



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, July 24, 2024 - 5:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. *The 11 pm rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).*

Additional written comments are welcome. If you would like to comment on an agenda item, please [email the city](#). Written comments must be received by noon one week prior to the meeting in order to be included in the Planning Commission packet. After that deadline, comments received by noon the day prior to the meeting will be distributed to the Planning Commission on the meeting day.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please [email the city](#) at least three days before the meeting.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of the June 26, 2024 Planning Commission meeting
- 4) Additions or Deletions
- 5) **CHILDCARE FACILITY CONDITIONAL USE PERMIT** This application is a request to allow a childcare facility within the "P" Public District at 703 S 9th St. Under the "P" zoning regulations, childcare facilities are a conditional use. The applicant is the City of Montrose.
- 6) **PUBLIC WORKS SHOP ADDITION ZONING HEARING** This is a proposal for the initial zoning



of "P" Public District for the proposed Public Works Shop Addition, approximately 23.3 acres. This is located south of the intersection of S Rio Grande Ave and E Oak Grove Rd. The applicant is the City of Montrose.

- 7) **RIO GRANDE RIGHT OF WAY ADDITION ZONING HEARING** This is a proposal for the initial zoning of "P" Public District for the proposed Rio Grande Right of Way Addition, approximately 1.14 acres. This is a portion of the existing S Rio Grande Ave. The applicant is the City of Montrose.

- 8) Other Business

- 9) Next Meeting will be August 14, 2024

- 10) Motion to Adjourn



City of Montrose Planning Commission

June 26, 2024

The Montrose City Planning Commission held a meeting on June 26, 2024 at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: David Fishing (Chair), Chad Huffman (Vice-Chair), Delphine Jadot, Richard Rogers, Phoebe Benziger, Steve Ball and Ronald L. Cairns.

Staff Members Present: Jace Hochwalt (Community Development Director), William Reis (Planner II), Chris Dowsey (City Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician).

There were 28 members of the public in attendance.

Call to Order

Chairperson David Fishing called the meeting to order at 5:00 p.m.

Approval of Minutes

Richard Rogers moved to approve the minutes of the May 22, 2024 meeting as submitted. Chad Huffman seconded, and the motion carried.

Additions or Deletions

None.

Sunset Village Planned Development Sketch Plan

This is a review and discussion of the proposed Sunset Village Planned Development, located at the current addresses of 576 and 616 6600 Road. The property is approximately 8.93 acres in size and is zoned "R-3A" Medium High Density District. The proposal is for approximately 72 residential units, which would include duplexes and 4-plexes, and would allow for multiple residential buildings on one lot. The applicant is the Cook Family Trust.

Staff Presentation

Jace Hochwalt introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record. Scott Murphy discussed the subdivision process, infrastructure, utilities, streets and traffic.

Questions for Staff

Planning Commissioners and staff discussed impacts to roads and schools.

Applicant Presentation

Gary Cook, applicant, approached the podium and gave some background information on the property.

Questions for Applicant

Planning Commissioners and applicant discussed parking.

Public Comment

No one came forward.

Discussion

Planning Commissioners suggested the applicant continue to work with other developers regarding alignment of roads and commented on the applicant's plan to build multiple smaller buildings rather than one large building as preferable.

Motion and Vote

Review and discussion only. No action to be taken.

Brookside Meadows Subdivision Sketch Plan

Chad Huffman recused himself from this item and left the room.

This is a review and discussion of the proposed Brookside Meadows Subdivision, located on the northwest corner of 6700 Road and Miami Road. The property is approximately 20.49 acres in size and zoned "R-2" Low Density District. The proposal requests 62 single-family residential lots. The applicant is Christopher Koch.

Staff Presentation

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Applicant Presentation

Chris Koch, applicant, came forward to answer any questions.

Questions for Applicant and Staff

Planning Commissioners and staff discussed the temporary cul-de-sac and the trail along Cedar Creek.

Staff discussed the design for utilities, traffic study, bridges over the creek, a future roundabout at 6700 Miami Roads, planned enlargement of the bridge on 6700 Road, and a warrant study on 6700 Road and Hwy 50 for a potential future traffic signal.

Public Comment

Two members of the public came forward: one with comments about their appreciation for the choice of zoning, and one with concerns about noise, timeline on the widening of the bridge, and the pedestrian path.

Discussion

Scott Murphy discussed the schedule for widening of the bridge.

Chris Koch, applicant, returned to podium to address the comments about the trail.

Public Comment (reopened)

The public comment hearing was reopened, and two more members of the public came forward. The comments and concerns were about Miami Road, the timeline of the proposed roundabout and whether it will minimize traffic, and the possibility of flooding in the creek. One person commented that they were happy with the plan.

Discussion

Planning Commissioners and staff discussed the concerns about the trail along the creek, how the roundabout will minimize traffic, flooding of the creek, problems with Miami Road, and responsibility for construction traffic damage to roads.

Motion and Vote

Review and discussion only. No action to be taken.

Sugarpine Subdivision Sketch Plan

This is a review and discussion of the proposed Sugarpine Subdivision, located south of Evans Drive and north of Cedar Creek. The property is approximately 16.83 acres in size and zoned "R-3" Medium Density District. The proposal requests 38 duplex residential lots. The applicant is Christopher Koch.

Staff Presentation

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Scott Murphy discussed traffic and Evans Street.

Questions for Staff

Planning Commissioners and staff discussed the streets in the Ironhorse Subdivision, planned access, and private driveways.

Applicant Presentation

Chris Koch, applicant, stated the plan for the subdivision is duplex lots with no deviations from the zoning code.

Questions for Applicant

Planning Commissioners and applicant discussed the reasons for no road on the west side of property to Miami Road.

Public Comment

Nine members of the public came forward with concerns about traffic, open space, Cedar Creek, construction traffic, traffic on both 6775 Road and Evans Street, egress and ingress to subdivision, safety for children, and parking.

Discussion

Planning Commissioners and staff discussed open space, roadways, additional space for Evans Street, safety, access to the creek, parking, and the subdivision process.

Motion and Vote

Review and discussion only. No action to be taken.

Other Business

Jace Hochwalt reported the advertisement for an alternate member ran for 6 weeks and there were no applicants. The position will likely be reposted in the future.

Next Meeting

The next Planning Commission meeting is scheduled for July 24, 2024.

Public Comment

None.

Adjournment

Richard Rogers moved to adjourn the meeting. Ron Cairns seconded, and the meeting ended at 6:58 p.m.

Chairperson

Attest



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: Jace Hochwalt, Community Development Director
DATE: July 24, 2024
RE: 703 S. 9th Childcare Facility Conditional Use Permit

ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Site Pictures
- Exhibit C: Chapter 11-7-6 District Uses

Public notice requirements have been fulfilled in accordance with Section 11-4-3(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 300 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:

The Planning Commission will approve or deny the Conditional Use Permit for a proposed childcare facility located at 703 S. 9th Street. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:

The Montrose area faces a shortage of childcare spaces, affecting families and hindering workforce stability. Despite this need, there has been limited growth in new childcare facilities, exacerbating the problem. To better understand the impact on City employees and the community, City of Montrose staff conducted a comprehensive survey in April 2024, revealing overwhelming support for additional childcare options. The survey results included nearly 300 responses from City staff and other government agencies, revealing that 33 respondents are unable to enroll their infants, toddlers, or preschoolers into a childcare service due to availability or cost, and 69 respondents stated they are considering newborns in the near future.

In addition to the survey, the Montrose County Childcare Needs Assessment was completed by Root Policy in late 2021, which reflected a shortage of childcare spaces, noting that Montrose County is classified as a "childcare desert". With this data in mind, City staff (through the support of the Montrose City Council) have been searching for facilities in the Montrose area that have the ability to be retrofit into a childcare facility. The property at 703 S. 9th street

came up as an option, which is currently a City-owned facility that would not have to be acquired. After completing a thorough site inspection of the property, which comprises a 4,200 square foot building and ample outdoor space (which is required for childcare licensing), it was determined that the property would be a great fit for a possible childcare facility. The facility is currently leased to the Montrose County School District, and City staff have been having conversations with the School District about vacating the property, which is anticipated sometime in early to mid-2025.

After finding a viable childcare facility, City staff submitted a Colorado State Employer-Based Child Care Facility grant in mid-June for \$613,422. This would cover the cost of a full remodel, some exterior improvements, and interior furnishings. It is expected that grant awards will be announced in September of 2024. In the meantime, City staff is making sure the property is appropriately entitled, and also working through an operations plan to best determine how the facility will be managed and operated. Should we be awarded the grant, we would look to move forward with construction and remodel efforts in early 2025, with the hopes of construction completion in mid-2025, and licensing achieved and childcare operations starting shortly thereafter.

As part of the entitlement process, a Conditional Use Permit is necessary. The property is zoned “P” Public District, and while government buildings and facilities are an allowed use in this zone district, childcare facilities are a conditional use.

Applicant:

Applicant: City of Montrose

Staff Analysis:

1. Zoning Code 11-7-6 (H) outlines uses within the “P” Public District.
 - Section 11-7-6 of the Municipal Code is provided in Exhibit B.
 - Government buildings and facilities, libraries, museums, and schools are allowed uses in the “P” District, but childcare facilities are a conditional use.
 - This proposal is not a use-by-right, and therefore, is subject to review as a conditional use by Section 11-7-6.
2. The conditional use criteria, outlined in 11-7-6 of the Montrose Municipal Code, are as follows:
 - *Conditional uses.* Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6 (G) and 11-7-6 (H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:
 - i. The use will not be contrary to the public health, safety, or welfare.
 - ii. The use is not materially adverse to the City's Comprehensive Plan.

