

A regular meeting of the Montrose City Council was held on Tuesday, September 7, 2021 at 6:00 p.m. in the City Council Chambers of the Elks Civic Building. Said meeting was posted in accordance with the Sunshine Law. Public participation for this meeting was held in person and via Zoom. The meeting agenda included a Zoom link and phone numbers for public participation.

PRESENT: Doug Glaspell, Dave Frank, Barbara Bynum, J. David Reed, Bill Bell, Ann Morgenthaler, Stephen Alcorn, Greg Story, Lisa DelPiccolo, Mikayla Unruh, Amy Sharp, Becky Scriffiny, Shani Wittenberg, Scott Murphy, Matt Magliaro, Christine Aslakson, William Reis, Jim Scheid, Kendall Cramer, Kailey Rhoten, Larry Witte, Blaine Hall, Ross Valdez

ABSENT: Anthony Russo

GUESTS: Gunnison Clamp, Amy Scriffiny, Jasmine Hemenway, Indica Taylor, Melissa Alcorn, Lana Kinsey, Denise Bassett, Tina McFarlin, Greg Fischer, Laura Baker

CALL TO ORDER

Mayor Doug Glaspell called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

Mayor Pro Tem Dave Frank added item 8A, an interview of applicant Tina McFarlin for a vacant alternate position on the City of Montrose Planning Commission, and removed Item 17, Ordinance 2557 - First Reading.

Senior Planner Amy Sharp reported that due to an error in public noticing, the requested rezone associated with Ordinance 2557 will be re-heard by the Planning Commission on September 22 at 5:00 p.m.

SUICIDE PREVENTION MONTH PROCLAMATION

Greg Fischer with Tri-County Health Network read a statement regarding suicide prevention and reviewed community resources and activities to raise awareness.

Mayor Doug Glaspell and the Montrose City Council proclamation September 2021 as Suicide Prevention Month in the City of Montrose. Mayor Glaspell presented the proclamation to Mr. Fischer.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the August 16, 2021 special City Council meeting and the August 17, 2021 regular City Council meeting.

A motion was made by J. David Reed, seconded by Dave Frank, to approve the minutes of the August 16, 2021 special City Council meeting and the August 17, 2021 regular City Council meeting as presented. All voted yes. Motion passed.

SPECIAL EVENTS LIQUOR PERMIT

City Council considered a Special Events Liquor Permit in conjunction with the closure of Main Street for the Dinner on Main Street event on Saturday, September 25, 2021.

A motion was made by J. David Reed, seconded by Dave Frank, to approve a Special Events Liquor Permit in conjunction with the Closure of Main Street. All voted yes. Motion passed.

CHANGE TO CITY COUNCIL MEETING SCHEDULE

City Council considered the rescheduling of the September 21, 2021 regular City Council meeting to Monday, September 20, 2021 at 6:00 p.m.

A motion was made by J. David Reed, seconded by Dave Frank, to reschedule the September 21, 2021 regular City Council meeting to Monday, September 20, 2021 at 6 p.m. All voted yes. Motion passed.

YOUTH CITY COUNCIL APPLICANT INTERVIEWS

City Council interviewed applicants Gunnison Clamp, Amy Scriffiny, Jasmine Hemenway, and Indica Taylor for the 2021-2022 Youth City Council.

Youth City Councilors for the 2021-2022 term will be appointed at the September 20, 2021 regular City Council meeting.

PLANNING COMMISSION ALTERNATE APPLICANT INTERVIEW

Applicant Tina McFarlin was interviewed for a vacant alternate position on the City of Montrose Planning Commission. Appointment of the Planning Commission alternate will be made at the September 20, 2021 regular City Council meeting.

RESOLUTION 2021-17

City Council considered Resolution 2021-17, a Resolution authorizing the filing of the Colorado Department of Local Affairs grant application for the Gray & Black Market Marijuana Enforcement grant program.

Community Program Manager Kendall Cramer reviewed the opportunity for communities to opt into the DOLA grant program created by state statute for investigation and prosecution of unlicensed marijuana cultivation and distribution operations.

Mr. Cramer stated that Resolution 2021-17 authorizes the filing of the grant application, acknowledges that awarded funds will be spent appropriately with the filing of required quarterly reports, acknowledges TABOR implications, and authorizes the city manager to sign the grant contract.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Barbara Bynum, to adopt Resolution 2021-17 as presented. All voted yes. Motion passed.

