

A regular meeting of the Montrose City Council was held on Tuesday, May 16, 2023, 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.

PRESENT: Barbara Bynum, J. David Reed, Dave Frank, Doug Glaspell, Ed Ulibarri, Bill Bell, Ann Morgenthaler, Ben Morris, Chris Dowsey, Lisa DelPiccolo, Greg Story, Briceida Ortega, Matt Magliaro, Shani Wittenberg, William Reis, Scott Murphy, Matt Smith, Jim Scheid, David Bries

GUESTS: Grace Hotsenpiller, Kaye Hotsenpiller, Matt Miles, Marcie Miles

CALL TO ORDER

Mayor Barbara Bynum 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 J. David Reed removed Item 13, Youth City Council Report, from the agenda.

ACKNOWLEDGEMENT OF YOUTH CITY COUNCIL MAYOR GRACE HOTSENPILLER

Mayor Barbara Bynum presented a plaque to Youth City Council Mayor Grace Hotsenpiller acknowledging four years of service and leadership on the Montrose Youth City Council.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the May 2, 2023, regular City Council meeting.

A motion was made by J. David Reed, seconded by Dave Frank, to approve the minutes of the May 2, 2023, regular City Council meeting as presented. All voted yes. Motion passed.

ORDINANCE 2625 – SECOND READING

City Council considered Ordinance 2625 on second reading, an Ordinance of the City of Montrose, Colorado, clarifying Article 1, Section 7, of the Charter of the City of Montrose, regarding qualifications for candidates to the Office of the City of Montrose Councilor.

Assistant City Attorney Matt Magliaro stated that Ordinance 2625 clarifies a section of the City Charter with the addition of a usage footnote. The added language is indicated in bold on page 12 of the meeting packet. Mr. Magliaro reported no changes to Ordinance 2625 since it was passed on first reading on May 2.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adopt Ordinance 2625 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2626 – SECOND READING

City Council considered Ordinance 2626 on second reading, an Ordinance of the City of Montrose, Colorado, amending the Montrose Municipal Code by repealing provisions relating to the Planning Commission and land development, repealing certain chapters of the Montrose Regulations Manual relating to land development and adopting a new Title XI - Land Development Regulations for the City. A hearing was held.

Planning Manager Jace Hochwalt presented an overview of the multi-phase project to update and consolidate the City of Montrose Land Use Code. The schedule was reviewed along with the objectives of a unified code that is user friendly, consistent, and in compliance with the Envision 2040 Montrose Comprehensive Plan.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by J. David Reed, seconded by Dave Frank, to adopt Ordinance 2626 on second reading as presented. All voted yes. Motion passed.

WOODS CROSSING AMENDED PRELIMINARY PLAT

City Council considered the Woods Crossing Amended Preliminary Plat.

Mayor Pro Tem J. David Reed recused himself from this agenda item. Mr. Reed left the meeting at 6:21 p.m.

Planner II William Reis reported that the original preliminary plat was approved by City Council in 2021, and the southern portion of the subdivision has been final platted. The applicant is seeking changes to the northern portion which requires a separate approval process. Mr. Reis stated that the Amended Preliminary Plat consists of 108 proposed lots on either side of Hill Street in the R-2 and R-3A zoning districts. Mr. Reis said the Amended Preliminary Plat reduces the number of lots and restructures the street layout. The Planning Commission unanimously voted to recommend approval.

Mr. Reis recommended conditional approval of the Woods Crossing Amended Preliminary Plat stating that the request is in compliance with Subdivision Regulations and the Comprehensive Plan and meets the intent of the R-2 and R-3A zoning districts.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Dave Frank, to approve the Woods Crossing Amended 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.

Mr. Reed rejoined the meeting at 6:29 p.m.

ORDINANCE 2627 – FIRST READING

City Council considered Ordinance 2627 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of 0.14 acres located at 2370 Air Park Way from "I-2" General Industrial District to "B-3" General Commercial District.

Planning Manager Jace Hochwalt reported that the applicant is SJ Development LLC and the subject property is located at the end of the cul-de-sac on Air Park Way. Mr. Hochwalt stated that the rezone is requested to avoid split zoning on a single parcel following a boundary line adjustment.

Mr. Hochwalt recommended approval stating that the proposal meets rezone criteria, is in compliance with the Comprehensive Plan, is compatible with existing uses in the surrounding area, and will resolve the split zoning issue.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Doug Glaspell, to pass Ordinance 2627 on first reading as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use, and Excise Tax Report: Finance Director Shani Wittenberg provided a sales, use, and excise tax report for the month of March 2023. Ms. Wittenberg reported that total sales and use tax collections were up 6.2 percent as compared to March of 2022 with a positive budget variance of 15.5 percent. Year-to-date collections were up 5.2 percent with a positive budget variance of 14.1 percent.

First Quarter Budget Review: Finance Director Shani Wittenberg stated that the report included in the meeting packet provides a review of major funds in terms of collections and expenses. Ms. Wittenberg reported that all looks to be in order for the first quarter of the year.

CITY COUNCIL COMMENTS

City Councilor Doug Glaspell commented on a recent newspaper article regarding street repairs.

MOTION TO ADJOURN

At 6:43 p.m., a motion was made by Doug Glaspell to adjourn the meeting with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk



Barbara Bynum, Mayor

