Tower – See "Stealth Tower".

Monopole Tower – Any structure designed to support antennae and which consists solely of a stand-alone ground mounted support pole or pipe, without guy or other supporting wires.

Photosimulation – A facsimile of a building or structure, superimposed on to an actual photo of a proposed site, area, or location, typically produced in a software package such as Adobe Photoshop.

Public Officer – Shall mean the Director of the Ouray County Land Use Department.

Stealth Tower – A communications structure consisting of a tower and antennae that have been designed to effectively blend in with the existing environment by use of camouflaging techniques, such as a faux tree or similar.

Temporary Equipment – Items installed at or in a communications facility for a particular purpose, but not intended or approved by the County to be part of the permanent structure or overall facility installation.

Tower – Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term

includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telecommunication towers, man-made trees (with accessory buildings/structures) and other similar structures.

Facilities/Support Structures – Something designed, built, installed, etc. related to a communications equipment installation.

Existing Structures – Those communications related structures which were in place prior to the adoption of this Code section.

GENERAL PROVISIONS

Federal Requirements

All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the Federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, the owners of the towers and antennas governed by this regulation shall bring such towers and antennas into compliance with such revised standards and regulations as provided by the controlling Federal agency.

Planned Unit Developments/Subdivisions

New communications towers and facilities are prohibited in county-approved PUD's and subdivisions. New tower structures to be located within 1-mile of a PUD or subdivision are limited to a maximum height of 50-feet. Amateur Radio (HAM) towers and facilities are allowed in Planned Unit Developments/Subdivisions, as provided for in this Code Section.

Inventory of Existing Sites

To facilitate the co-location of antennas, each applicant seeking to locate a new tower, alternative tower structure/antenna, or proposing a modification of any such existing structure, shall provide to the Department an inventory of any existing towers or alternative tower structures within the same functional RF area or region.

The inventory shall include all such structures that are within the jurisdiction of Ouray County; within a municipality located, in whole or in part, within Ouray County; and shall include specific information about the location (latitude and longitude coordinates), height, design, tower type and general suitability for antenna co-location of each tower, and other pertinent information as may be required by the Department. The Department may share such information with other applicants for a cellular communications structure under this regulation or other organizations seeking to locate towers or antennas within the jurisdiction of the governing authority, provided, however that the Department is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

Co-location; Design Requirements

In addition to all applicable building and Ouray County Land Use regulations, all towers, except amateur radio towers, shall be designed and installed to accommodate the co-location of additional cellular communications equipment.

Co-location; Availability of Suitable Existing Structures

No new tower, except amateur radio towers, shall be permitted unless the applicant demonstrates to the satisfaction of the Department that no existing tower or existing alternative tower structure can accommodate the applicant's proposed antenna. All evidence submitted shall be signed by appropriate licensed professionals or qualified industry experts. Evidence submitted to demonstrate that no existing tower or structure can accommodate the proposed antenna shall consist of one or more of the following:

- Existing towers or suitable alternative tower structures are not located within the area required to meet the applicant's technical requirements.

- That existing towers or structures are not of sufficient height to meet the applicant's technical requirements.

- That existing towers or structures do not have sufficient structural strength to support the applicant's antenna and related equipment.

- That the applicant's proposed antenna(s) would cause electromagnetic interference with the antenna(s) on the existing towers or structures, or the antenna(s) on the existing towers or structures would cause interference with the applicant's proposed antenna(s).

- That the cost or contractual provisions that would be imposed on the applicant to share an existing tower or structure or to adapt an existing tower or structure exceed the costs of new tower development.

- That the applicant adequately demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

Tower Height Restrictions

Communications towers and related facilities are presumed to have a maximum height of **50-feet.** Proposals for towers at a height of greater than 50-feet must include RF analysis or other technical data that supports the requirement for an extended tower height. Applicants must also demonstrate that a multi-tower approach is not technically feasible; cost alone is not determinative of feasibility. Applicants proposing towers at a height of greater than 50-feet may be required to reimburse the County for additional costs related to review by a qualified engineer.

No towers shall be allowed at a height greater than 180-feet.

Aesthetics

The guidelines set forth in this Section shall govern the design and construction of all towers, and the installation of all antennas:

- All new or total replacement tower/antenna structures shall be designed as alternative tower structures or stealth towers unless otherwise approved by the County. Proposed tower stealth or camouflage design and elements must be recommended by Staff and approved by the BOCC.

- All towers or antennas other than those designated as stealth or camouflaged, shall be a matte, dark, durable finish to reduce visual obtrusiveness.

- For tower sites, the design of all buildings and related structures shall use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and building environment.

- For antennas installed on a structure other than a tower, the antenna and supporting electrical and mechanical ground equipment shall be of a dark color so as to make the antenna and related equipment visually unobtrusive.

- Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the governing authority shall review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.

- No signage or other identifying markings of a commercial nature shall be permitted upon any tower or alternative tower structure within Ouray County, unless otherwise required by a governmental authority.

- For alternative tower structures, the co-location design requirement may be waived by Staff.

- In addition to approval as set forth in this section, all wireless concealment structures require issuance of a building permit.

Setbacks

The following setbacks shall apply to all communication towers:

- Tower setbacks from property lines shall be a distance equal to the height of the tower, or, must meet the minimum setback requirement for the zoning district, whichever is greater.

- Guywires, accessory buildings and facilities shall meet the minimum building setback requirements as set forth in the Ouray County Zoning Regulations and contained herein.

- All structures shall meet the setback, screening, and buffer requirements contained herein.

- Structures and towers shall be located a minimum distance of two (2) times the height of the tower from any residential structures.

Fencing

Fencing proposed by Applicant and approved by the County shall be of materials that blend with the surroundings. Any installed fencing shall be properly maintained.

Landscaping

The BOCC shall have the authority to impose landscaping requirements related to any proposed antenna/tower site. Required landscaping shall be consistent with surrounding vegetation and shall be properly maintained by the facility owner or leased tenant. The BOCC may choose to not require landscaping for sites that are not visible from the public right-of-way or adjacent property or in instances where in the judgement of the BOCC, landscaping is not appropriate or necessary.

Additional Submittal Requirements

Applicant must submit evidence that demonstrates the proposed facility or facility modification does not create undue impacts to surrounding areas. Potential impacts include, but are not limited to: water pollution, offensive noise, vibration, smoke, dust, odors, heat, glare, or other objectionable impacts beyond the boundaries of the property where the facility is located.

Applicant must submit evidence that demonstrates that legal access and all utilities required to serve the proposed use are available.

Applicant must submit evidence that demonstrates the proposed facility will not unreasonably impact wildlife or significant wildlife habitat.

Applicant must submit evidence that demonstrates the proposed facility will not alter, restrict, inhibit, or interfere with historic irrigation practices, headgates, ditches, and ditch rights-of-way.

Applicant must submit evidence that demonstrates the proposed facility is not located within any area subject to potential geohazards, including, but not limited to: rockfall areas, avalanches, landslide, potential unstable slopes, slopes greater than 30%, alluvial/colluvial fans, talus slopes, shale, faults, expansive soils, or ground subsidence. (*The County may require qualified professional geologic or engineering certification that the proposed land use can be located or developed in a safe manner.*)

Applicant must submit evidence that demonstrates the proposed facility has no chemical or other contamination. If the property is contaminated, a mitigation plan must be presented that would satisfactorily resolve the contamination.