ORDINANCE 2553 -FIRST READING

City Council considered Ordinance 2553 on first reading, an Ordinance of the City of Montrose, Colorado, repealing and replacing Title 5 Chapter 3 of the Official Code of the City of Montrose. A hearing was held.

City Attorney Stephen Alcorn reported that the City Clerk's Office requested elimination of a Municipal Code requirement for licensing of police alarm installers. The license requirement became part of the Code in 1988 and was updated in 2003 and 2012. Mr. Alcorn said that he discussed the topic with the Police Department, Building Department and City Clerk's Office and determined that the requirement no longer serves a purpose and is a burden on applicants and staff.

Mayor Doug Glaspell opened a hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by Dave Frank, seconded by Barbara Bynum, to pass Ordinance 2553 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2554 - FIRST READING

City Council considered Ordinance 2554 on first reading, an Ordinance of the City of Montrose, Colorado vacating portions of a right of way within the City of Montrose. A hearing was held.

City Engineer Scott. Murphy reported that this item was discussed at a previous work session, and it is related to the Riverbend RV Park Addition II annexation.

Mr. Murphy reviewed the location of the property across the Uncompahgre River from the Target store. Mr. Murphy stated that as part of a 2009 annexation process, the City secured right of way for a future path along the river. Mr. Murphy said that the new owner is updating the RV park permit which prompted discussion on the viability of the river path and the option of an

alternate path with access to Chipeta Lake Park. Mr. Murphy said the owner is supportive of the right of way exchange and a memorandum of understanding is in place. Mr. Murphy stated that the City will retain the right of way within the Uncompahgre River for recreational access.

Mayor Doug Glaspell opened a hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by J. David Reed, seconded by Dave Frank, to pass Ordinance 2554 on first reading as presented. All voted yes. Motion passed.

RIVERBEND RV PARK ADDITION II ANNEXATION

A hearing was held on the annexation of the Riverbend RV Park Addition II.

Senior Planner Amy Sharp reviewed the timeline for the clean-up annexation of the .26 acres within the Riverbend RV Park to accommodate future development. Ms. Sharp stated that most of the surrounding area is zoned B-2, Highway Commercial District, and proposed zoning designation is also B-2.

Ms. Sharp reported that the area is urbanizing, and the parcel meets contiguity requirements. An annexation agreement and impact report are not required, and the Planning Commission recommended approval of the initial zoning on August 11. Ms. Sharp recommended approval of the annexation and zoning stating that the proposal is consistent with public health, safety and welfare, City annexation policies, and the Comprehensive Plan.

Resolution 2021-18: City Council considered Resolution 2021-18, Findings of Fact for the Riverbend RV Park Addition II.

Public Comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Barbara Bynum, to adopt Resolution 2021-18 as presented. All voted yes. Motion passed.

Ordinance 2555 - First Reading: City Council considered Ordinance 2555 on first reading, an Ordinance of the City of Montrose, Colorado for the annexation of the Riverbend RV Park Addition II.

Mayor Doug Glaspell opened a hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by Barbara Bynum, seconded by Dave Frank, to pass Ordinance 2555 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2556 - FIRST READING

City Council considered Ordinance 2556 on first reading, an Ordinance of the City of Montrose, Colorado providing for the zoning of the Riverbend RV Park Addition II as a "B-2", Highway Commercial District. A hearing was held.

Mayor Doug Glaspell opened a hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by Dave Frank, seconded by J. David Reed, to pass Ordinance 2556 on first reading as presented. All voted yes. Motion passed.

RESOLUTION 2021-19

City Council considered Resolution 2021-19, setting October 19, 2021 as the hearing date for the annexation of the McCracken Addition.

Senior Planner Amy Sharp reviewed the annexation schedule and location of the 2.295 acres east of the Uncompahgre River, west of Highway 50, south of Industrial Drive, and north of N. Grand Avenue. Ms. Sharp stated that the property is located within the Urban Growth Boundary and City water and sewer service areas. The area is urbanizing and the annexation meets contiguity requirements. Ms. Sharp said that an annexation agreement is required, and annexation will allow for future development and connection to City utilities.

Ms. Sharp reviewed the zoning of the surrounding area and the proposed zoning designation of B-3, General Commercial District.

Ms. Sharp recommended approval of the annexation and B-3 zoning designation.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by J. David Reed, to adopt Resolution 2021-19 as presented. All voted yes. Motion passed.

BEAR CREEK SUBDIVISION AMENDMENT #4 PRELIMINARY PLAT

City Council considered the Bear Creek Subdivision Amendment #4 Preliminary Plat.

