

PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

FEBRUARY 23, 2010

CALL TO ORDER

Mayor Pro Tem Clark called the meeting to order at 5:40 p.m. with Commissioners Landless, Liske, Whaling and Mayor Pro Tem Clark in attendance. Mayor Willits, Chairperson Petrucelli and Commissioner Guram were absent.

PUBLIC HEARING

1. Application for Conditional Use Permit for professional offices; Location: 121 South Charlotte Street, Lots 14-16, Block 11; Zone: Downtown Services (DS); Applicant: Scott Bridger for Bridger Construction Services and Bridger Hill Investments.

Staff Report dated February 18, 2010 from the Town Planner; Improvement Location Certificate from Ouray County and letter of compliance information dated February 12, 2010, from the Applicant.

Town Planner Jen Coates explained business uses located in the Downtown Services Zone require a conditional use permit. She noted the parking spaces identified in the site plan application need to be reconciled to the zoning requirements. A surveyor's report clarifying the northern property line is pending. The Applicant has agreed to obtain a surveyor's report to ensure the parking does not encroach into the right-of-way.

Applicant Scott Bridger stated traffic use would be minimal, and typically only four cars would be parked at the proposed location at one time. The office will employ one full time person.

ACTION:

Commissioner Liske moved to approve the Conditional Use Permit for professional offices located at 121 Charlotte Street, Lots 14 – 16, Block 11, with the three conditions listed in the staff report, as well as to work with Staff for a final on-site parking design and resolution. Commissioner Landless seconded the motion, and it carried unanimously.

2. Presentation of Prescriptive Energy Code and Green Building Standard

Town Building Inspector Bill Behan presented the current draft of the proposed Prescriptive Energy Code and Green Building Standard, noting the document is designed to assist the building community and encompasses International Energy Conservation Code standards.

He stated the goals of the document are:

- *Facilitate construction of efficient, and healthy new structures without substantial increases in investment costs, and consider future savings.*
- *Encourage sustainable solutions that reduce consumption of non-renewable fuels.*
- *Be pro-active in conforming to state and federal mandates requiring energy code adoptions in 2008.*

- *Provide educational material and resources for energy efficiency and green building objectives that are too expensive to require now but may result in cost savings or resource conservation down the line.*
- *Offer resources and incentives for energy conservation and green building opportunities for both existing and new structures.*

Mr. Behan noted the document will be presented to Town Council for adoption and will be enforced through building codes. He requested feedback from the Commission during the next two weeks, while the document is being finalized.

3. Update on Town Council Items

Planner Jen Coates updated the Commission on items presented to the Town Council including a revision to the sign code allowing more flexibility in temporary signage for businesses. The Commission was provided with documentation outlining the Bureau of Land Management's Land Use Plan objectives, which will be discussed at workshops.

APPROVAL OF THE MINUTES

4. Minutes from the Regular Meeting of January 5, 2010

ACTION:

Commissioner Liske moved, with Commissioner Landless seconding the motion to approve the minutes of January 5, 2010. The motion carried with Mayor Pro Tem Clark abstaining.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Respectfully Submitted,

Karen Christian
Deputy Clerk