Applicant must submit evidence that demonstrates the proposed facility would not have a material adverse effect on the surrounding area.

Applicant must submit evidence that demonstrates the proposed facility will not create impacts on existing infrastructure beyond what would be created by a use-by-right, or, evidence that such impacts will be sufficiently mitigated.

Applicant must submit a weed management/mitigation plan if required by the County Weed Manager.

Pre-Existing Towers and Facilities

Towers and facilities in existence prior to the adoption of this Section may be allowed to continue in their current state. Any modification to a communications tower and/or facility must be in substantial conformance with this Code.

Change of Ownership Notification

Upon the transfer of ownership of any tower, alternative tower structure, or lot upon which such a structure has been erected, the tower permittee shall notify the Department of the transaction in writing within 30 days.

Written Notification of Denial

Within thirty (30) days of the receipt of an application, the Department shall either: (1) send written notice to the Applicant that the application is complete and shall be processed according to this Code section; or (2) send written notice informing the Applicant that the application does not meet submittal requirements, stating the specific deficiencies. If the Department informs an Applicant of an incomplete application within thirty (30) days of submittal, the overall timeframe for review is suspended until such time that the Applicant provides the requested information.

EXCEPTIONS / VARIANCE

For applications proposing a new tower/facility, rather than co-location on an existing tower, see **Section X.X** for criteria and additional information. For Applicant's seeking an exception or variance based upon

Staff's denial of an application due to Land Use/Zoning issues, refer to **Section X.X** for process and requirements.

BUILDING PERMIT REQUIRED

All new towers, new structures, new support facilities, and new equipment shelters require issuance of a building permit prior to commencing construction. (*Modifications to existing communications facilities deemed to be non-substantial by Staff do not require issuance of a building permit.*) In addition to a completed Building Permit Application form, all submittals for building permits must include at a minimum, the following elements:

1. Scaled Site Plan – Showing location and dimensions of all improvements including:

* Topography (minimum 2-foot contours)

* Tower or structure height

* Setbacks, access driveways, related easements

* Parking

* Fencing

* Landscaping

* Adjacent uses (including any residential structures)

2. Scaled elevation view and supporting drawings

3. Calculations including wind and pole calculations

4. Warranty deed and lease agreement

5. Footing design stamped by a licensed professional engineer

EVALUATION – SUBSTANTIAL VS NON SUBSTANTIAL MODIFICATIONS

Department Staff may administratively approve tower modifications that are deemed to be non-substantial under Federal guidelines. (Federal Statutes, Regulations, and FCC Interpretation)

MAINTENANCE AND TEMPORARY EQUIPMENT

Owners, manager, and lessee of communications facilities may conduct maintenance of such facility with prior approval from Staff. Typical maintenance may include the repair of a tower, antenna, communications equipment, or other repair of any existing facility component(s). Maintenance may also include the replacement of tower or facility equipment or components, providing the replacement is the same number of components and of equal or smaller dimensions of the item being replaced.

Maintenance of communications facilities may also include the temporary use of COWs or other temporary equipment for a period not to exceed 90-days. The use of temporary equipment for a period exceeding 90-days requires prior approval by Staff.

The use of equipment for emergency repairs requires notification to Staff within 72-hours of implementation.

AMATEUR RADIO (HAM) TOWERS AND FACILITIES

Amateur radio towers and antennas are limited to a maximum height of 35-feet except as otherwise provided by Federal law or regulation, and do not require prior approval from the County.

All amateur radio towers and antennas must be non-reflective in color/finish.

All amateur radio towers must be set back from any property line, at a minimum, a distance equal to the height of the tower, or a minimum of 25-feet, whichever is greater.

Amateur radio operators wishing to erect a tower at a height greater than 35-feet may apply to the Department for approval prior to erecting such tower. Applications for variance in amateur radio tower height restrictions must include sufficient justification. Variance applications must show proof of notification to any applicable home owners association.

Modifications to existing amateur radio towers require prior approval by Staff. Staff may at their discretion forward any such requests to the BOCC for final approval.

Amateur radio operators are strongly encouraged to research possible homeowners association covenants and regulations that may affect the installation of radio equipment and towers in their area.

REMOVAL OF ABANDONED ANTENNAS OR TOWERS

Any tower or antenna that is not operated for twelve (12) consecutive months shall be considered abandoned, and the owner of such antenna or tower shall remove the structure within ninety (90) days of receipt of notice from the Department notifying the owner of such abandonment. If said tower or antenna is not removed within ninety (90) days may be subject to enforcement action.

HEARINGS, NOTICE, AND SCHEDULING

If the request is located within the Urban Growth Management Area or the Area of Influence, the request shall also be submitted to the adjacent municipality for review and comment. Any such comments shall be provided to the Land Use Department within thirty (30) days of transmittal of the application to the municipality.

After the receipt of a complete application for a Communications Facility Permit by the Land Use Department, the permit application shall be considered at the next available Planning Commission agenda or, if the request is located within an Urban Growth Management Area or Area of Influence the appropriate Joint Planning Board shall review the request. The Planning Commission or Joint Planning Board shall review the application and shall approve, approve with conditions or deny the application if it does not meet the requirements of the Ouray County Land Use Code and the action shall be in the form of a motion as noted in the minutes. If the recommendation is approval with conditions or modifications, the conditions or modifications shall be stated in clear and concise terms in the motion. Land Use Department Staff shall forward such recommendation to the County Commissioners. If the Planning Commission or the Joint Planning Board is unable to make a recommendation on the Permit application within 14 days of the scheduled public hearing, the application shall be forwarded to the County Commissioners for a public hearing.

Before granting a Communications Facility Permit, the County Commissioners shall hold a public hearing on the matter. Notice of such hearing shall be published at the expense of the Applicant, in a newspaper of general circulation within Ouray County at least fourteen (14) days prior to the hearing date. In addition, written notice of the hearing shall be mailed at least fourteen (14) days prior to the hearing date to the Applicant. On-site notice of any pending Communications Facility Permit application, in a form approved by the Land Use Department, shall be posted on the property where the use is proposed at least thirty (30) days prior to the BOCC hearing date. Such notice shall be maintained on the property by the Applicant until final action on the application has been made and the notice shall be visible from each road frontage of the property. Proof of proper posting of the notice shall be verified as determined by Land Use Department staff.

At the public hearing, the County Commissioners shall review the Communications Facility Permit application and any supporting materials or referrals from the Planning Commission or the Joint Planning Board, in accordance with this Section. The County Commissioners shall, by resolution, approve, approve with conditions or modifications, or deny the application.

FEES FOR COMMUNICATIONS FACILITIES APPLICATIONS

Application fees for Communications Facilities Permits, or renewal fees of Communications Facilities Permits, will be in accordance with the County's current fee schedule. If it is determined by the County that it is necessary to consult with a third-party in considering the factors listed in this Code section, all reasonable costs and expenses associated with such consultation shall be borne by the Applicant.

PERMIT TERMS AND RENEWAL

After a Communications Facility Permit has been issued, it shall be effective for a term of up to twenty (20) years, as determined by the BOCC. Applicant shall be responsible for contacting the Land Use Department regarding the renewal of the Communications Facility Permit.