- iii. Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - iv. The use is compatible with existing uses in the area and other allowed uses in the district.
 - v. The use will not have an adverse effect upon other property values.
 - vi. Adequate off-street parking will be provided for the use.
 - vii. The location of curb cuts and access to the premises will not create traffic hazards.
 - viii. The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - ix. Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
- The Burden shall be upon the applicant to prove that these requirements are met.

3. Staff finds that the proposed childcare facility use meets the Conditional Use Criteria above. The proposal is in compliance with the Comprehensive Plan and is compatible with existing uses in the area. In addition, the proposal is consistent with the intent of the “P” zoning district, which is intended to provide for uses and services of a public, nonprofit, or charitable nature.

Staff Recommendation:

The staff finds that the criteria have been met and recommend approval of the request.

Planning Commission Motion Alternatives:

Approval Motion Recommendation:

“I hereby make a motion to approve the request to allow the conditional use of a childcare facility within the “P” Public District, located at 703 S. 9th Street. The request meets the code criteria based on the evidence and testimony presented at this hearing and as outlined in the staff report”

Denial Motion Recommendation:

“I hereby make a motion to deny the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

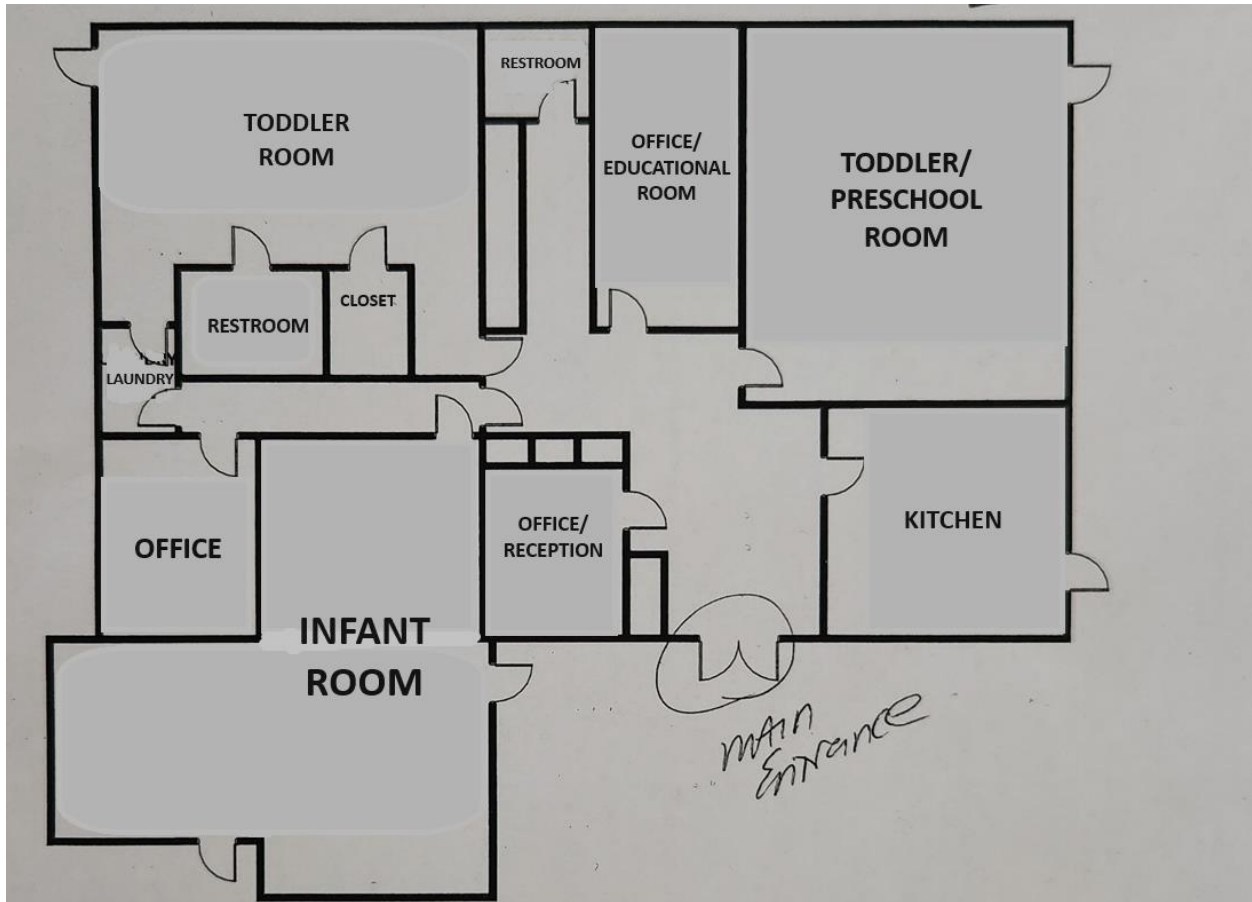
EXHIBIT A: Maps



EXHIBIT B: Site Photos

Floor Plan and Pictures

The proposed site located at 703 S. 9th Street is an existing building totaling approximately 4,200 square feet in size. There are three large classrooms, each over 500 square feet in size. There are also three offices, a kitchen, a laundry room, two bathrooms, and some storage closet space. City staff have been consulting with Bright Futures Early Childhood Council to determine licensing requirements that will be driving some of the design. Below is the existing floor plan with the proposed classroom areas identified. All walls currently exist as shown. Some walls will need to be added but most spacing will remain as shown.



Existing floor plan with proposed room layout



View of building from southwestern property corner



View of property from northwestern property corner



View of property from Northeastern property corner



View of property from southeastern property corner



Typical interior finish of existing classroom



Typical interior finish of existing classroom

EXHIBIT C: Zoning Code Excerpt

Sec. 11-7-6. District uses.

- (A) *Permitted uses.* Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.
- (B) *Conditional uses.* Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:
- (1) The use will not be contrary to the public health, safety, or welfare.
 - (2) The use is not materially adverse to the City's Comprehensive Plan.
 - (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - (4) The use is compatible with existing uses in the area and other allowed uses in the district.
 - (5) The use will not have an adverse effect upon other property values.
 - (6) Adequate off-street parking will be provided for the use.
 - (7) The location of curb cuts and access to the premises will not create traffic hazards.
 - (8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - (9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
- (C) *Principal uses.* The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.
- (D) *Accessory uses.* Accessory uses shall comply with all requirements for the principal use, except where specifically modified by this Chapter, and shall also comply with the following limitations:
- (1) An accessory use shall be clearly incidental, customary to and commonly associated with the operation of the permitted use.
 - (2) An accessory use shall be operated and maintained under the same ownership as the permitted use.
 - (3) An accessory use shall be located on the same lot as a principal use.
- (E) *Temporary Use Permits.*
- (1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.
 - (2) The temporary use permit may be issued by the City Manager only after it determines that unusual circumstances exist, not created by the applicant, such as damage, destruction or delay in construction of applicant's permanent premises, which results in significant hardship, and that the temporary use will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.

- (3) The City Manager or his designee shall hold such hearings concerning the application and provide such notice thereof as the circumstances merit in his opinion. The permit may be granted subject to conditions appropriate to ensure compliance with this Subsection.
- (4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.
- (F) *Uses Not Listed.*
- (1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.
- (2) Any person aggrieved by a decision of the City Manager pursuant to this Subsection may appeal that decision to the City Council under the following procedure:
- (a) The appeal must be made in writing and filed within 30 days of the decision being appealed.
- (b) The City Council shall consider the appeal at a public hearing held within 30 days of receipt of the written appeal, notice of which shall be given to the appellant by US mail at least 15 days prior to the hearing.
- (c) The City Council shall approve or deny the appeal.
- (d) The decision of the City Council shall be the final decision of the City on the matter, appealable only to the district court.
- (H) *Schedule of Mixed Use, Commercial and Industrial Zone District Uses.*

Land Use	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
COMMERCIAL USES									
Automobile and vehicle sales, repair or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and breakfast (See Sec. 11-11-1)	P								
Building materials businesses			C	P	P	P			
Car washes				P	P	P	C		
Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the performance standards of Chapter 11-11-4 and are consistent with Sec. 11-7-5(D)(1).								C	
Farm implement sales or service establishments					P	P			

Fueling stations or other retail uses having fuel pumps which comply with the following criteria: (a) All fuel storage, except propane, shall be located underground. (b) All fuel pumps, lubrication and service facilities shall be located at least 20 feet from any street right-of-way line.			P	P	P	P	C		
Funeral homes			C	C	C	C			
Hotels and motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers.	P								
Offices not allowed as a use by right.	C								
Travel home parks and campgrounds (See Sec. 11-13)				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in or drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								
Retail stores, business and professional offices, and service establishments which cater to the general shopping public.			P	P	P	P	P		P

Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied				C	C	C			
Sexually oriented business (See Sec. 11-12-1)									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			
INDUSTRIAL USES									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.								P	P
Construction and contractor's office and equipment storage facilities						P			P
Feed storage and sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities. (See Sec. 11-11-4)					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P
Storage facilities, outdoor					C	P		P	P
Warehouse and wholesale distribution operations			C	C	C	C		P	P
INSTITUTIONAL USES									
Airport								P	P
Assisted living facilities	C			P	P	P			
Childcare facilities	P	C	P	P	P	P	P	P	P

College or other place of adult education			P	P	P	P			
Daytime social service activities by a social service provider, to include food storage; food distribution without monetary remuneration as a food pantry and/or food service without monetary remuneration as a soup kitchen; laundry facilities not for profit; showers; and counseling to include alcohol and/or substance abuse counseling. This use by right expressly excludes the overnight sheltering of people. For the purposes of this use by right authorization, "daytime" shall mean from 6:00 a.m. to 6:00 p.m. Mountain Standard Time. "Night" shall mean from 6:00 p.m. to 6:00 a.m. Mountain Standard Time.			P	P	P	P			
Family child care home	P	C	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P
Hospitals	P								
Libraries		P	P	P	P	P			
Museums and visitor centers		P	P	P	P	P			
Parking facilities	P	P	P	P	P	P			
Private and fraternal clubs			P	P	P	P	C		
Public transportation facilities			P	P	P	P			
Religious assembly	P	P	P	P	P	P	P		
Schools	C	P	C	C	C	C	C		
RECREATIONAL USES									
Golf courses		C							
Parks, open space and recreation facilities	P	P	P	P	P	P	P	P	P
Private recreation facilities		P							
RESIDENTIAL USES									
Duplex	P		P	P	P	P	P	P	P

Group homes— handicapped/disabled 8 persons or less (see Sec. 11- 11-2)	P		P	P	P	P	P	P	P
Group homes— handicapped/disabled > 8 persons (see Sec. 11-11-2)	C		C	C	C	C	C	C	C
Group homes, other (See Sec. 11-11-2)	C		C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	
UTILITIES AND TELECOMMUNICATION FACILITIES									
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C
OTHER USES									
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11- 7-6(E)(1—3))	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7- 6(E)(4))	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11- 13-6(2))	T		T	T	T	T	T	T	T

Legend: Use Type
P: Permitted Use
C: Conditional Use
A: Accessory Use
T: Temporary Use

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)



CITY OF MONTROSE

Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: July 24, 2024
RE: Public Works Shop Annexation
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Zoning Code Excerpt

Public notice requirements have been fulfilled in accordance with Section 11-4-3(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 300 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:

The Planning Commission is recommending the initial zoning for the Public Works Shop Addition, a proposed annexation to the city limits of Montrose. The Planning Commission will consider all of the information in this memo in making a decision.

Proposed schedule:

July 1: Council Work Session Overview
July 24: Planning Commission zoning hearing
August 6: City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
August 20: 2nd reading of annexation and zoning ordinances

Application Background:

The Public Works Shop Addition is a proposed annexation approximately 23.3 acres in size. The annexation consists of two parcels located south of the intersection of S Rio Grande Ave and E Oak Grove Rd. It is within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and City of Montrose Water Service Area. Annexation of this property will allow for



development of the new Public Works Shop under City regulations. An Annexation Agreement is not required.

Proposed Zoning: "P" Public District

Applicant: City of Montrose

Staff Analysis:

1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. An annexation agreement is not required as a condition of this annexation.
3. Zoning Regulations
 - a. Municipal Code, Section, 11-7-12 (B), Zoning of Additions: The zoning of additions for all property annexed to the City not previously subject to City zoning may be requested or initiated by the City Manager or the owner of any legal interest in the property or such owner's representative. Proceedings concerning the zoning of property to be annexed may commence at any time prior to the effective date of the annexation ordinance, or thereafter as allowed by law. The Planning Commission shall either recommend approval or denial of the requested zoning to the City Council, which can either ratify the Planning Commission's decision, or reverse it. The zoning of additions shall be subject to the review procedures of Chapter 11-4 and standards of Section 11-7-4 of this Title, and shall be allowed only upon findings as follows:
 - i. The amendment is not averse to the public health, safety and welfare; and
 - ii. The amendment is in substantial conformity with the Comprehensive Plan;
or
 1. Such zoning is compatible with conditions in the area, which have changed materially since the Comprehensive Plan was last updated.
 - iii. The City shall not impose conditions on the zoning of an addition unless otherwise required by this Title.
 - b. Municipal Code, Section 11-7-5: The "P" Public District is intended to provide for uses and services of a public, nonprofit, or charitable nature.
 - c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned "P" Public District, "R-3" Medium Density District, "B-3" General Commercial District, and "I-2" General Industrial District.
4. The Comprehensive Plan Future Land Use Map designates the area of the Public Works Shop Addition as Residential Mixed Density Medium and River Corridor. The Residential



Mixed Density Medium district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed. The River Corridor land use designation identifies the approximate location of the Uncompahgre River corridor. The river corridor may include a variety of uses related to outdoor recreation, housing, restaurants and/or small retail centers.

5. The property is located within Growth Area 1. According to the Comprehensive Plan, Growth Area 1 represents the most cost-efficient areas for the city to grow and comprises platted but unbuilt lots, annexed but unplatted land, and un-annexed small enclaves.
6. The “P” zoning does not appear to be adverse to the public health, safety and welfare.

Staff Recommendation:

Staff recommends approval of the “P” Public District designation.

Planning Commission Recommendation Alternatives:

Approval Motion Recommendation:

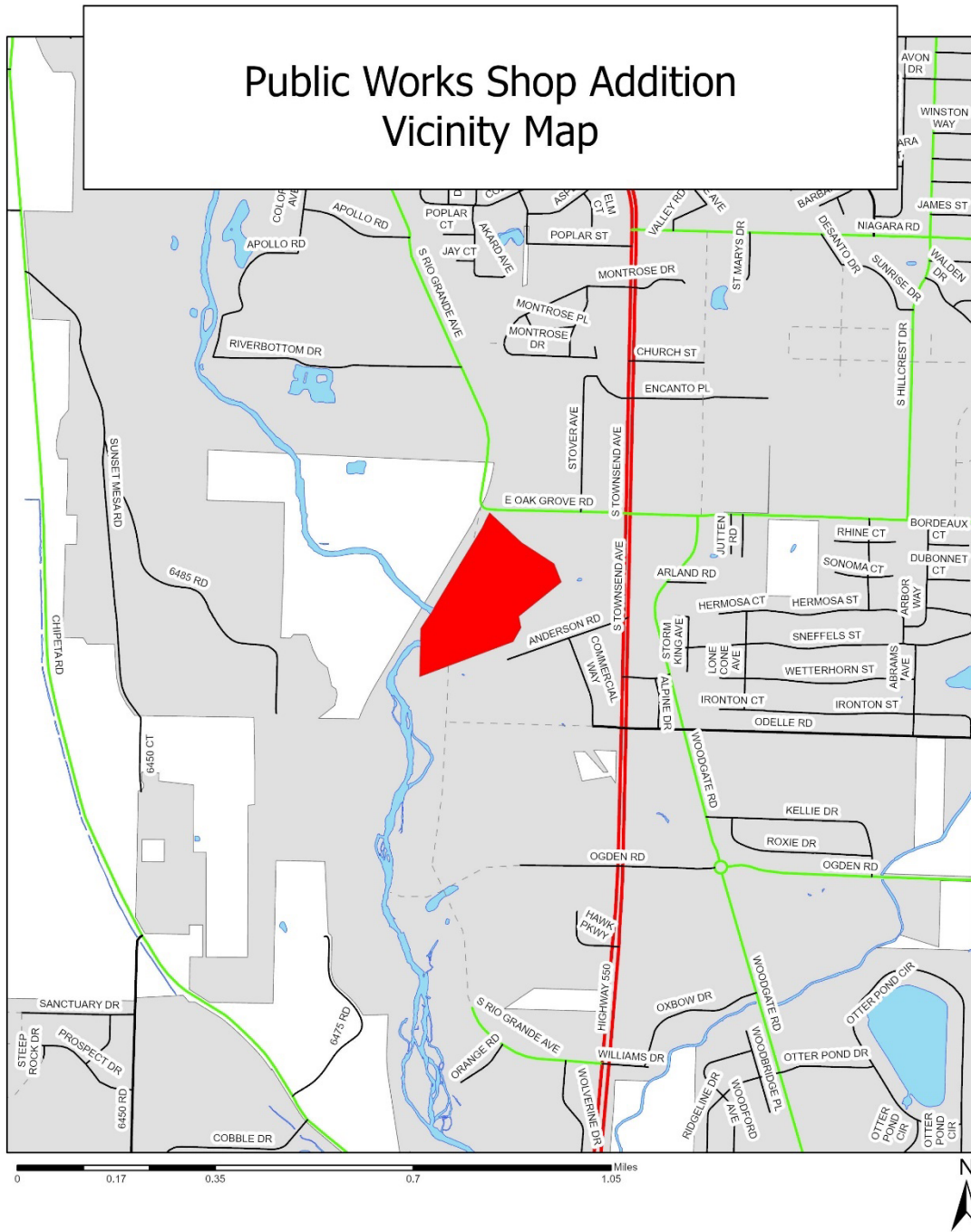
“I hereby make a motion to recommend to City Council approval the initial zoning request of “P” Public District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

Denial Motion Recommendation:

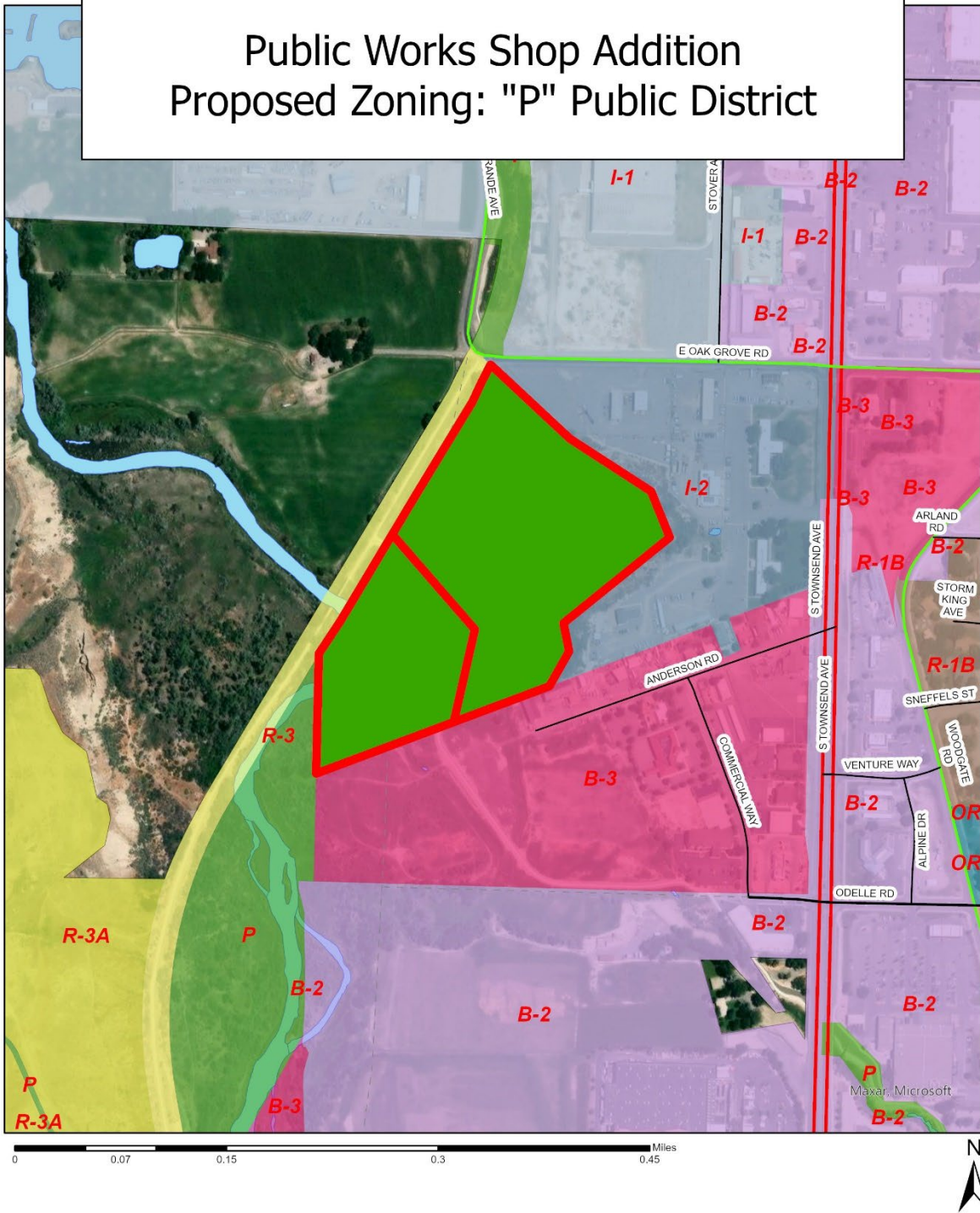
“I hereby make a motion to recommend to City Council denial of the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”



