

PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

AUGUST 25, 2009

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. with Commissioners Landless, Liske, Mayor Willits, Mayor Pro Tem Clark, and Chairperson Petruccelli in attendance. Commissioners Guram and Whaling were absent.

1. Application for Variance to Building Height Regulations; Location: Ouray County Fairgrounds, southwest corner of the Highway 550 and Highway 62 intersection, tract K of the Park Subdivision at 22737 Highway 550; Zone: General Commercial (GC); Applicant: Board of County Commissioners for Ouray County (BOCC)

Notice of Public Hearing dated August 25, 2009; aerial photograph of Fairgrounds, Town, and County boundaries; photograph of anemometer tower location; Staff Report dated August 21, 2009 from the Town Planner.

Planner Jen Coates explained the application for variance to building height regulations is for a tower to be provided by the Colorado Anemometer Loan Program to test the viability of wind power in the surrounding area. The proposed tower location will be situated on the southeast corner of the parcel leased from the Town by Ouray County. Coates explained students from the University of Colorado (CU) would maintain the tower and retrieve data for one year; after which time it will be removed with no guarantee of a permanent wind turbine erected in its place. Planner Coates noted the maximum allowable structure height in the (GC) zone is 35 feet, and the tower height is 65.6 feet. An encroachment permit will also be required to erect the tower Coates stated.

Will Clapsadle, Facilities Manager for Ouray County, representing BOCC, stated a study would be conducted to determine if wind power is a viable future energy option for the Fairgrounds, the Road and Bridge Department, and private use areas in the County. Mr. Clapsadle noted the tower is the smallest test tower used to conduct this type of study. County Commissioner Lynn Padgent explained three different site locations were proposed for the study and CU determined the Fairgrounds was the best testing location to collect data from wind channels.

Chairperson Petruccelli opened the discussion for public comment. Rusty Weaver commented the technology is great and long over due in this area. Linda Ingo expressed concerns about the visual impact, and horses being caught in the tower guide wires during rodeo events.

ACTION:

Mayor Pro Tem John Clark moved to approve the application for variance to building height regulations based on the five conditions listed in the Staff Report, with the stipulation that the tower is not erected until after the Rodeo this year, and must be removed before the Rodeo in 2010. The motion was seconded by Commissioner Liske and unanimously carried.

2. Application for Variance to Sign Regulations; Location: RiverSage Planned Urban Development (PUD), in the Weaver Annexation; Zone residential; Applicant: RiverSage Ridgway, LLC.

Notice of Public Hearing dated August 14, 2009; Letter from RiverSage, LLC dated August 18, 2009, requesting sign variance; photos showing proposed sign size and location; Staff Report dated August 20, 2009 from the Town Planner.

Planner Coates explained the application for variance to sign regulations is for two 20 square foot subdivision identification signs, and two temporary subdivision banners. The banners will be removed after the permanent signage is erected. Coates further explained though the sign code allows for three sq. ft. of one-sided signage, the Applicant has demonstrated unnecessary hardship.

Applicant Rusty Weaver explained there have been complaints regarding difficulty finding the subdivision entrance from Highway 550. It is necessary to have a sign on each side of the entrance facing both directions to the highway. He noted the size of the signs would not appear to be too large for motorist traveling 60 mph. Temporary banners of similar size would be used while the permanent signage is being fabricated.

ACTION:

Mayor Pro Tem John Clark moved to approve the application for variance to sign regulations for the RiverSage Subdivision, based on faster traffic speed, with the six conditions listed in the Staff Report and the following change to condition 4: The temporary banners must be removed when the non-illuminated permanent signage is complete, or in 90 days, whichever come first. The motion was seconded by Commissioner Liske and unanimously carried.

3. Update on Community Survey

The Commission discussed the final community survey and arrived at consensus. Volunteers will pass out survey cards within a three-mile radius of the Town. Zones will be assigned to each volunteer. A volunteer meeting is scheduled for noon, August 27, at which time packets will be passed out, and protocol instructions reviewed.

ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Karen Christian  
Deputy Clerk