In the event that the Applicant shall fail to contact the Land Use Department for renewal of a Special Use Permit within one-hundred eighty (180) days of the expiration of the permit, such permit may be revoked or suspended. If the permit is revoked, the Applicant shall be allowed to re-apply for a new permit according to the then existing Land Use Code requirements.

CONFLICT WITH OTHER LAWS

Where the Ouray County codes or regulation is in conflict with Federal law, Federal law shall control. Where covenants (CCR's) are more restrictive they may control to the extent they are not inconsistent with Federal law, but are enforced by the HOA, not the County.

SEVERABILITY

In the event any article, section, sentence, clause or phrase of this regulation shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other articles, sections, sentences, clauses or phrases of this regulation, which shall remain in full force and effect, as if the article, section, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally a part thereof. The Board of County Commissioners hereby declares that it would have adopted the remaining parts of the regulation if it had known that such part or parts thereof would be declared or adjudged invalid or unconstitutional.

Section 2 - DRAFT

DEFINITIONS

Words and terms used in this Code shall be interpreted in accordance with the following definitions:

PUBLIC UTILITY. Transmission, generation and storage and treatment facilities of providers of electrical, water, gas, ~~telephone and cable TV services~~ and other like services.

SECTION 3
ZONING

3.1 PURPOSE AND INTENT

A. The zoning provisions that follow have been adopted to achieve the purposes set forth in Section 1.

B. To allow gradual, long-term population and economic growth in Ouray County in a manner that does not harm the County's irreplaceable scenic beauty, wildlife, air and water resources, and other environmental qualities and that does not unduly burden the County's residents or its governments.

C. The intent of the County zones is to achieve across the zones, the overall goal of the Master Plan. This goal includes, in alphabetical order, specific goals for agricultural lands, county/municipal relationships, economic development, housing, natural resources, rural character, tourism, transportation, utilities, visually significant areas, and wildlife and plant habitats.

D. The specific intent of each of the zones that follow shall be read in conjunction with the combination of the Master Plan's overall and specific goals, and provide general guidance with regard to specific uses within each zone.

3.2 ZONING DISTRICTS, MAPS AND BOUNDARIES

A. The zones established by the Code are identified on the basis of the physical character of the County combined with the pertinent information about existing land use and ownership patterns and the needs of a stable and growing economy.

B. All Zones shall be designated on the "Official Zoning Map of Ouray County" which is on file in the records of the County Clerk and Recorder. A copy of the map is attached to this Code and, in the event of any conflict between the copy and the map on file in the County records, the latter shall be conclusively deemed to prevail.

3.3 USES BY RIGHT AND SPECIAL USES

A. In each zone there are uses permitted by right and special uses which may be allowed on a site specific basis though a permitting process. These uses have been determined in each zone according to the unique characteristics of the zone.

B. Uses allowed by right are allowed automatically, although construction of new structures may require a Site Development Permit and a building permit pursuant to Section 19 of this Code.

C. Permits for special uses may be requested according to the procedures in Section 5. The criteria for approval of a special use are more specifically explained in Section 5.2.

3.4 USES NOT LISTED.

A. Upon application, or by its own initiative, the BOCC may, in accordance with Section 14.5, by resolution add to either the uses by right or by special permit listed for a zoning district based on these criteria:

(1) Such use is appropriate to the physiographic and general environmental character of the zone to which the use is added.

(2) Such use is compatible with other permitted uses in the zone and does not create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences, or more traffic, hazards, or alterations to the zone than the minimum amount normally resulting from the other uses permitted in the zone.

3.5 ESTABLISHMENT OF ZONES

A. The County is hereby divided into eight (8) zones, as follows:

(1) Alpine

(2) Colona

(3) High Mesa

(4) North Mesa

(5) Public Lands

(6) South Mesa

(7) South Slope

(8) Valley

3.6 RESIDENTIAL DENSITY

A. Maximum residential densities for each Zone shall be as follows:

(1) Alpine Zone	1 Dwelling Unit per 35 Acres
(2) Colona Zone	7 Dwelling Units per Acre
(3) High Mesa Zone	1 Dwelling Unit per 35 Acres
(4) North Mesa Zone	1 Dwelling Unit per 6 Acres
(5) South Mesa Zone	1 Dwelling Unit per 6 Acres
(6) South Slope Zone	1 Dwelling Unit per 6 Acres
(7) Valley Zone	1 Dwelling Unit per 35 Acres

3.7 CONSTRUCTION, MAXIMUM BUILDING AND STRUCTURE HEIGHT

In all zones, the maximum height of a building or other structure shall not exceed thirty-five (35) feet, unless a height of less than thirty-five (35) feet is required within an approved PUD, or as otherwise provided in a special use permit. (See Definitions – Section 2 for more information)

Construction of structures in all zones may have additional requirements, including setbacks, as provided elsewhere in this Code. Property owners should consult with Land Use staff concerning applicability of other requirements before commencing design or construction.

3.8 ZONES.

A. Alpine Zone:

The intent of the Alpine Zone is to preserve the natural beauty, wildlife habitat, and recreational, historic and archeological values of high altitude areas and manage the County's natural resources in a manner that is both environmentally sound and protects private property rights, while allowing mining, agriculture, forestry, recreation, and limited low density residential and resort/conference center development.

(1) Uses Allowed by Right:

- **(a)** Underground mining subject to state and federal permitting
- **(b)** Accessory uses and structures to any other use by right and any permitted use
- **(c)** Farming/Ranching
- **(d)** Home occupation
- **(e)** Non-commercial camping
- **(f)** Non-commercial logging
- **(g)** Single-family dwelling unit (maximum density of one unit per 35 acres) on parcels not previously approved by the County as part of a Planned Unit Development (PUD).

(2) Uses Allowed by Special Use or other County-Issued Permit:

- **(a)** Bed and breakfast
- **(b)** Cemetery
- **(c)** Church
- **(d)** Commercial camping
- **(e)** Commercial equestrian activity

(f) Commercial logging

(g) Commercial outdoor recreation use – day use

(h) Governmental facility

(i) Guest ranch

(j) Home business

(k) Livery or horse rental operation

(l) All mineral extraction and processing operations except those allowed by right

(m) Oil and gas exploration and facilities pursuant to Section 21 of this Code

(n) Public park or wildlife preserve

(o) Public utility

(p) Public service facility

(q) Sand and gravel operation

(r) School

(s) Temporary use

(t) Wildlife Rehabilitation Facility

(u) Communications facilities (Per Section X)

(3) Planned Unit Development:

(a) Resort/Conference Center PUD

(b) Regular PUD – as established by Section 6 of this Code

(4) Minimum Lot Size:

(a) All uses, except as otherwise provided for in this Code - thirty-five (35) acres

(b) Special uses – as established by Section 5 of this Code

(5) Required Setbacks:

(a) All structures shall be located at least twenty-five (25) feet from any property lines unless approved otherwise in a PUD

(b) For lots and parcels that have an area of two (2) acres or less, the minimum setback for structures shall be ten (10) feet from the side and back property lines and twenty-five (25) feet from the front property line

(c) No structure may be closer than one hundred (100) feet from the centerline of U.S. Highway 550 or Colorado Highway 62, if visible from such highways

B. Colona Zone:

The intent of the Colona Zone is to maintain an area of high-density residential development (one unit per 6,000 square feet) and commercial activity.

