



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, December 8, 2021 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. Additional written comments are welcome. Public participation for this meeting will be in-person in the City Council Chambers.

The 11:00 p.m. rule will be enforced. All agenda items scheduled and noticed to be heard today must begin prior to 11:00 p.m. or they will be rescheduled. At 11:00 p.m., if the meeting has not already been adjourned, further proceedings shall be conducted as follows: 1) If the Planning Commission is discussing an agenda item, but has not voted on the item before 11:00 p.m., the Planning Commission may take a vote to decide whether to continue the item to the next meeting. 2) The Planning Commission may also consider additional agenda items that require action in a specified time period due to legal requirements. 3) All other agenda items not previously opened shall be placed first on the next Planning Commission Agenda.

If you would like to comment on an agenda item, please submit it by email to planningmail@cityofmontrose.org. 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.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of the November 10, 2021 meeting
- 4) Additions or Deletions
- 5) **TELLURIDE WOODWORKS CONDITIONAL USE PERMIT** The applicant is requesting a conditional use permit to allow light manufacturing, including fabrication of cabinet boxes and edge banded parts, in the "B-3" General Commercial District. This type of use is considered a conditional use in this zoning district. The project is located at 317 N 7th Street. The applicant is Telluride Woodworks. *Staff: Planner I William Reis*
- 6) Other Business - The December 22, 2021 Planning Commission meeting will be canceled.
- 7) Next Meeting will be January 12, 2022 at 5:00 p.m.
- 8) Motion to Adjourn



The Montrose City Planning Commission held a meeting on November 10, 2021 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), Karen Vacca (Vice-Chair), Jan Chastain, Phoebe Benziger, Chad Huffman, Delphine Jadot, Steve Ball. Absent: Richard Rogers

Staff Members Present: Scott Murphy (City Engineer), Amy Sharp (Senior Planner), William Reis (Planner I), Stephen Alcorn (City Attorney), Chris Dowsey, Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director), Lisa DelPiccolo, B. Willey (Officer).

There were 5 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

Phoebe Benziger moved to approve the minutes of the October 27, 2021 meeting as presented. Chad Huffman seconded, and the motion carried unanimously.

ADDITIONS OR DELETIONS

City Clerk Lisa DelPiccolo gave a review of the Civic Clerk board portal. Civic Clerk will be used in the future for distribution of agendas and packets.

1. LOTS 1 & 2 OF THE ANDERSON ROAD AMENDED PLAT VARIANCE.

Consider a request for a variance to waive the landscaping and paving requirements as required in the Site Development Regulations. The project is located at 1359 Anderson Road and the adjacent lot to the west, also known as Lots 1 and 2 of the Anderson Road Amended Plat. The applicant is Scott Stryker, S and J Development, LCC.

Staff Presentation

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

Applicant Presentation

Scott Stryker, applicant, gave some background on the two properties and reasons for the variance request from landscaping and paving requirements.

Questions for Applicant

Planning Commissioners, staff and applicant discussed paving of Anderson Road in the future and changes it would bring to the area.

Public Hearing

None.

Discussion

Planning Commissioners discussed how the variance request is consistent with the neighborhood, options to make variance tied to business and not to the property, and fencing.

Motion and Vote

Jan Chastain moved to approve the request to allow a variance to waive the landscaping and paving requirements as set forth in the City of Montrose Site Development Regulations for this project. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Delphine Jadot seconded, and the motion carried unanimously.

2. POLICE DEPARTMENT AMENDED PLAT REZONE.

Consider a request to rezone a portion of the Police Department Amended Plat located at 434 S 1st Street from "B-1" Central Business District to "P" Public District. The property to be rezoned is approximately 0.32 acres. The applicant is the City of Montrose.

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

The City is the applicant.

Questions for Applicant

Planning Commissioners discussed the property being rezoned.

Public Hearing

None.

Motion and Vote

Chad Huffman moved to recommend approval of the rezone request to "P" Public District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Karen Vacca seconded and the motion carried unanimously.

3. OTHER BUSINESS

None.

4. NEXT MEETING

The Planning Commission meeting scheduled for November 24, 2021 is cancelled. The next meeting will be on December 8, 2021.

5. PUBLIC COMMENT

None.

