

**MINUTES**  
**OURAY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING / WORKSESSION**

March 19, 2019 5:00 – 7:00 pm  
Meeting held at the  
Land Use/Road & Bridge Offices, Conference Room  
111 Mall Road Ridgway, Colorado

**Attending**

**Commissioners:** Boehnke, Miller, Parker, Williams  
**PC Absent:** Iuppenlatz, Snowbarger, Wilson  
**Staff:** Castrodale, Sampson, Henderson  
**Guests:** Saville, Huskey & Huskey, Johnson, Carver-Plaindealer

*Note: Minutes are "action only" format & are not intended to be a transcription of the hearing. Comments referenced may be abbreviated and/or paraphrased. If further detail is needed, you may request a recording of this meeting from the Ouray County Land Use Department.*

**A. Call to Order – Regular Meeting**

1. Call to Order at 5:00 pm
  - i. Approval of minutes from the 03/05/19 meeting to take place on 04-02-19
2. Vote to be approved at 04/02/19 PC meeting
3. Adjourned Regular Meeting at 5:05 pm

**B. Call to Order – Public Hearing**

**1. Blue Skyy Final Plat Amendment**

- i. Applicant (George Michael Saville) requested, per Section 6.12 of the Land Use Code, approval of a Final Plat Amendment of Fairway Pines Estates, Filing 1, Lot No. 108, to develop a 4-unit 'cluster lot', as allowed and provided for in the originally approved plat.
- ii. The Planning Commission reviewed the subject application in a properly noticed public hearing held on March 19, 2019. Time was allowed during the hearing for comments from members of the public. At the conclusion of the hearing, the Planning Commission voted unanimously (4-0) to forward the application to the Board of County Commissioners (BOCC) with a recommendation of approval with the following conditions:
  1. Applicant shall apply for an address permit for each unit.
  2. The Applicant shall apply for any necessary driveway permit, as may be required by the Ouray County Road and Bridge Department.
  3. The signature block for the Board of County Commissioners shall be updated to reflect the current Chair of John Peters.

4. The Final Plat shall include either a General or Limited Common Element for any applicable leach field(s) that may be required to serve this development.
5. Applicant shall apply for, and receive, an approved building permit from the Ouray County Land Use Department prior to commencing construction any of the units.
6. The Applicant shall provide HOA Covenants to the County for review and approval prior to recording the final plat.
7. Applicant shall present a final plat to the BOCC for review and approval within 90-days from the date of the approval of this application.
8. Prior to review and signature by the Chair of the BOCC, the Applicant shall ensure that all other signature blocks have been properly signed.
9. Once approved by the BOCC, the Applicant shall record the final plat and covenants with the Ouray County Clerk & Recorder's Office within 14-days.
10. Applicant shall not attempt to sell or transfer any units until a proper Certificate of Occupancy has been issued by the Ouray County Land Use Department.
11. Any construction within the Blue Skyy Townhome development is subject to all applicable Ouray County Land Use, Zoning, and Building regulations in place at the time of submittal of a building permit application and as may be updated or amended from time to time.
12. The applicant shall revise the final plat to show that the driveway to Unit A & B is a Limited Common Element and the driveway to Unit C & D is a also Limited Common Element.

## **2. Huskey Special Use Permit**

- i. Applicants (Michael & Nikki Huskey) requested approval of a Special Use Permit to operate a Bed & Breakfast in an existing residential structure located on Tract No. 3 of the Double L Ranch off of County Road 1 or 7024 County Road 1.
- ii. The Planning Commission reviewed the subject application in a properly noticed public hearing held on March 19, 2019. Time was allowed during the hearing for comments from members of the public. At the conclusion of the hearing, the Planning Commission voted unanimously (4-0) to forward the application to the Board of County Commissioners (BOCC) with a recommendation of approval with the following conditions:

1. The Special Use Permit will be issued upon taking ownership of the property.
2. The Special Use Permit issued is good for a period of 3-years from the date of issue and is limited to a Bed & Breakfast as defined in Section 2 of the Ouray County Land Use Code and to be operated out of the existing residence located at 7024 CR-1 (Double L Ranch, Tract 3).
3. If it is determined by the Road & Bridge Department that damage to County Road 1 is occurring specifically due to the increased traffic from the Bed & Breakfast, and the damage is deemed to be in excess of what would be expected of a 'use-by-right' operation, the Applicant may be required to enter into a *Cooperative Road Maintenance Agreement* with the County, including a possible financial contribution to cover a portion of the required maintenance to the road.
4. If the Applicant proceeds with an addition on to the existing residence, a proper building permit must first be issued by the Land Use Department.
5. One parking space shall be 'van accessible' per the 2006 IBC requirements.
6. The Applicant shall maintain the subject property and all associated structures.
7. The Applicant must at all times remain in compliance with all provisions found in the Ouray County Land Use Code and Ouray County Ordinance No's.: 1992-01 (Noise), 1995-01 (Rubbish), 2002-01 (Open Fires), and 2007-01 (OHV's).
8. The *average daily trips*, for the property, including trips related and not related to the use as a Bed & Breakfast, shall not exceed what is allowed for one (1) primary dwelling unit and one (1) accessory dwelling unit, or a total of 14 *average daily trips*.
9. All trash and bear attractants shall be kept in bear-proof containers or in a locked building/structure.

### C. Adjourn Public Hearing

1. Adjourned Public Hearing at 6:45 pm

Submitted By:

  
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Staff Member

Approved By:

  
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PC Chair or Alternate