EXHIBIT A: Maps

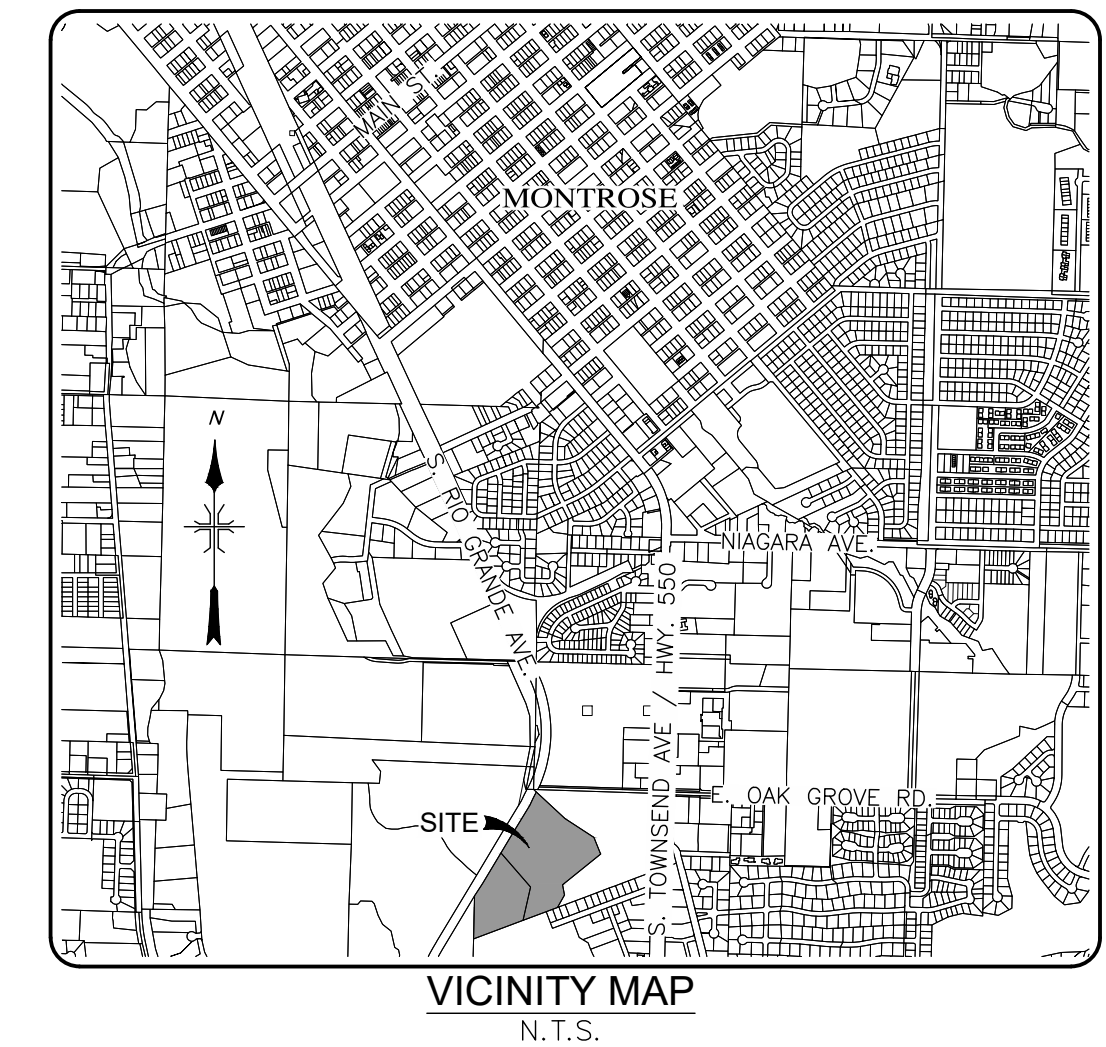


Public Works Shop Addition Proposed Zoning: "P" Public District



PUBLIC WORKS SHOP ADDITION

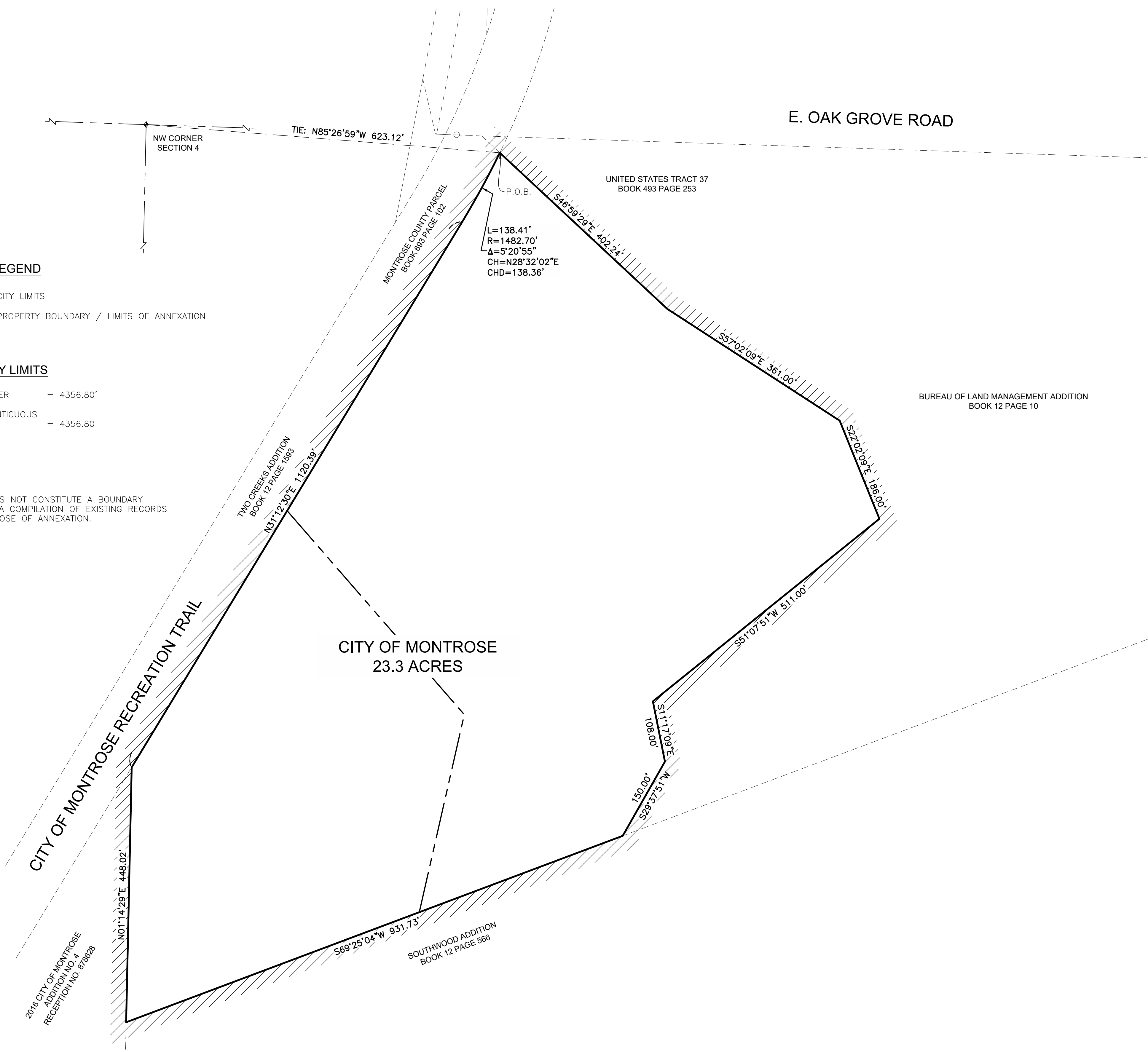
SITUATED IN GOVERNMENT LOTS 4 AND 5, SECTION 4, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



LEGEND
 // CITY LIMITS
 — PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS
 TOTAL PERIMETER = 4356.80'
 PERIMETER CONTIGUOUS TO CITY LIMITS = 4356.80'

NOTE:
 THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY. IT IS A COMPILATION OF EXISTING RECORDS FOR THE PURPOSE OF ANNEXATION.



BUREAU OF LAND MANAGEMENT ADDITION
BOOK 12 PAGE 10

ANNEXATION DESCRIPTION

A tract of land situated in Government Lots 4 and 5, Section 4, Township 48 North, Range 9 West, New Mexico Principal Meridian, City of Montrose, County of Montrose, State of Colorado, more particularly described as follows:
 Beginning at an intersecting point common to Montrose County parcel Book 693 Page 102 and United States Tract 37 Book 493 Page 253 from whence the Northwest corner of said Section 4 bears N85°26'59\"/>

SURVEYOR'S CERTIFICATE

I, Nicholas Barrett, a Registered Land Surveyor in the State of Colorado, do hereby certify PUBLIC WORKS SHOP ADDITION Annexation Map was prepared under my direct supervision.

Nicholas Barrett, P.L.S.
Registration No. 38037

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____ adopted on the _____ day of _____, 20____, annexed the property hereon to the City of Montrose.

Mayor

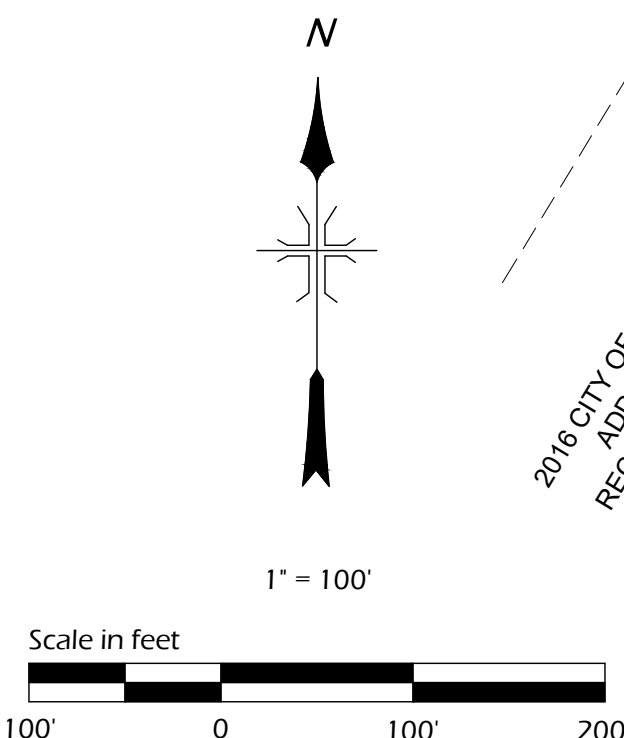
Attest:
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____, on the _____ day of _____, 20____ under Reception No. _____

Clerk and Recorder
Montrose County, Colorado

Deputy



NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

DMC		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave W Montrose, CO 81401 W (970) 249-2251 www.del-mont.com service@del-mont.com	
FIELD BOOK:	DATE:	DATE:	DATE:
		PJI	2024-03-26
SHEET: 1 of 1	FILE: 24003V_ANNX-MITCH	JOB NO: 24003	TYPE: ANNEXATION
TITLE: PUBLIC WORKS SHOP ADDITION		CLIENT: CITY OF MONTROSE, COLORADO	ADDRESS & PHONE: 400 E. MAIN STREET MONTROSE, CO 81401

EXHIBIT B: Zoning Code Excerpt

Sec. 11-7-6. District uses.

- (A) *Permitted uses.* Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.
- (B) *Conditional uses.* Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:
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 - (2) The use is not materially adverse to the City's Comprehensive Plan.
 - (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - (4) The use is compatible with existing uses in the area and other allowed uses in the district.
 - (5) The use will not have an adverse effect upon other property values.
 - (6) Adequate off-street parking will be provided for the use.
 - (7) The location of curb cuts and access to the premises will not create traffic hazards.
 - (8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - (9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
- (C) *Principal uses.* The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.
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 - (2) An accessory use shall be operated and maintained under the same ownership as the permitted use.
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- (E) *Temporary Use Permits.*
- (1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.
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of applicant's permanent premises, which results in significant hardship, and that the temporary use will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.

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- (4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.

(F) *Uses Not Listed.*

- (1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.
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(H) *Schedule of Mixed Use, Commercial and Industrial Zone District Uses.*

Land Use	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
<i>COMMERCIAL USES</i>									
Automobile and vehicle sales, repair or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and breakfast (See Sec. 11-11-1)	P								
Building materials businesses			C	P	P	P			
Car washes				P	P	P	C		
Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the								C	



performance standards of Chapter 11-11-4 and are consistent with Sec. 11-7-5(D)(1).									
Farm implement sales or service establishments					P	P			
Fueling stations or other retail uses having fuel pumps which comply with the following criteria: (a)All fuel storage, except propane, shall be located underground. (b)All fuel pumps, lubrication and service facilities shall be located at least 20 feet from any street right-of-way line.			P	P	P	P	C		
Funeral homes			C	C	C	C			
Hotels and motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers.	P								
Offices not allowed as a use by right.	C								
Travel home parks and campgrounds (See Sec. 11-13)				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in or drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								



Retail stores, business and professional offices, and service establishments which cater to the general shopping public.			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied				C	C	C			
Sexually oriented business (See Sec. 11-12-1)									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			
<i>INDUSTRIAL USES</i>									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.								P	P
Construction and contractor's office and equipment storage facilities						P			P
Feed storage and sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities. (See Sec. 11-11-4)					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P



Storage facilities, outdoor					C	P		P	P
Warehouse and wholesale distribution operations			C	C	C	C		P	P
<i>INSTITUTIONAL USES</i>									
Airport								P	P
Assisted living facilities	C			P	P	P			
Childcare facilities	P	C	P	P	P	P	P	P	P
College or other place of adult education			P	P	P	P			
Daytime social service activities by a social service provider, to include food storage; food distribution without monetary remuneration as a food pantry and/or food service without monetary remuneration as a soup kitchen; laundry facilities not for profit; showers; and counseling to include alcohol and/or substance abuse counseling. This use by right expressly excludes the overnight sheltering of people. For the purposes of this use by right authorization, "daytime" shall mean from 6:00 a.m. to 6:00 p.m. Mountain Standard Time. "Night" shall mean from 6:00 p.m. to 6:00 a.m. Mountain Standard Time.			P	P	P	P			
Family child care home	P	C	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P
Hospitals	P								
Libraries		P	P	P	P	P			
Museums and visitor centers		P	P	P	P	P			
Parking facilities	P	P	P	P	P	P			
Private and fraternal clubs			P	P	P	P	C		
Public transportation facilities			P	P	P	P			
Religious assembly	P	P	P	P	P	P	P		
Schools	C	P	C	C	C	C	C		
<i>RECREATIONAL USES</i>									



Golf courses		C							
Parks, open space and recreation facilities	P	P	P	P	P	P	P	P	P
Private recreation facilities		P							
<i>RESIDENTIAL USES</i>									
Duplex	P		P	P	P	P	P	P	P
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P		P	P	P	P	P	P	P
Group homes—handicapped/disabled > 8 persons (see Sec. 11-11-2)	C		C	C	C	C	C	C	C
Group homes, other (See Sec. 11-11-2)	C		C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	
<i>UTILITIES AND TELECOMMUNICATION FACILITIES</i>									
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C
<i>OTHER USES</i>									
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1–3))	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))	T		T	T	T	T	T	T	T

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)





CITY OF MONTROSE

Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: July 24, 2024
RE: Rio Grande Right of Way Annexation
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Zoning Code Excerpt

Public notice requirements have been fulfilled in accordance with Section 11-4-3(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 300 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:

The Planning Commission is recommending the initial zoning for the Rio Grande Right of Way Addition, a proposed annexation to the city limits of Montrose. The Planning Commission will consider all of the information in this memo in making a decision.

