

MINUTES
OURAY COUNTY PLANNING COMMISSION
REGULAR MEETING

April 19, 2016 7:00 – 9:00 p.m. (appx)

Meeting held at the Land Use/Road & Bridge Offices, Conference Room
111 Mall Road, Ridgway, Colorado

Attending:

PC: Miller, Jackman, Carr, Currin, Peters, Parker
Staff: Castrodale, Sampson, Whitmore
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 (6:05 P.M.)

1. The Planning Commission completed the development of a new land use code section pertaining to communication facilities and scheduled the item for public hearing on May 17.

II. Call to Order – Regular Meeting of the Ouray County Planning Commission (6:34 P.M.)

1. **Election of Officers** – The Board of County Commissioners had not yet held interviews, so this item was postponed until May 17.
2. **Request for Approval of Minutes; 3/15/2016**
 - **MOTION:** Currin moved to approve the minutes of 3/15/2016
 - **SECOND:** Carr seconded motion
 - **DISCUSSION:** No discussion was had
 - **VOTE:** A vote was taken and the motion passed unanimously
 - Parker abstained from the vote because he was not present.
3. **New Business**
 - BOCC has enacted a moratorium on building in the high country.
 - LUC priority list to be revised, but only after the joint workshop with the BOCC on 5/3.
 - Castrodale noted that the time-frame for the development of high country regulations would be on a tight time line.

- Staff will provide comments on the elements set forth by the BOCC for review by the Planning Commission.
 - May need to do an additional afternoon meeting.
 - Planning Commission continued to discuss the process of how to handle the review of high country development.
 - Planning Commission discussed the upcoming workshop with the BOCC.
4. **Motion to take Communication Facilities land use code section to public hearing.**
- **MOTION:** Currin moved to recommend the communication facility section to a public hearing with the changes we made tonight, and also the proposed changes to sections 2 & 3.
 - **SECOND:** Miller seconded motion
 - **DISCUSSION:** No discussion was had
 - **VOTE:** A vote was taken and the motion passed unanimously
 - Castrodale noted that they would have their wrap-up of the wildfire discussions held so far.
5. **New Business (Continued)**
- The Planning Commission continued their discussion on how they would review the upcoming high country regulations.
 - Parker discussed their upcoming discussion regarding the wildfire regulations.
6. **Public Hearing (7:00 PM):** The purpose of the hearing is to review and make a recommendation to the Board of County Commissioners on an application by Hockersmith Law P.C., authorized agent for Porter & Chessie, LLC, for approval of an amendment to an existing Special Use Permit. The purpose of the amendment is to allow the use of a drive-thru window at the coffee shop located at 12 Hotchkiss Ave. (corner of Highway 550 and County Road 1) in Colona, CO.

Note: Craig Jackman recused himself from this review

A. Staff Presentation (Castrodale)

- Amendment to an existing SUP for a coffee shop.
- 12 Hotchkiss Ave in Colona.
- 2015 initial review and approval by the BOCC.
 - Drive-thru window taken out at BOCC hearing.
- Request is to now add the drive-thru back into the application and move the ingress/egress.
 - New easement for this access if approved.
- Castrodale displayed an overhead with a site-plan.
 - One-way traffic on easement.
- Miller asked where they would be parking.

- Castrodale showed where the parking would be located on the over-head.
- Castrodale concluded with his presentation with Staff's recommendation:

It is Staff's opinion that the proposed amendment of a special use permit complies with all regulations and requirements found in Section 5 of the Land Use Code. Further, it is Staff's opinion that the relocated *one-way* access is a safer and more practical design to handle traffic flow, parking, and use of the drive-thru window. Therefore, Staff is recommending the Planning Commission forward the application to the Board of County Commissioners with a recommendation of approval with the following conditions:

The following conditions are in addition to, and/or reaffirming, the conditions set forth in Resolution No. 2015-019, which remain intact and in-force.

1. The driveway easement proposed by the Applicant shall be in full force and effect as long as the Special Use Permit is in effect.
2. The Applicant shall be required to install and maintain gravel in the driveway and parking areas.
3. The Applicant shall erect proper signage to clearly delineate traffic flow and direction for ingress/egress, parking, and use of the drive-thru window.

B. Planning Commission Questions for Staff & Applicant

- Carr asked if the driveway would be graveled for the entire portion of the drive.
 - Castrodale and Hockersmith affirmed that entire driveway would have gravel.
- Parker asked if the parking from the initial application would carry forward.
 - Castrodale; yes.
- Parker asked if the other lots are a part of this application.
 - Castrodale; the original application only included lots 1 & 2. This application continues to use lot 1&2, but only an easement across the other lots.
- Carr asked if backing out would be a problem with a parking?
 - Castrodale; the original SUP approved the parking, and this doesn't get us a second bite of the apple. Castrodale noted the McDonalds layout in Montrose, so it does exist.
 - Hockersmith noted that people parking may go out the same way they came in.
- Gravel parking lot?
 - Hockersmith; yes, and clearly delineated. Drive will also be graveled, and it should be fairly obvious.
 - Road and Bridge has signed off on the application.

- Miller asked if the edge of the drive will be defined.
 - Hockersmith noted that the drive would be graveled and defined.
 - Hockersmith clarified where the parking spaces would be.
- Hockersmith clarified that the application only pertains to the easement across the other lots. The other lots are not technically part of the application.
- Peters asked if they need to allow for turning radius, or is 15' adequate.
 - Hockersmith noted that 15' should be sufficient if travel is one-way.
 - Have addressed the plan for exit from the property.

C. Public Comment (open at 7:18)

- Nancy Johnston; the coffee is excellent.
- Gary Johnston; no issues that we can see.
- Public Comment closed at 7:20.

D. Planning Commission Deliberation

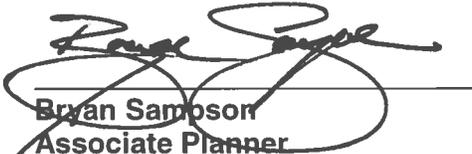
- No further deliberation was had by the Planning Commission.
- **MOTION:** Currin moved that the Planning Commission forward this application for an amendment of an existing Special Use Permit to the Board of County Commissioners with a recommendation of approval with the following conditions:
 1. The driveway easement proposed by the Applicant shall be in full force and effect as long as the Special Use Permit is in effect.
 2. The Applicant shall be required to install and maintain gravel in the driveway and parking areas.
 3. The Applicant shall erect proper signage to clearly delineate traffic flow and direction for ingress/egress, parking, and use of the drive-thru window.
- **SECOND:** Carr seconded motion.
- **DISCUSSION:** No discussion was had.
- **VOTE:** A vote was taken and the motion passed unanimously.
- Parker noted that the county attorney gave an opinion that no resolution is required, but approval of the minutes will need to be accomplished on 5/3.

7. Adjourn Regular Meeting

- **MOTION:** Currin moved to adjourn
- **SECOND:** Peters seconded motion
- **DISCUSSION:** None

- **VOTE:** A vote was taken and the motion passed unanimously

Submitted By:



Bryan Sampson
Associate Planner

Approved By:



Randy Parker
Chair