(1) Uses Allowed by Right:

(a) Single-family dwelling units

(b) Accessory uses and structures to any other use by right and any permitted use

(c) Home Occupation

(2) Uses Allowed by Special Use or other County-Issued Permit:

(a) Church

(b) Commercial use

(c) Government facility

(d) Home Business

(e) Multi-family dwelling

(f) Oil and gas exploration and facilities pursuant to Section 21 of this Code

(g) Public service facility

(h) Public utility

(i) School

(j) Communications facilities (Per Section X)

(3) Planned Unit Development: Regular PUD (maximum density of 7 units per acre).

(4) Minimum Lot Size: Lot size shall not be less than fifty (50) feet by one hundred twenty (120) feet. Larger lot sizes may be required to meet requirements for adequate sewage disposal.

(5) Floor-to-Lot Ratio: For all uses, maximum floor-to-lot ratio shall not exceed 1:1.

(6) Required Setbacks: All structures shall be at least twenty (20) feet from any street or highway right-of-way (except alleys) and at least ten (10) feet from all other property lines.

C. High Mesa Zone:

The intent of the High Mesa Zone is to encourage agricultural production, preserve areas for wildlife migration and habitat, and scenic, historical and archeological values, and to allow low density residential development that does not adversely impact the significant vegetative, wildlife, historic, archeological and scenic values of the Zone.

(1) Uses Allowed By Right:

(a) Farming/ranching

(b) Single family dwelling unit (maximum density of one unit per 35 acres) on parcels not previously approved by the County as part of a PUD

(c) Non-commercial logging

(d) Accessory uses and structures that are accessory to any other use by right and any permitted use

(e) Home occupation

(f) Non-commercial camping

(2) Uses Allowed by Special Use or other County-Issued Permit:

(a) Bed and breakfast

(b) Cemetery

(c) Church

(d) Commercial camping

(e) Governmental facility

(f) Guest ranch

(g) Home Business

(h) Mineral Operation

(i) Oil and gas exploration and facilities pursuant to Section 21 of this Code

(j) Public park or wildlife preserve

(k) Public service facility

(l) Public utility

(m) Sand and gravel operation

(n) School

(o) Temporary use

(p) Wildlife rehabilitation facility

(q) Communications facilities (Per Section X)

(3) Minimum Lot Size:

(a) Single family dwellings – thirty-five (35) acres

(b) Special uses – as established by Section 5 of this Code

(c) Regular PUD – as established by Section 6 of this Code

(4) Required Setbacks: All structures shall be located at least twenty-five (25) feet from any property lines, unless a greater setback is required within an approved PUD.

D. <u>North Mesa Zone:</u>

The intent of the North Mesa Zone is to preserve areas for wildlife mitigation and habitat and allow up to six acre residential density (medium density) that is not impacted by geological hazards.

(1) Uses Allowed by Right:

(a) Single family dwelling units (maximum density of 1 unit per 35 acres

(b) Accessory uses and structures that are accessory to any other use by right and any permitted use

(c) Home occupations

(d) Farming/ranching

(e) Non-commercial camping

(2) Uses Allowed by Special Use or other County-Issued Permit:

(a) Bed and breakfast

(b) Cemetery

(c) Church

(d) Governmental facility

(e) Guest ranch

(f) Home business

(g) Oil and gas exploration and facilities pursuant to Section 21 of this Code

(h) Public park or wildlife preserve

(i) Public service facility

(j) Public utility

(k) Sand and gravel operation

(l) School

(m) Temporary use

(n) Wildlife rehabilitation facility

(o) Communications facilities (Per Section X)

(3) Planned Unit Development:

(a) Limited PUD (maximum - one unit per 13 acres)

(b) Regular PUD (maximum - one unit per 6 acres)

(4) Minimum Lot Size:

(a) Single family dwelling (outside of a PUD) thirty-five (35) acres

(b) Planned unit developments – as established by Section 6 of this Code

(c) Special uses – as established by Section 5 of this Code

(5) Required Setbacks: All structures shall be located at least twenty-five (25) feet from any property lines unless a greater setback is required within an approved PUD.

E. Public Lands Zone:

Only lands that are NOT owned by Federal or State entities are subject to this Zone and regulations. The intent of the Public Lands Zone is to preserve and protect private lands that are not publicly owned and managed by Federal or State entities in the Zone from future development, thereby providing visual and recreational enjoyment for the County's present and future residents as well as for visitors.

(1) Uses Allowed by Right:

(a) Farming/ranching

(b) Non-commercial camping

(c) Underground mining

(2) Uses Allowed by Special Use or other County-Issued Permit:

(a) Commercial camping

(b) Commercial logging

(c) Governmental facility.

(d) Oil and gas exploration and facilities pursuant to Section 21 of this Code

(e) Public park and wildlife preserve

(f) Public service facility

(g) Public utility

(h) Wildlife rehabilitation facility

(i) Communications facilities (Per Section X)

(3) Minimum Lot Size: Thirty-five (35) acres

(4) Required Setbacks: All structures shall be located at least twenty-five (25) feet from any property lines

F. <u>South Mesa Zone:</u>

The intent of the South Mesa Zone is to allow medium density and, where appropriate, high density (including commercial) development if all appropriate infrastructure is available. The purpose is to meet the overall Master Plan goal of allowing gradual, long-term population and economic growth without harming the County's irreplaceable environmental qualities and unduly burdening the County residents or governments.

(1) Uses Allowed by Right:

(a) Single-family dwelling units (maximum density of one unit per thirty-five (35) acres)

(b) Accessory uses and structures that are accessory to any other use by right and any permitted use

(c) Home occupations

(d) Non-commercial camping

(2) Uses Allowed by Special Use or other County-Issued Permit:

(a) Bed and breakfast

(b) Church

(c) Commercial uses (as allowed in approved planned unit developments)

(d) Governmental facility

(e) Home business

(f) Oil and gas exploration and facilities pursuant to Section 21 of this Code

(g) Public park

(h) Public service facility

(i) Public utility

(j) Sand and gravel operation

(k) School

(l) Temporary use

(m) Communications facilities (Per Section X)

(3) Planned Unit Development:

(a) Limited PUD (maximum - one unit per 13 acres)

(b) Regular PUD (maximum - one unit per six acres)

(4) Minimum Lot Size:

(a) Single-family Dwellings (outside a PUD) – thirty-five (35) acres

(b) Planned unit developments – as established by Section 6 of this Code

(c) Special uses – as established by Section 5 of this Code

(5) Required Setbacks: _All structures shall be located at least twenty-five (25) feet from any property line unless otherwise approved in a PUD or subdivision. For lots and parcels that have an area of two (2) acres or less, the minimum setback for structures shall be ten (10) feet from the side and back property lines and twenty-five (25) feet from the front property line.

G. <u>South Slope Zone:</u>

The intent of the South Slope Zone is to preserve areas for wildlife migration and allow up to six acre residential development (medium density) that is not impacted by geologic hazards.