Proposed schedule:

July 1: Council Work Session Overview
July 24: Planning Commission zoning hearing
August 6: City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
August 20: 2nd reading of annexation and zoning ordinances

Application Background:

The Public Works Shop Addition is a proposed annexation approximately 1.14 acres in size. The annexation consists of a portion of the ROW in S Rio Grande Ave. It is within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and City of Montrose Water Service Area. Annexation of this property will clean up City boundaries. An Annexation Agreement is



not required.

Proposed Zoning: “P” Public District

Applicant: City of Montrose

Staff Analysis:

1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. An annexation agreement is not required as a condition of this annexation.
3. Zoning Regulations
 - a. Municipal Code, Section, 11-7-12 (B), Zoning of Additions: The zoning of additions for all property annexed to the City not previously subject to City zoning may be requested or initiated by the City Manager or the owner of any legal interest in the property or such owner's representative. Proceedings concerning the zoning of property to be annexed may commence at any time prior to the effective date of the annexation ordinance, or thereafter as allowed by law. The Planning Commission shall either recommend approval or denial of the requested zoning to the City Council, which can either ratify the Planning Commission's decision, or reverse it. The zoning of additions shall be subject to the review procedures of Chapter 11-4 and standards of Section 11-7-4 of this Title, and shall be allowed only upon findings as follows:
 - i. The amendment is not averse to the public health, safety and welfare; and
 - ii. The amendment is in substantial conformity with the Comprehensive Plan;
or
 1. Such zoning is compatible with conditions in the area, which have changed materially since the Comprehensive Plan was last updated.
 - iii. The City shall not impose conditions on the zoning of an addition unless otherwise required by this Title.
 - b. Municipal Code, Section 11-7-5: The "P" Public District is intended to provide for uses and services of a public, nonprofit, or charitable nature.
 - c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned “P” Public District, “R-3” Medium Density District, “I-1” Light Industrial District, and areas outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the Public Works Shop Addition as Residential Mixed Density Medium. The Residential Mixed Density Medium district provides for a variety of residential types, mixed within a neighborhood,



including single-family homes, townhomes, duplexes and triplexes. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed.

5. The property is located within Growth Area 1. According to the Comprehensive Plan, Growth Area 1 represents the most cost-efficient areas for the city to grow and comprises platted but unbuilt lots, annexed but unplatted land, and un-annexed small enclaves.
6. The “P” zoning does not appear to be adverse to the public health, safety and welfare.

Staff Recommendation:

Staff recommends approval of the “P” Public District designation.

Planning Commission Recommendation Alternatives:

Approval Motion Recommendation:

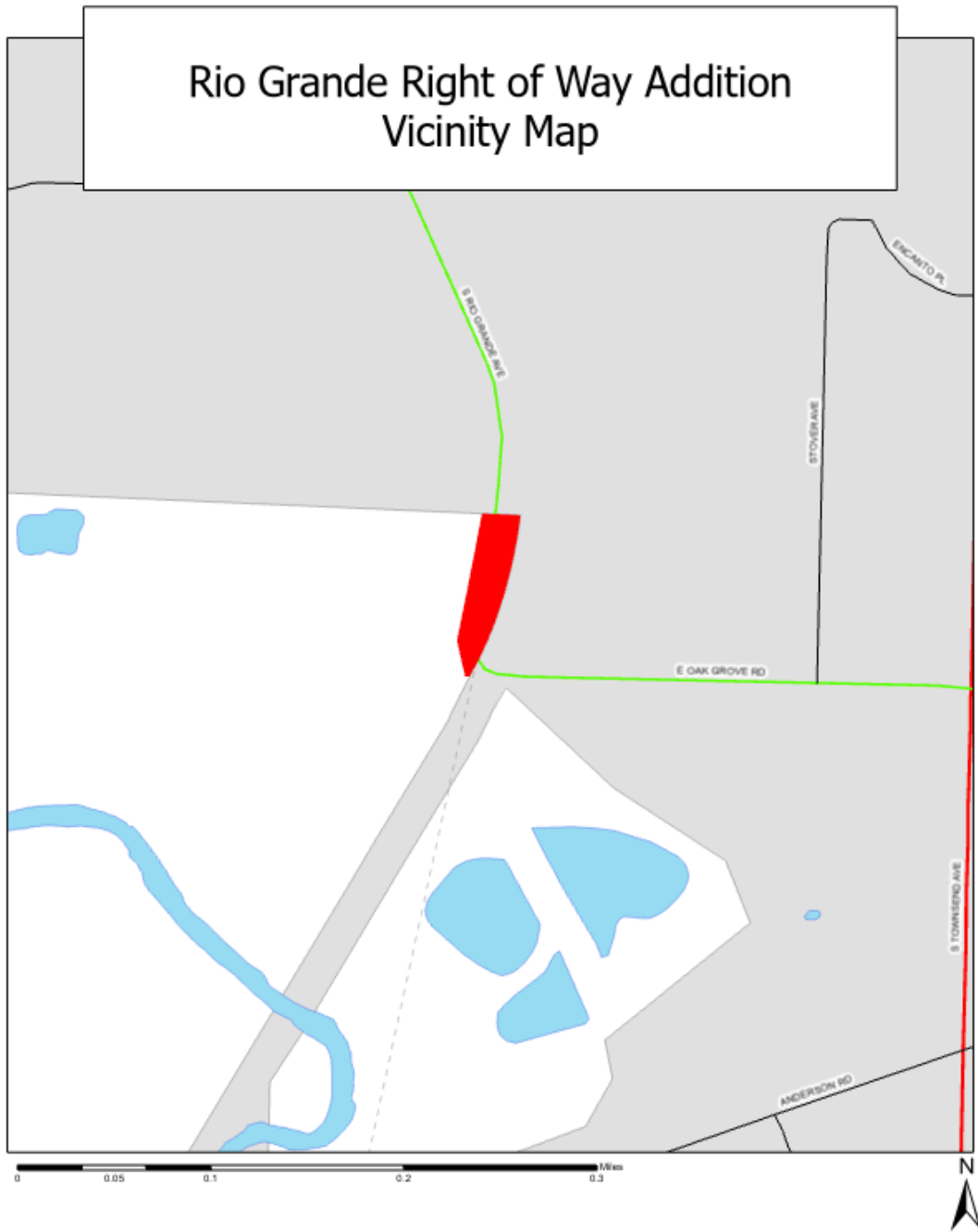
“I hereby make a motion to recommend to City Council approval the initial zoning request of “P” Public District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

Denial Motion Recommendation:

“I hereby make a motion to recommend to City Council denial of the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”



