



MONTROSE CITY COUNCIL

July 15, 2025

A regular meeting of the Montrose City Council was held on Tuesday, July 15, 2025, at 6:00 p.m. in the City Council Chambers of the Elks Civic Building at 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT

Dave Frank, Judy Ann Files, Doug Glaspell, J. David Reed, Ed Ulibarri, Bill Bell, Ann Morgenthaler, Chris Dowsey, Greg Story, Lisa DelPiccolo, Paul Eller, Leeanne Whittaker, William Reis, Scott Murphy, Jace Hochwalt, Heather Watson, Blaine Hall, Greg Stunder, Tim Cox, Chris Velasquez, Jaroden Siedschlag, Jim Scheid, Matt Magliaro, Chris Velasquez, Paige Sharp, Jonathan Roberts

GUESTS

Matt Miles, Marci Miles, Rick Stayner, Deb Stayner, Linda Zeman, Liz Mauch, Susan Kroll, John Connell, Laurie Connell, Aaron Ranstrom, Flint Ogle

CALL TO ORDER

Mayor Dave Frank 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 Judy Ann Files reported that Item 7, New Retail Liquor Store License Application, was removed from the agenda.

SOUTH RIM FIRE UPDATE

Emergency Manager Paul Eller provided an update on the South Rim Fire at Black Canyon of the Gunnison National Park. Mr. Eller reported that the fire encompasses 3,988 acres with zero

containment as of this morning. Mr. Eller said 309 personnel from federal, state, and local organizations are working the fire. Homes in Bostwick Park were evacuated, but no homes have been lost. The Park's Visitor Center was spared by the fire, but some other structures were destroyed. Mr. Eller stated that the City provided resources and support including use of a passenger van, hydrant hookups, water supplies for helicopter drops, and traffic management at the intersection of 6700 Road and Highway 50. Mr. Eller said the firefighter teams are self-sufficient and cannot accept donations from the community.

CALL FOR PUBLIC COMMENT

Liz Mauch, president of the Montrose Botanical Society, provided an update on the Botanic Gardens. Ms. Mauch said the gardens are thriving with many visitors and volunteers. Ms. Mauch thanked the City for supporting the growth of the gardens for 30 years and thanked Pavilion and Community Events Manager Katie Riley for serving as a liaison. Ms. Mauch invited City Council to a 30th anniversary celebration on September 13 and said a major renovation of the Children's Garden is underway.

APPROVAL OF MINUTES

City Council considered the minutes of the June 30, 2025, special City Council meeting and the July 1, 2025, regular City Council meeting.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve the minutes of the June 30, 2025, special City Council meeting and the July 1, 2025, regular City Council meeting as presented. All voted yes. Motion passed.

RESOLUTION 2025-08

City Council considered Resolution 2025-08, acceptance of Grant Funds from Colorado State Forest Service - Creating Resilient Forests in Colorado.

A motion was made by J. David Reed, seconded by Doug Glaspell, to adopt Resolution 2025-08 as presented. All voted yes. Motion passed.

WATERFALL CANYON POND ADDITION ANNEXATION

A hearing was held on the annexation of the Waterfall Canyon Pond Addition.

City Councilor J. David Reed recused himself from agenda items 8 through 11 due to a conflict. Mr. Reed left the City Council Chambers at 6:10 pm.

Senior Planner William Reis reviewed the annexation schedule and stated that the 8.98 acre parcel is located within the Urban Growth Boundary, within the Montrose Sanitation District and within the City of Montrose water service area. Mr. Reis stated that the property serves as a stormwater system for existing properties and infrastructure within the city limits and should be brought within the city to avoid jurisdictional issues.

Mr. Reis reviewed the proposed zoning designation of R-3, Medium Density District. He stated that the existing pond prevents residential development, and the R-3 zoning matches adjacent zoning.

Mr. Reis recommended approval of the annexation and proposed zoning designation stating that the annexation meets state and federal regulations as well as state and city annexation requirements. An annexation agreement is required and has been signed. An annexation impact report is not required. The Planning Commission unanimously recommended approval of the proposed zoning designation on June 25.

City Engineer Scott Murphy reviewed the history of the subject property and the Waterfall Canyon Subdivision. The original stormwater plan incorporated several small ponds. The developer acquired the subject parcel with the intent to replace the multiple smaller ponds with one large pond. Mr. Murphy said material from creation of the pond was used to make gravel, but any concerns related to that process are separate from this annexation.