(1) Uses Allowed by Right:

(a) Single-family dwelling units (maximum density one unit per thirty-five (35) acres (Unless otherwise approved in a County PUD process)

(b) Accessory uses and structures that are accessory to any other use by right and any permitted use

(c) Farming/ranching

(d) Home occupation

(e) Non-commercial camping

(2) Uses Allowed by Special Use or other County-Issued Permit:

(a) Bed and breakfast

(b) Governmental facility

(c) Home business

(d) Oil and gas exploration and facilities pursuant to Section 21 of this Code

(e) Public park and wildlife preserve

(f) Public service facility

(g) Public utility

(h) Temporary use

(i) Communications facilities (Per Section X)

(3) Planned Unit Development:

(a) Limited PUD (maximum - one unit per 13 acres)

(b) Regular PUD (maximum - one unit per 6 acres)

(4) Minimum Lot Size:

(a) Single-family dwellings (outside a PUD) thirty-five (35) acres

(b) Planned unit developments – as established by Section 6 of this Code

(c) Special uses – as established by Section 5 of this Code

(5) Required Setbacks:

All structures shall be located at least twenty-five (25) feet from any property lines unless a greater setback us required within an approved PUD.

H. <u>Valley Zone:</u>

The intent of the Valley Zone is to protect and preserve visually significant and sensitive areas of the County, maintain its overall rural character, and/or encourage the continued use of the lands for agricultural productivity.

(1) Uses Allowed by Right:

- **(a)** Farming/ranching
- **(b)** Single-family dwelling units (maximum density of one unit per 35 acres)
- **(c)** Accessory uses and structures that are accessory to any other use by right and permitted use
- **(d)** Home Occupation
- **(e)** Non-commercial camping

(2) Uses Allowed by Special Use or other County-Issued Permit:

- **(a)** Bed and breakfast
- **(b)** Cemetery
- **(c)** Church
- **(d)** Commercial equestrian activity
- **(e)** Commercial outdoor recreation – day use
- **(f)** Governmental facility
- **(g)** Guest ranch
- **(h)** Home business
- **(i)** Livery or horse rental operation
- **(j)** Oil and gas exploration and facilities pursuant to Section 21 of this Code
- **(k)** Public service facility
- **(l)** Public utility
- **(m)** Sand and gravel operation
- **(n)** School
- **(o)** Temporary use
- **(p)** Wildlife rehabilitation facility
- **(q)** Historical museum
- **(r) Communications facilities (Per Section X)**

(3) Minimum Lot Size:

(a) Regular PUD – as established by Section 6 of this Code

(b) All uses except as otherwise provided for in this Code – thirty-five (35 acres)

(c) Special uses – as established by Section 5 of this Code

(4) **Required Setbacks:** All structures shall be located at least fifty (50) feet from any property lines unless otherwise approved in a PUD. For lots and parcels that have an area of two (2) acres or less, the minimum setbacks for structures shall be ten (10) feet from the side and back property lines and twenty-five (25) feet from the front property line. No structure may be closer than one hundred (100) feet from the centerline of U.S. Highway 550 or Colorado Highway 62.

3.9 OVERLAY DISTRICTS

A. **Intent and purpose:** Due to continued growth pressures, there is an increased desire for coordination between the Municipalities and the County to promote the efficient use of services and protection of open lands, agricultural lands, alpine lands and community identities. It is therefore the intent and purpose of the Overlay Districts to establish districts and create a process to jointly review development on unincorporated property surrounding the Town of Ridgway and the City of Ouray.

B. **Definitions:**

(1) **Area of Influence ("AOI").** An area of unincorporated land wherein development or use of land has an impact upon the adjoining municipality.

(2) **Urban Development.** Development that conforms to the standards of moderate and high density residential, commercial/industrial or tourist land use categories, which is typical to urbanized areas. Urban development also includes the types of services that are generally required to support that development such as central potable water, storm water systems, central sanitary sewer systems, quick-response fire and police protection, urban level street design and maintenance, parks and recreation programs, open space and undeveloped parks, urban level retail and commercial development and other similar services that are typically provided by cities and towns.

(3) **Urban Growth Management Area ("UGMA").** An area of unincorporated land adjacent to a municipality in which urban development may be allowed when annexed by the municipality. The Urban Growth Management Area includes an area sufficient to provide for ten to twenty-five years of anticipated and desirable urban growth and development for the adjacent municipality.

C. **Establishment of Overlay Districts.** The following Overlay Districts are hereby established:

(1) The Ridgway UGMA

(2) The Ridgway AOI

(3) The Ouray UGMA

(4) The Ouray AOI

D. Overlay Districts: All Overlay Districts shall be designated on the "Official Zoning Map of Ouray County" which is on file in the records of the County Clerk and Recorder. A copy of the map is attached to this Code and in the event of any conflict between the copy and the map on file in the County records, the latter shall be conclusively deemed to prevail.

E. District Uses and Requirements.

(1) Within the Ridgway AOI and the Ouray AOI, the following uses are allowed:

(a) All uses allowed by right shall be permitted within the underlying Zone(s), as stated under Section 3 of this Code.

(b) Uses allowed by special use permit and PUD's within the underlying Zone, as stated under Section 3 of this Code, may be permitted, upon review and approval of the BOCC. Said uses shall follow the process as contained herein.

(2) Within the Ridgway UGMA and the Ouray UGMA, the following uses are allowed:

(a) All uses allowed by right shall be permitted within the underlying Zone(s), as stated under Section 3 of this Code.

(b) Uses allowed by special use permit within the underlying Zone, as stated under Section 3 of this Code, except Home Businesses, may be permitted, upon review and approval of the BOCC. Said uses shall follow the process as contained herein.

F. Development Review – Urban Growth Management Area.

Applications for planned unit developments, special use permits, exemptions from the definition of subdivision, variances and rezoning shall first be considered for annexation by the adjoining municipality prior to submittal of an application to the County Land Use Office.

(1) The municipalities will consider all petitions for annexation of lands within the adjoining UGMA and will not decline to annex such property except for good cause. For the purposes of this Section, good cause includes, without limitation, the following:

(a) Extension of one or more municipal services to the area would place an unreasonable economic burden on the existing users of such service or upon the future residents or owners of property in the area itself.

(b) The area is not contiguous to the municipality's existing boundaries.

(c) The development proposal fails to meet the criteria for inclusion and annexation in the initial growth boundary outlined within the municipality's master or comprehensive plan.

(2) If the municipality declines an annexation proposal within the UGMA, the Applicant/Developer may then submit a completed application to the County Land Use Office. Depending upon the request, the application shall include all information and documentation as set forth and outlined under the various sections of this Code. In addition, the application shall also include a written denial of annexation from the respective municipality.

G. Development Review – Area of Influence.

Applications for planned unit developments, special use permits, exemptions from the definition of subdivision, variances and rezoning shall be submitted to the County Land Use Office and shall follow the requirements, standards and processes as set forth and outlined under the various sections of this Code.