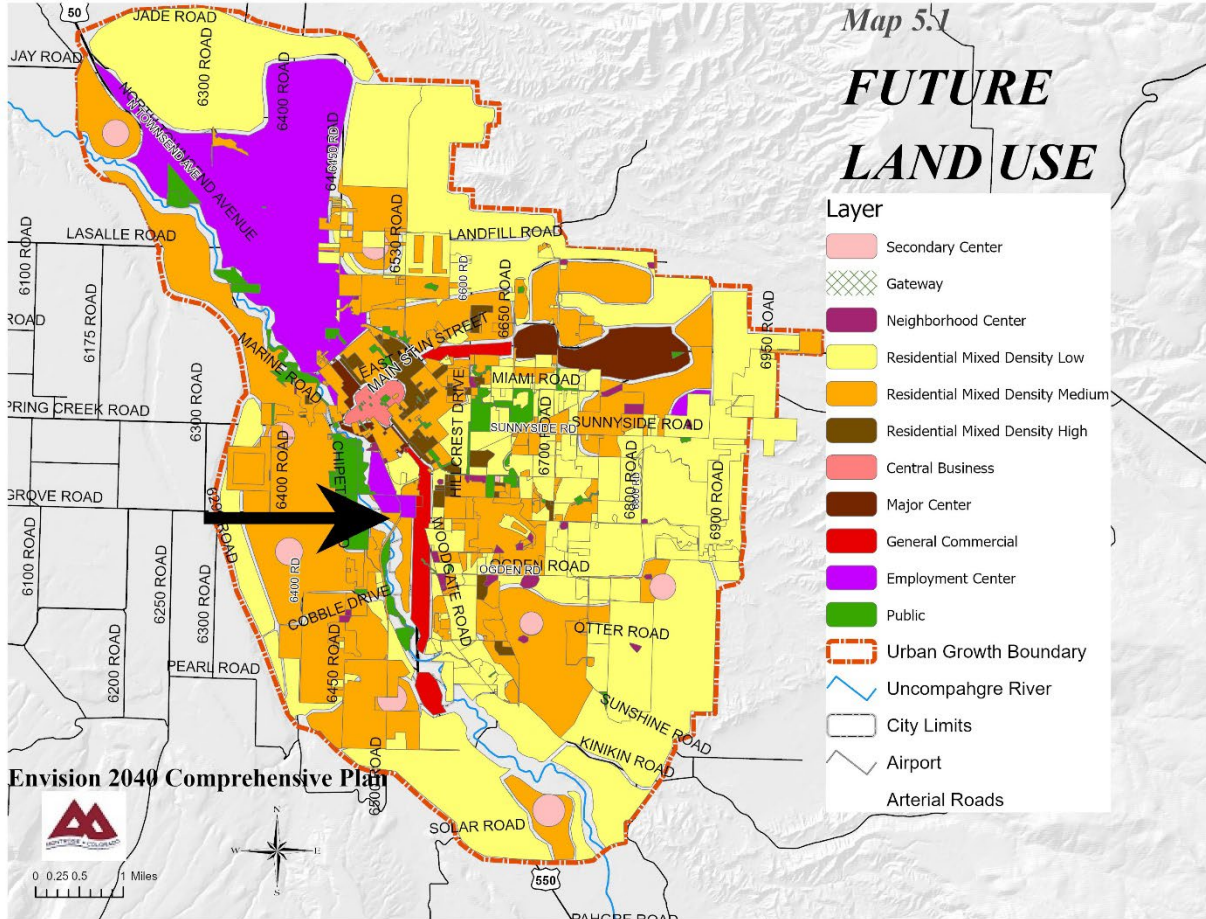
EXHIBIT A: Maps



Rio Grande Right of Way Addition
Proposed Zoning: "P" Public District

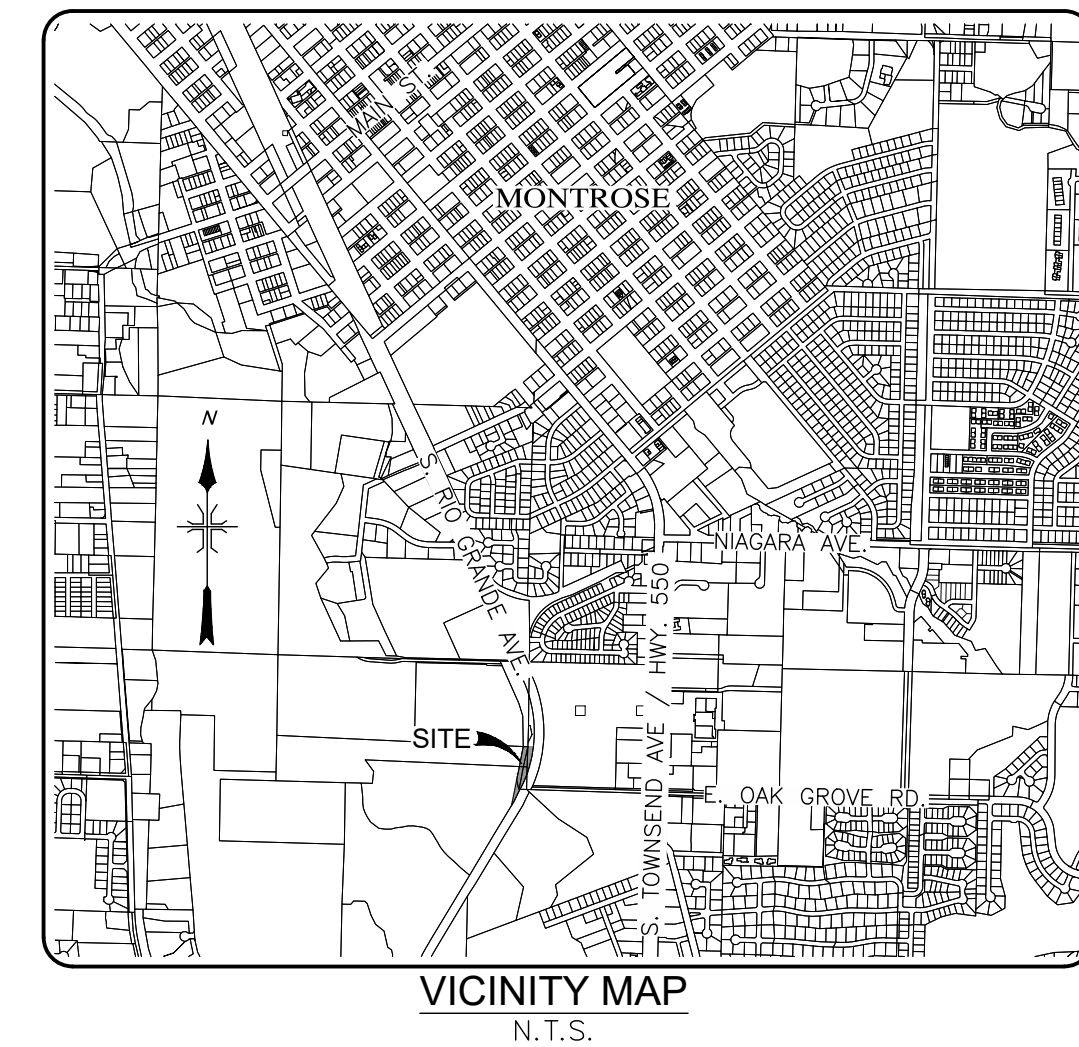


Comprehensive Plan Future Land Use Map



RIO GRANDE RIGHT OF WAY ADDITION

SITUATED IN THE SW1/4, SECTION 34, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
AND IN GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



- LEGEND**
- CITY LIMITS
 - PROPERTY BOUNDARY / LIMITS OF ANNEXATION
 - (A)** RIGHT-OF-WAY, BOOK 542 PAGE 801
 - (B)** REMNANT AREA NOT DESCRIBED IN DEED, BOOK 558 PAGE 754 & BOOK 614 PAGE 192
 - (C)** TRACT A, RECEPTION NO. 934842
 - (D)** RIGHT-OF-WAY, BOOK 542 PAGE 800
 - (E)** MITCHELL TO CITY OF MONTROSE, RECEPTION NO. _____
 - (F)** MITCHELL TO CITY OF MONTROSE, RECEPTION NO. _____

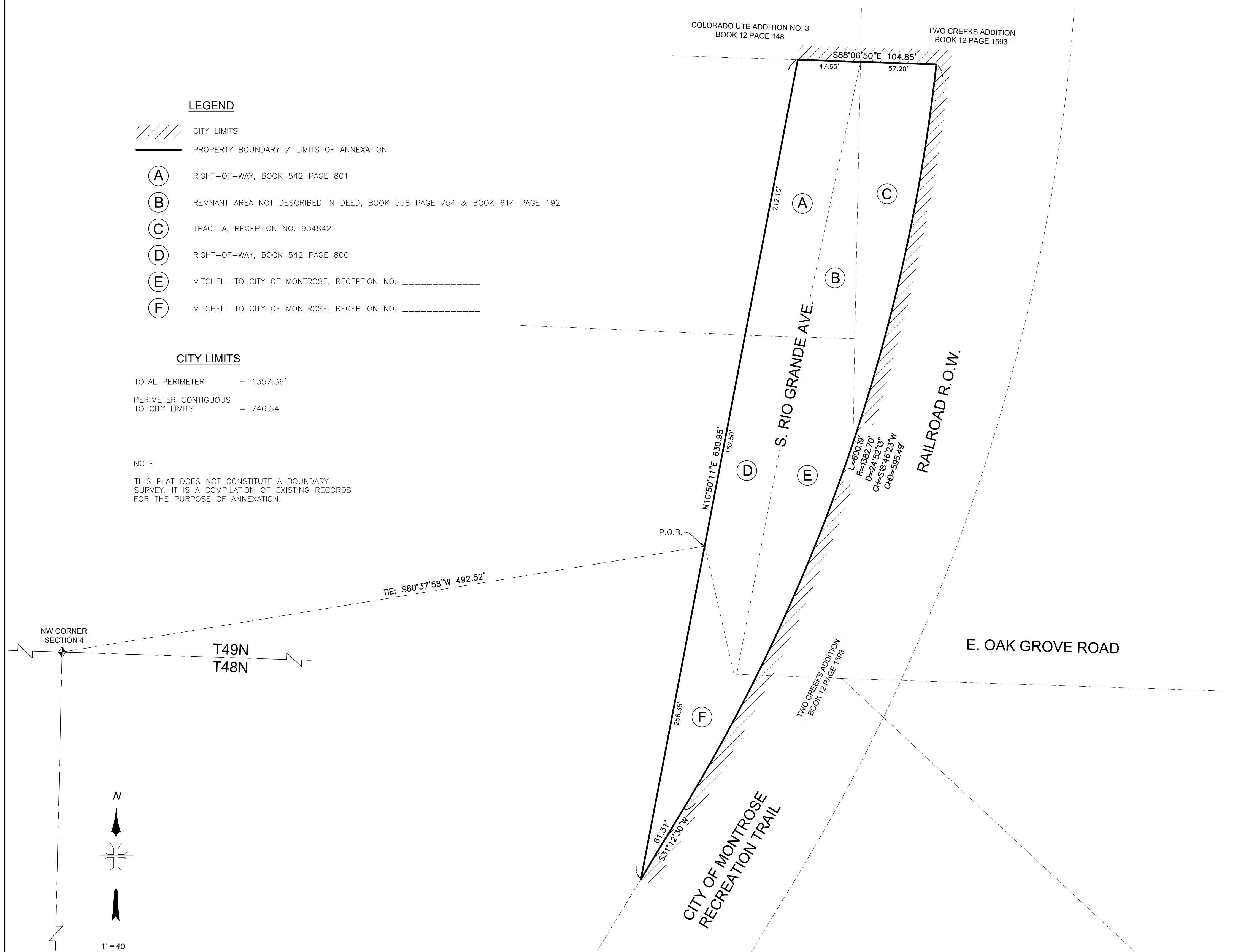
CITY LIMITS

TOTAL PERIMETER = 1357.36'