Mr. Murphy stated the main driver of this annexation is the jurisdictional boundaries of stormwater quality and infrastructure. The ponds are regulated by the state, and the City must ensure that the state has regulatory control. Mr. Murphy stated that the water level will fluctuate but the pond will always have water and will discharge into Happy Canyon Creek. Mr. Murphy stated that the ownership and maintenance of the pond will be under future filings of Waterfall Canyon as separate HOAs and the existing HOA will not be obligated.

Resolution 2025-09

City Council considered Resolution 2025-09, findings of fact for the Waterfall Canyon Pond Addition annexation.

City Attorney Chris Dowsey reviewed the findings of fact and the statutory requirements for annexations.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to adopt Resolution 2025-09 as presented. All present voted yes. Motion passed.

Ordinance 2686 - First Reading

City Council considered Ordinance 2686 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Waterfall Canyon Pond Addition. A hearing was held.

Mayor Dave Frank opened the hearing.

Public comment was accepted.

Susan Kroll spoke regarding concerns that the existing HOA could be liable for any accidents until the future HOAs are formed.

John Connell spoke regarding the excavation of gravel from the pond and expressed concerns regarding the proposed zoning designation.

Laurie Connell spoke in opposition to the annexation due to concerns regarding potential liability and cost.

City Engineer Scott Murphy reviewed the required installation of an outlet control structure to settle runoff and control the outflow and said the pond is designed to meet effluent requirements.

Mayor Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to pass Ordinance 2686 on first reading as presented. Ed Ulibarri voted no. All others present voted yes. Motion passed.

ORDINANCE 2687 – FIRST READING

City Council considered Ordinance 2687 on first reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Waterfall Canyon Pond Addition as an "R-3", Medium Density District. A hearing was held.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to pass Ordinance 2687 on first reading as presented. Ed Ulibarri voted no. All others present voted yes. Motion passed.

WATERFALL CANYON WEST ADDITION ANNEXATION

A hearing was held on the annexation of the Waterfall Canyon West Addition.

Senior Planner William Reis reviewed the annexation timeline and reported that the 1.21 acre site is located on west side of Waterfall Canyon subdivision. Mr. Reis said that this parcel does not share a common boundary with the Waterfall Canyon Pond Addition, so a separate annexation is required. Mr. Reis stated that the property is located within the Urban Growth Boundary, within the City of Montrose sewer service area, and within the Chipeta Water service area. Mr. Reis said that this parcel is the result of a boundary line adjustment between a city property and a county property.

Mr. Reis reviewed the proposed zoning designation of R-3, Medium Density District. The parcel cannot be developed due to the existence of a creek, but the proposed zoning, matches the existing zoning on the remainder of the property.

Mr. Reis recommended approval stating that the proposal meets state and city annexation requirements. An annexation agreement is required, and an annexation impact report is not required. The Planning Commission unanimously recommended approval of the proposed zoning designation on June 25.

Developer Matt Miles stated that the property line adjustment occurred approximately 10 years ago, and he accepted the offer of the property to allow for the installation of a trail along the creek.

Resolution 2025-10

City Council considered Resolution 2025-10, findings of fact for the Waterfall Canyon West Addition annexation.

Public comment was accepted.

Laurie Cannell spoke regarding the lack of public access to the trail.

Aaron Ranstrom spoke regarding the lack of public access to the trail. Mr. Ranstrom questioned whether a public zoning designation would be more appropriate. Mr. Ranstrom spoke in favor of additional access points for the Waterfall Canyon Subdivision.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to adopt Resolution 2025-10 as presented. All present voted yes. Motion passed.

Ordinance 2688 First Reading

City Council considered Ordinance 2688 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Waterfall Canyon West Addition. A hearing was held.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to pass Ordinance 2688 on first reading as presented. All present voted yes. Motion passed.

ORDINANCE 2689 – FIRST READING

City Council considered Ordinance 2689 on first reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Waterfall Canyon West Addition as a "R-3", Medium Density District. A hearing was held.

Mayor Dave Frank opened the hearing.

Public comment was accepted.

John Cannell questioned why property that cannot be built upon would be annexed.

Mayor Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to pass Ordinance 2689 on first reading as presented. All present voted yes. Motion passed.

City Councilor J. David Reed rejoined the meeting at 7:58 p.m.

ORDINANCE 2683 – FIRST READING

City Council considered Ordinance 2683 on first reading, an Ordinance of the City of Montrose, Colorado, amending Title 11 Chapter 7 Section 7, regarding density standards in the B-1 zone district and front-yard garage setbacks in residential zone districts. A hearing was held.