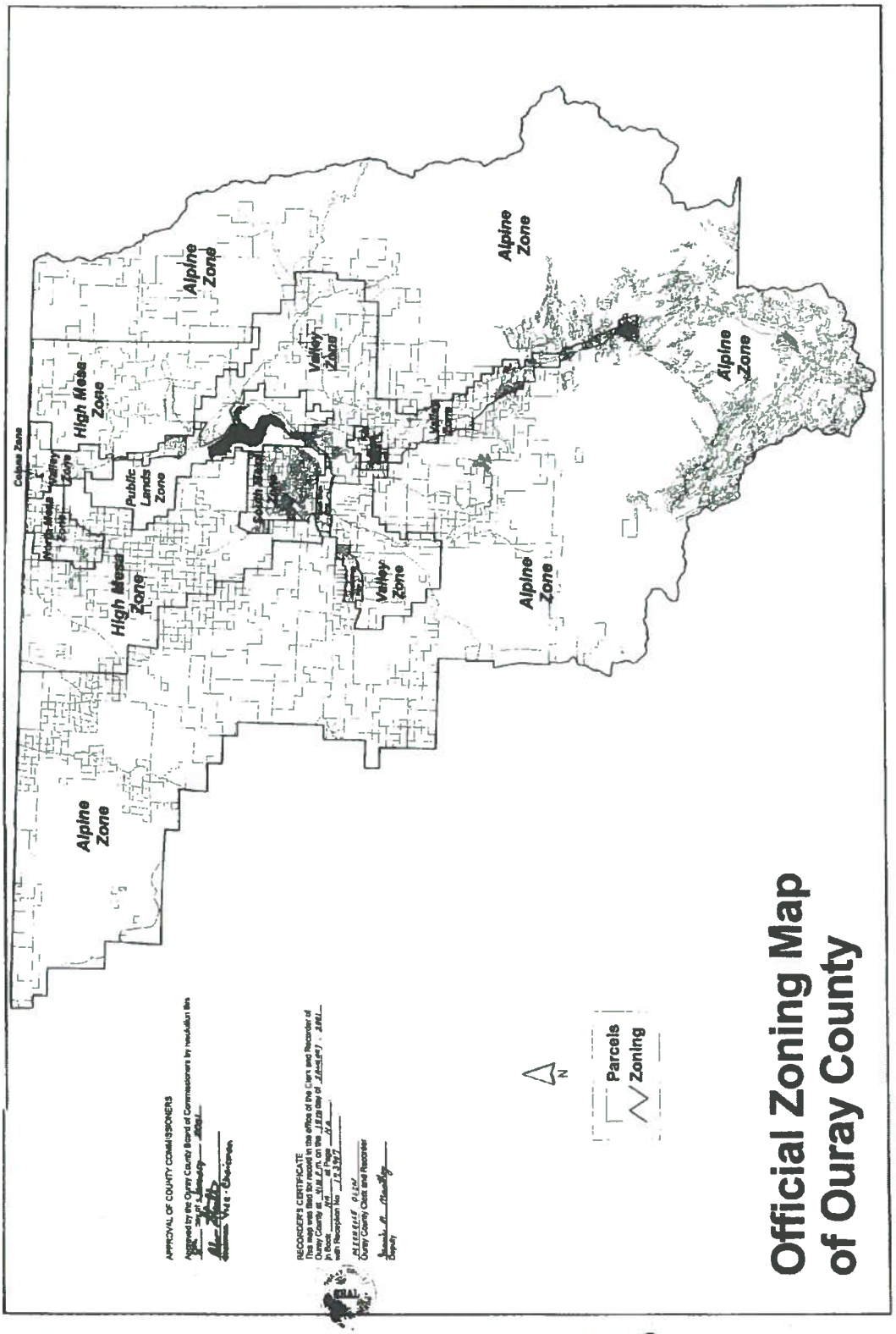
H. Joint Planning Boards.

Applications for planned unit developments, special use permits, exemptions from the definition of subdivision, variances and rezoning located within an UGMA or an AOI shall be reviewed by a Joint Planning Board, rather than the Ouray County Planning Commission, and the Joint Planning Board shall make a recommendation to the BOCC.

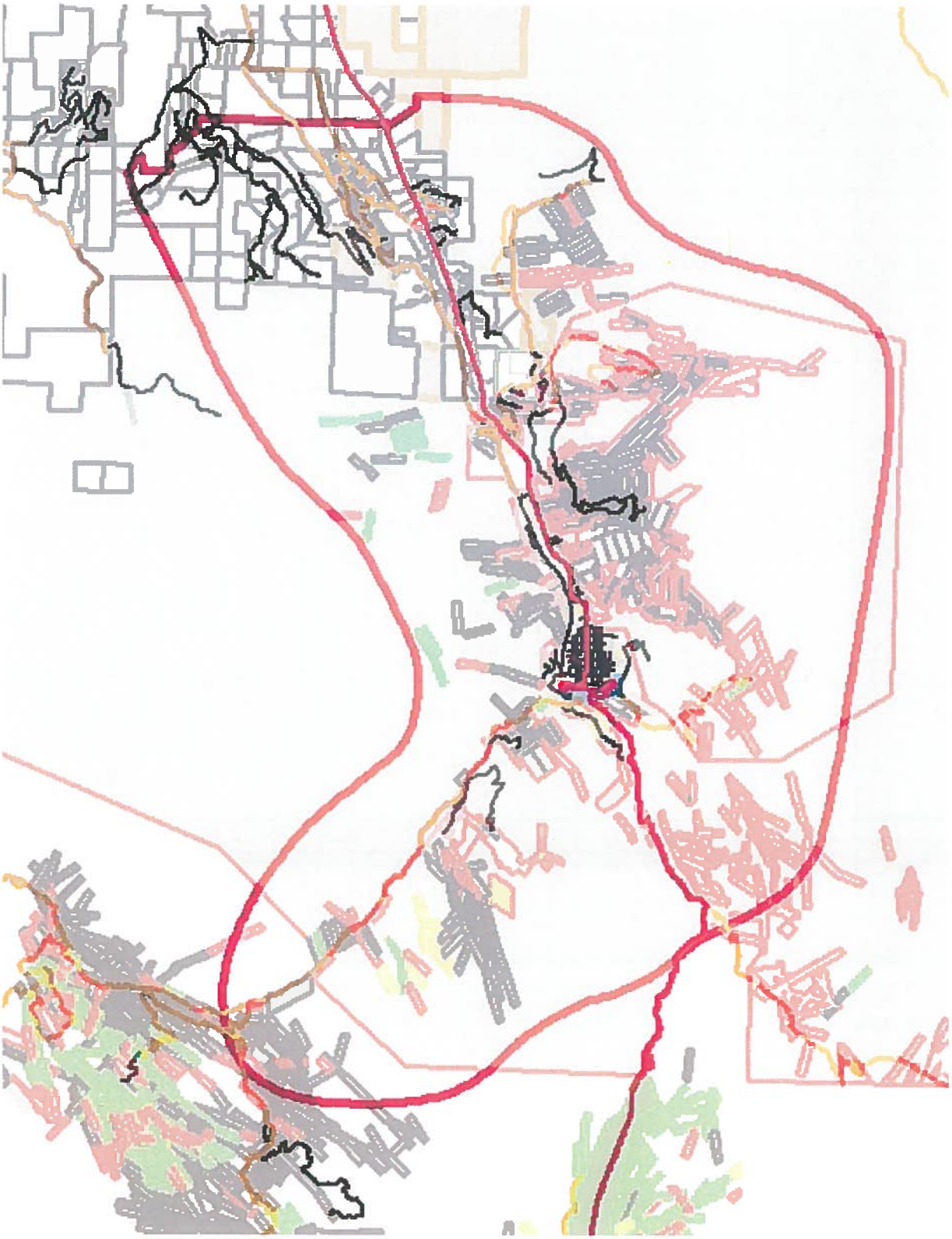
(1) When a request is located within the Ridgway UGMA or the Ridgway AOI, the Ridgway Area Joint Planning Board shall review the application.