PERIMETER CONTIGUOUS TO CITY LIMITS = 746.54'

NOTE:

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ANNEXATION DESCRIPTION

A tract of land situated in the SW1/4 SW1/4, Section 34, Township 49 North, Range 9 West, and in Government Lot 4, Section 4, Township 48 North, Range 9 West, New Mexico Principal Meridian, City of Montrose, County of Montrose, State of Colorado, more particularly described as follows:

Beginning at the Southwest corner of a dedicated Right-of-Way, Book 542 Page 800, from whence the Northwest corner of said Section 4 bears S80°37'58\"/>

SURVEYOR'S CERTIFICATE

I, Nicholas Barrett, a Registered Land Surveyor in the State of Colorado, do hereby certify RIO GRAND RIGHT OF WAY ADDITION Annexation Map was prepared under my direct supervision.

Nicholas Barrett, P.L.S.
Registration No. 38037

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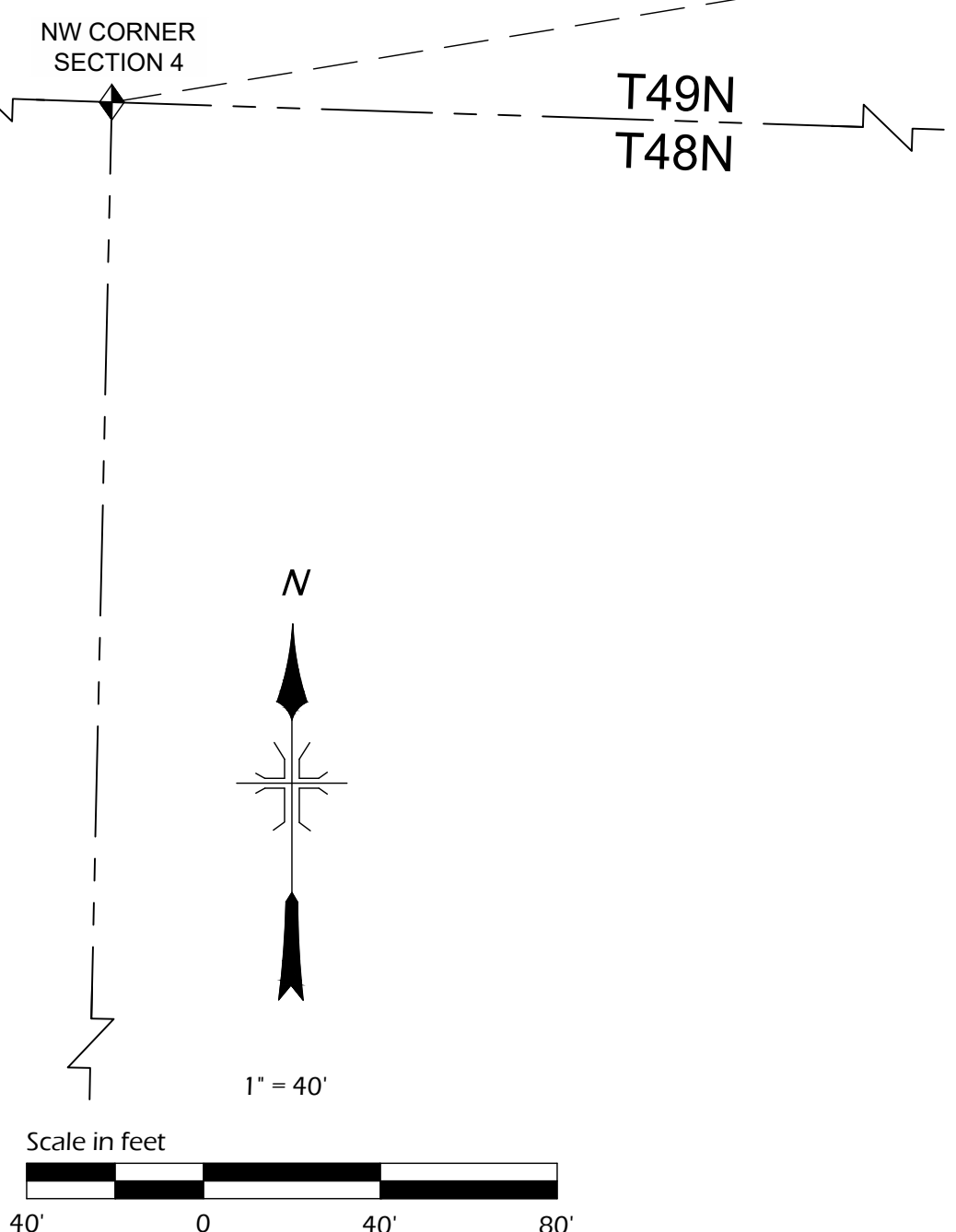
Attest:
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____, on the _____ day of _____, 20____ under Reception No. _____

Clerk and Recorder
Montrose County, Colorado

Deputy



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		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave W Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com		RIO GRANDE RIGHT OF WAY ADDITION	
CLIENT:	CITY OF MONTROSE, COLORADO				
ADDRESS & PHONE:	400 E. MAIN STREET MONTROSE, CO 81401				
FIELD BOOK:	DATE:	DATE:	DATE:	DATE:	DATE:
1 of 1	24003V_ANNX-MITC	PJI	2024-03-26	24003	ANNEXATION

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Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the								C	



performance standards of Chapter 11-11-4 and are consistent with Sec. 11-7-5(D)(1).									
Farm implement sales or service establishments					P	P			
Fueling stations or other retail uses having fuel pumps which comply with the following criteria: (a)All fuel storage, except propane, shall be located underground. (b)All fuel pumps, lubrication and service facilities shall be located at least 20 feet from any street right-of-way line.			P	P	P	P	C		
Funeral homes			C	C	C	C			
Hotels and motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers.	P								
Offices not allowed as a use by right.	C								
Travel home parks and campgrounds (See Sec. 11-13)				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in or drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								



Retail stores, business and professional offices, and service establishments which cater to the general shopping public.			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied				C	C	C			
Sexually oriented business (See Sec. 11-12-1)									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			
<i>INDUSTRIAL USES</i>									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.								P	P
Construction and contractor's office and equipment storage facilities						P			P
Feed storage and sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities. (See Sec. 11-11-4)					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P



Storage facilities, outdoor					C	P		P	P
Warehouse and wholesale distribution operations			C	C	C	C		P	P
<i>INSTITUTIONAL USES</i>									
Airport								P	P
Assisted living facilities	C			P	P	P			
Childcare facilities	P	C	P	P	P	P	P	P	P
College or other place of adult education			P	P	P	P			
Daytime social service activities by a social service provider, to include food storage; food distribution without monetary remuneration as a food pantry and/or food service without monetary remuneration as a soup kitchen; laundry facilities not for profit; showers; and counseling to include alcohol and/or substance abuse counseling. This use by right expressly excludes the overnight sheltering of people. For the purposes of this use by right authorization, "daytime" shall mean from 6:00 a.m. to 6:00 p.m. Mountain Standard Time. "Night" shall mean from 6:00 p.m. to 6:00 a.m. Mountain Standard Time.			P	P	P	P			
Family child care home	P	C	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P
Hospitals	P								
Libraries		P	P	P	P	P			
Museums and visitor centers		P	P	P	P	P			
Parking facilities	P	P	P	P	P	P			
Private and fraternal clubs			P	P	P	P	C		
Public transportation facilities			P	P	P	P			
Religious assembly	P	P	P	P	P	P	P		
Schools	C	P	C	C	C	C	C		
<i>RECREATIONAL USES</i>									



Golf courses		C							
Parks, open space and recreation facilities	P	P	P	P	P	P	P	P	P
Private recreation facilities		P							
<i>RESIDENTIAL USES</i>									
Duplex	P		P	P	P	P	P	P	P
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P		P	P	P	P	P	P	P
Group homes—handicapped/disabled > 8 persons (see Sec. 11-11-2)	C		C	C	C	C	C	C	C
Group homes, other (See Sec. 11-11-2)	C		C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	
<i>UTILITIES AND TELECOMMUNICATION FACILITIES</i>									
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C
<i>OTHER USES</i>									
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1–3))	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))	T		T	T	T	T	T	T	T

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