Community Development Director Jace Hochwalt provided an overview of two proposed Municipal Code amendments. The first Code amendment would remove density standards within the B-1 zoning designation and the requirement to comply with the density standards of the R-3A zone. Mr. Hochwalt said this allows greater flexibility within the downtown core and supports a vibrant mixed-use. Mr. Hochwalt stated that there are currently no parking requirements and none are proposed within this update.

The second proposed amendment reduces garage setbacks within residential zones from 25 feet to 20 feet. Mr. Hochwalt stated that a 20-foot set back is in compliance with the Comprehensive Plan and the Housing Needs Assessment, and 20 feet tends to be the industry standard.

Mayor Dave Frank opened the hearing.

Public comment was accepted.

Flint Ogle, owner and developer of Spruce Point Patio Homes, spoke in support of the proposed updates.

Mayor Frank closed the hearing.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to pass Ordinance 2683 on first reading as presented. Ed Ulibarri voted no. All others voted yes. Motion passed.

ORDINANCE 2684 – FIRST READING

City Council considered Ordinance 2684 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of Lot 1 of the Carrier Neutral Location Minor Subdivision from “P”, Public District, to “B-1”, Central Business District. A hearing was held.

Senior Planner William Reis reported that the 0.48 acre parcel has an address of 433 S. First Street and is within the historic City Hall Annex building. Mr. Reis stated that a segment of the building was retained by the City of Montrose and contains IT infrastructure while the remainder of the facility transferred to private ownership. Mr. Reis stated that the portion no longer owned by the city needs to be rezoned to B-1, Central Business District.

Mr. Reis reviewed rezone criteria and the proposed B-1, Central Business District, designation.

Mr. Reis recommended approval stating that the proposal meets rezone criteria, is in compliance with the Comprehensive Plan, and is compatible with existing uses in the surrounding area. The Planning Commission unanimously recommended approval on June 25.

City Attorney Chris Dowsey stated that deed restrictions are in place on the use of the property with the condition that it will remain in public use. The building is also on the city, state and national historic registers which impose additional restrictions.

Mayor Dave Frank opened the hearing.

Public comment was accepted.

Chad Horning thanked City Council for considering the rezone and said the plans for the building are in compliance with the agreements and rules in place.

Mayor Frank closed the hearing.

A motion was made by J. David Reed, seconded by Doug Glaspell, to pass Ordinance 2684 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2685 – FIRST READING

City Council considered Ordinance 2684 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of Lot 2 of the Klein Minor Subdivision from "MHR", Manufactured Housing District, to "R-6", Medium Density/Manufactured Housing District. A hearing was held.

Senior Planner William Reis reviewed the location of the one-acre site which has the address 675 6600 Road. Mr. Reis said the property owner requested the rezone to allow for an accessory dwelling unit on the property.

Mr. Reis reviewed rezone criteria and the requested R-6, Medium Density/Manufactured Housing District, zoning designation.

Mr. Reis recommended approval stating that the proposal meets rezone criteria, is in compliance with the Comprehensive Plan, and is compatible with existing uses in the surrounding area. The Planning Commission unanimously recommended approval on June 25.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to pass Ordinance 2685 on first reading as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use and Excise Tax Report

Sales Tax Manager Leeanne Whittaker provided a sales, use, and excise tax report for the month of May 2025. Ms. Whittaker reported that total sales and use tax collections were up 3.4 percent as compared to May of 2024 with a positive budget variance of 1.6 percent. Year-to-date collections were up 3.4 percent with a positive budget variance of 2.2 percent.

Project Updates

City Engineer Scott Murphy reported that the intersection of Rio Grande and E. Oak Grove will be closed the morning of Wednesday, July 16, to allow for utility trenching.

Public Works Director Jim Scheid reported that chip seal projects are being completed and slurry seal projects are set to begin. Striping will be conducted within a few days of the slurry coating. Information is available on the city website.

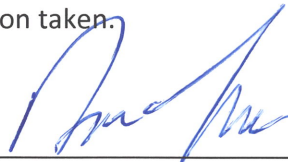
CITY COUNCIL COMMENTS

No comments were provided.

ADJOURNMENT

At 7:32 p.m., the meeting adjourned with no further action taken.

ATTEST:



Dave Frank, Mayor



Lisa DelPiccolo, City Clerk