(2) When a request is located within the Ouray UGMA or the Ouray AOI, the Ouray Area Joint Planning Board shall review the application.

Official Zoning Map – Filed under reception #173907

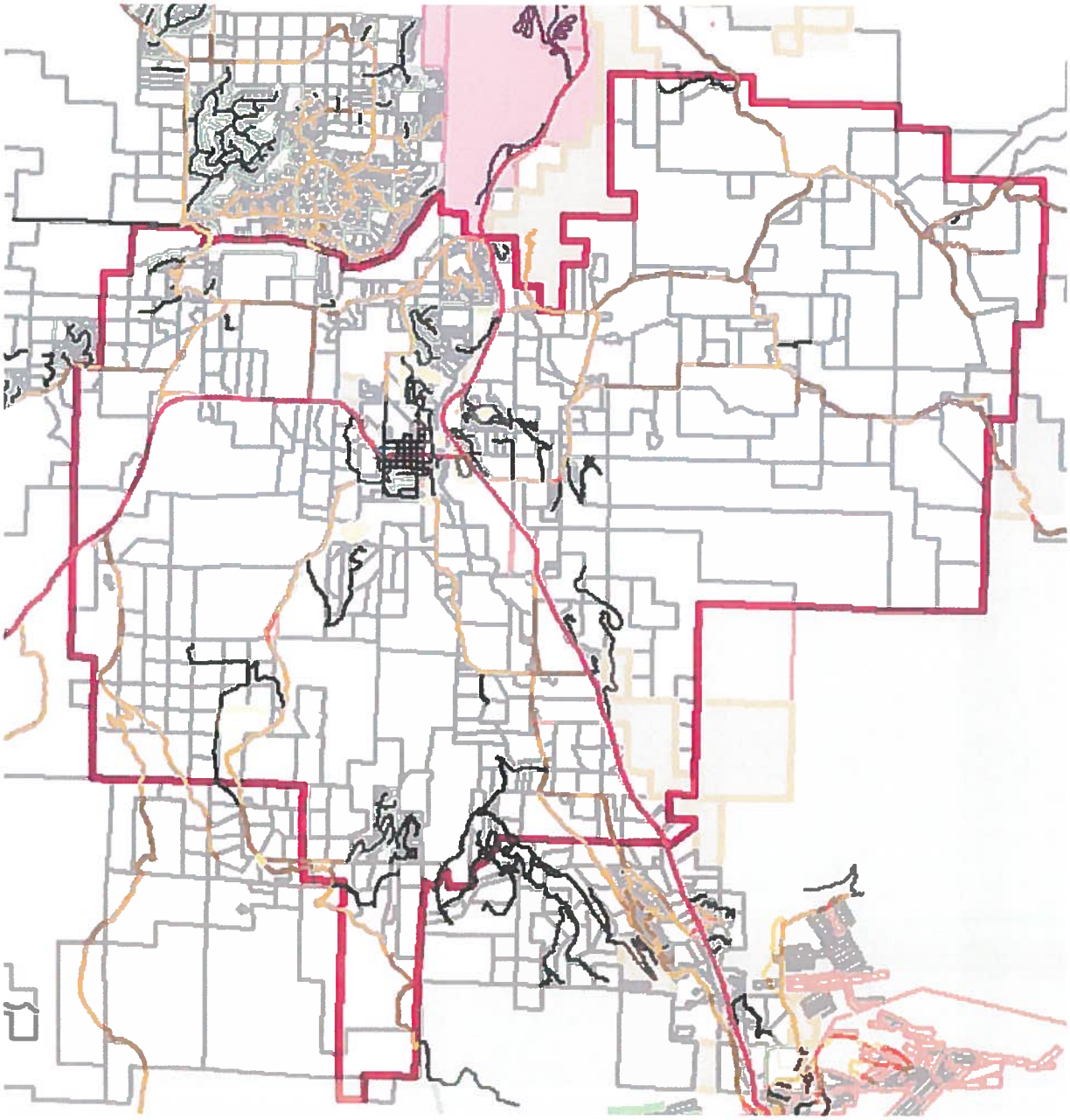

Official Zoning Map
of Ouray County
Alpine Zone
High Mesa Zone
Public Lands Zone
Valley Zone
Colona Zone
Parcels
Zoning
N
APPROVAL OF COUNTY COMMISSIONERS
RECORDER'S CERTIFICATE

Ouray Area of Influence:

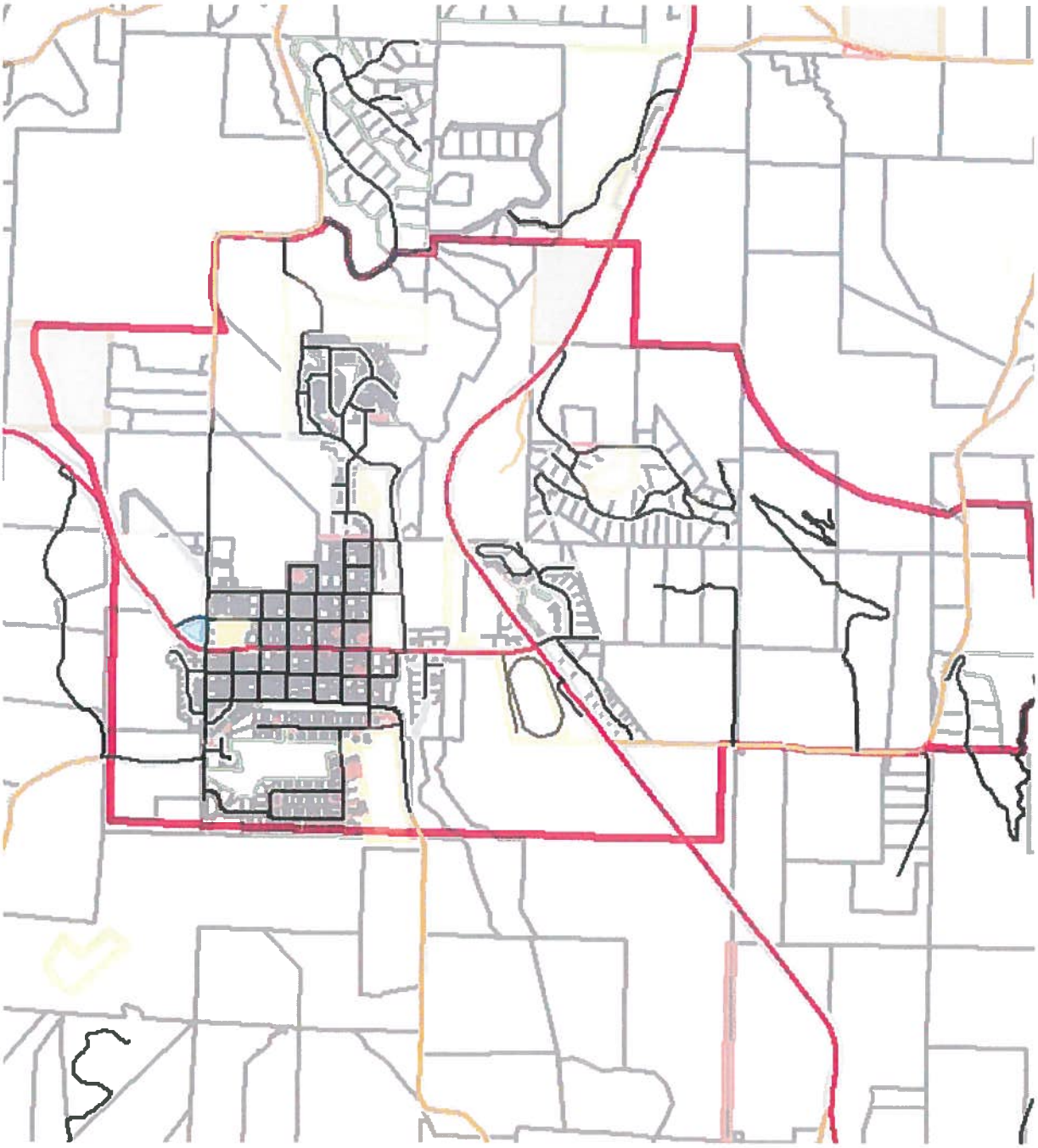


Ouray Urban Growth Management Area:

Ridgway Area of Influence:



Ridgway Urban Growth Management Area:



DRAFT

Planning Commission Proposal for the Process to be used in Reviewing and Updating the Master Plan

Prepared by – Randy Parker, Chairman
Dated: January 25, 2016
Approved by: Planning Commission on Feb. 2, 2016

At the request of the Board of County Commissioners, the Planning Commission has conducted a cursory review of the current Master Plan in order to answer the questions which were raised at our Joint Workshop which was held on October 20, 2016.

First, there is a strong consensus among Staff and Planning Commission members that the current Master Plan does not need to be completely rewritten. The Master Plan does need to be updated to reflect current public opinion, changes in demographics and to determine what specific goals and policies have been completed, what specific goals and policies need to be changed or deleted and what new goals and policies may need to be added. In addition, most Planning Commission members believe that it is important to have specific, measurable and attainable action items as part of the Master Plan. These action items could be prioritized, have specific target dates to meet and reviewed on a regular basis. Action items would not need to be part of the Master Plan itself, but could be included in an appendix to the Plan. This process would allow the Planning Commission and the public to determine what progress, if any, is being made with respect to the goals and policies set forth in the Master Plan.

Second, both Staff and the Planning Commission believe that in order to build a strong public consensus supporting any proposed changes in the current Master Plan that the services of an outside consultant are essential. Neither Staff nor the Planning Commission has the necessary expertise to undertake this process. The Planning Commission believes that given the size, composition and workload of the current Land Use Staff, that Staff does not have the time necessary to lead this process while at the same time undertaking their regular day to day responsibilities. An outside consultant will give needed credibility to the process and permit Staff to focus on their regular short-term planning and land use responsibilities. Many Planning Commission members, also, felt that an outside consultant is particularly important given the public's reaction to the recent review of Section 9 of the Land Use Code.

Third, the Planning Commission believes that it is critical that any review of the Master Plan be conducted in no more that a 12-18 month review process and that during this review there should be no elections for Board of County Commission members and no changes in appointments to the Planning Commission. In order to accomplish this, the Planning Commission is recommending that this process not be undertaken until after the 2016 election and commence as soon as possible in 2017. If possible, the process should be completed by the end of 2017 or at the latest by June 30, 2018.

Fourth, the Planning Commission is requesting that the Board of County Commissioners budget at least $35,000 and no more than $50,000 to hire an outside consultant to lead the Planning Commission in this process. This recommendation includes the Board of County Commissioners applying for a match DOLA Grant in order to have a working budget of $70,000-$100,000 for this review. This recommendation is based upon input from Staff, as well as, a presentation Chris Hawkins, a local planner on the role and cost of an outside consultant in the Master Plan Review Process.

Finally, the Planning Commission is requesting that the Board of County Commissioners and the Planning Commission hold a joint workshop to review these recommendations and provide any supporting information, which the Board of County Commissioners may deem appropriate. I am including a list of the meetings/workshops held by the Planning Commission, the documents reviewed by the Planning Commission, as well as, a list of the documents generated by the Planning Commission and Staff as part of this review.

Meetings/Workshops

Two workshops were held to review the Master Plan including a presentation by Staff of their recommendations, a "white board" exercise conducted by Staff reviewing the current Master Plan and identifying issues which were either not covered in the current Master Plan or goals and/or policies which may need to be substantially modified. The public participated in both of these workshops.

Documents Reviewed

1. The current 1999 Master Plan plus the 1976 and 1985 Master Plans
2. The survey used by the Planning Commission to generate information for the 1999 Master Plan

3. The Staff report dated October 1, 2015 setting forth the process, time and cost of Master Plans in our surrounding area
4. DOLA document entitled "10 Questions to ask when adopting or reviewing a master plan."
5. Colorado Revised Statute 30-28-103 and 106

Documents Generated by the Planning Commission and/or Staff

1. Notes for January 5, 2016 Workshop
2. Notes for January 19, 2016 Workshop
3. Staff notes for "white board" exercise for January 5, 2016 workshop
4. Staff's general comments and opinions regarding status of stated policies in the current Master Plan used at the January 19th workshop

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MINUTES

OURAY COUNTY PLANNING COMMISSION

REGULAR MEETING

January 19, 2016 6:00 – 8:00 p.m. (appx)

Meeting held at the Land Use/Road & Bridge Offices, Conference Room

111 Mall Road, Ridgway, Colorado

Attending:

PC:	Carr, Currin, Peters, Parker, Miller, Jackman
Staff:	Castrodale, Sampson
Absent:	Baskfield, Williams

Note: These minutes are not intended to be a *transcription* of the hearing. Comments are abbreviated and paraphrased. Every intention is made to capture the intent and meaning of the comments made during the hearing.

I. Call to Order – Workshop of the Ouray County Planning Commission (6:00 pm)

1. The Planning Commission held a workshop to continue with their initial review of the Ouray County Master Plan in order to identify the scope of work involved with making potential revisions. The Planning Commission will provide their findings to the BOCC in a report.

II. Call to Order – Regular Meeting of the Ouray County Planning Commission (8:03 pm)

1. Approval of Minutes

i. Approval of minutes for 1/5/2016

1. **MOTION:** Currin moved to approve the minutes of 1/5/2016
2. **SECOND:** Carr seconded motion
3. **DISCUSSION:** No discussion was had
4. **VOTE:** A vote was taken and the motion passed unanimously.

2. New business

i. The Planning Commission reviewed the upcoming meeting dates and topics.

ii. Peters noted that he would not be able to attend the wildfire meeting scheduled for next week (this is not a planning commission meeting).

3. Adjourn Regular Meeting (8:15 pm)

i. **MOTION:** Currin moved to adjourn the regular meeting
ii. **SECOND:** Peters seconded the motion
iii. **DISCUSSION:** None
iv. **VOTE:** The motion passed unanimously

Submitted By:

_____

Bryan Sampson
Associate Planner

Approved By:

_____

Randy Parker
Chair