Senior Planner Amy Sharp reported that this project is intended to renew remaining unbuilt portions of the Bear Creek Subdivision. The 81 acres is located south of Lincoln Road, north of Lilac Road, east of 6530 Road and west of 6600 Road. Ms. Sharp said the property is zoned R-3A, Medium High Density District, and R-5, Low Density/Manufactured Housing District. Approval of the preliminary plat would create 282 single family lots.

Ms. Sharp reviewed the subdivision process and review standards and stated that the proposed use is a use-by-right within the zoning district. The layout of the lots and phases of development were also reviewed.

Ms. Sharp recommended approval with the standard condition, standing that the Preliminary Plat is in compliance with subdivision regulations and the Comprehensive Plan, the proposal meets the intent of the zoning districts, and the Planning Commission recommended approval on August 25.

City Engineer Scott Murphy reviewed the process for preliminary plat filings and infrastructure requirements.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to approve the Bear Creek Subdivision Amendment #4 Preliminary Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinance and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. All voted yes. Motion passed.

THE FALLS AT VALLEY RANCH SOUTH PRELIMINARY PLAT

City Council considered The Falls at Valley Ranch South Preliminary Plat.

Senior Planner Amy Sharp reviewed the location of the 130 acres south of Ogden Road, north of Otter Road and east of Otter Pond Subdivision. Ms. Sharp said the developer is proposing seven single-family residential lots with two outlots. The property is zoned R-1, R-2, and R-3a.

Ms. Sharp reviewed the zoning designations and stated that the plan for seven single family residential lots in the in R-1 zoning meets the intent of zoning designation. The minimum lot size of one acre is also met.

Ms. Sharp recommended approval with the standard condition, standing that the Preliminary Plat is in compliance with subdivision regulations and the Comprehensive Plan, the proposal meets the intent of the zoning district, and the Planning Commission recommended approval on August 25.

City Engineer Scott Murphy reviewed access to the lots stating that up to four lots can be accessed from one private driveway. Mr. Murphy said that additional right of way was dedicated for the completion of Otter Road.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to approve The Falls at Valley Ranch South Preliminary Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinance and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to execution of the Final Plat. The City staff is not

authorized by this approval to execute the Final Plat prior to all conditions being satisfied. All voted yes. Motion assed.

ORDINANCE 2558 - FIRST READING

City Council considered Ordinance 2558 on first reading, an Ordinance of the City of Montrose, Colorado, vacating a portion of Pinon Way within the City of Montrose. A hearing was held.

Senior Planner Amy Sharp reviewed the proposed vacation of right of way located along Pinon Way adjacent to the Sunshine Peak Apartments. Ms. Sharp stated that the property owner to the south requested the vacation for future development of a fourplex. Ms. Sharp said the southern half of the right of way would be vacated, and the northern half would be retained by the City for future use.

Mayor Doug Glaspell opened a hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by Dave Frank, seconded by J. David Reed, to pass Ordinance 2558 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2559 - FIRST READING

City Council considered Ordinance 2559 on first reading, an Ordinance of the City of Montrose, Colorado, repealing and replacing Title 2 Chapter 1 Section 1 (2-1-1) of the Official Code of the City of Montrose. A hearing was held.

Senior Planner Amy Sharp reviewed a proposed modification to the Municipal Code to update Planning Commission compensation from \$40.00 per month to \$80.00 per month, and increase compensation for the Planning Commission chair from \$60.00 per month to \$100.00 per month.

Mayor Doug Glaspell opened a hearing.

Public comment was accepted.

Laura Baker spoke in support of increased compensation to encourage diversity on the Planning Commission.

Mayor Glaspell closed the hearing.

A motion was made by Dave Frank, seconded by Barbara Bynum, to pass Ordinance 2559 on first reading as presented. All voted yes. Motion passed.

STAFF REPORTS

No staff reports were provided.

CITY COUNCIL COMMENTS

City Councilor J. David Reed thanked City Councilor Barbara Bynum for designing new City Council logo apparel. Ms. Bynum noted that she got idea from the City of Steamboat Springs and the Montrose Youth City Council.

Mayor Pro Tem Dave Frank reported that he looks forward to working with the Youth City Councilors.

Mayor Doug Glaspell acknowledged the Youth City Council applicants and the applicants for the alternate position on the Planning Commission.

MOTION TO ADJOURN

At 7:15 p.m., a motion was made by Dave Frank to adjourn the meeting with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk


Douglas Glaspell, Mayor