6. ADJOURNMENT

Chad Huffman moved to adjourn the meeting. Karen Vacca seconded and the meeting ended at 5:38 p.m.

CHAIRPERSON

ATTEST



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: December 8, 2021
RE: 21-0134 – Telluride Woodworks CUP
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Excerpt from Code – B-3 General Commercial District
- Exhibit C: Photos

Public notice requirements have been fulfilled in accordance with Section 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 100 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 Telluride Woodworks. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:

The Telluride Woodworks CUP is a conditional use permit application for a building in the “B-3” General Commercial District, located at 317 N 7th St. Telluride Woodworks is proposing to use the building as a facility for light manufacturing, including making cabinet boxes and edge banded parts. In this zoning district, light manufacturing of products supplied are considered a conditional use and must be approved by the Planning Commission.

Applicant:

Applicant: Telluride Woodworks
Owner: LSK Investments, LLC

Staff Analysis:

1. Zoning Code 4-4-14 (C) outlines conditional uses within the “B-3” General Commercial District.
 - Section 4-4-14 of the Municipal Code is provided in Exhibit B.

- Conditional Uses include: Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied.
 - This proposal is not a use-by-right, and therefore, is subject to review as a conditional use.
2. The conditional use criteria, outlined in 4-4-26 of the Montrose Municipal Code, are as follows:
- (A) Uses listed as conditional uses for the various zoning districts provided in this Chapter shall be allowed only if the Review Board determines, following review pursuant to Section 4-4-31, 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 Master 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. ([Ord. No. 2472](#), § 4-4-26, 5-7-2019)
3. Staff finds that the proposed light manufacturing meets the Conditional Use Criteria above. It is in compliance with the Comprehensive Plan and is compatible with existing uses in the area. The site is located in the “B-3” General Commercial District.

Staff Recommendation:

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

Planning Commission Motion Alternatives:

Approval Motion Recommendation:

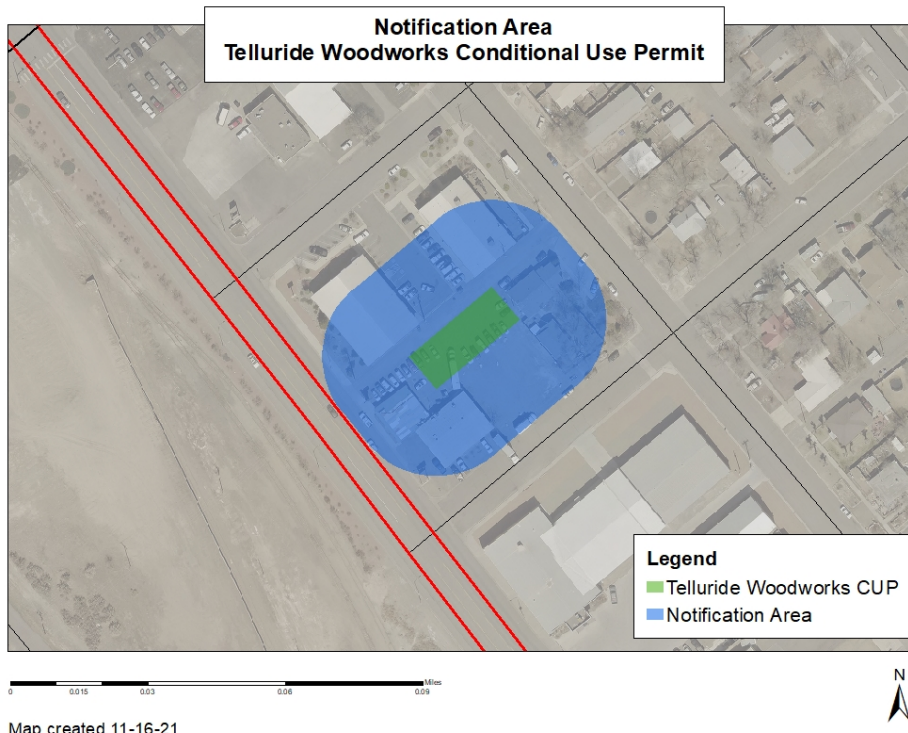
“I hereby make a motion to approve the request to allow the conditional use of light manufacturing within the “B-3” General Commercial District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

Denial Motion Recommendation:

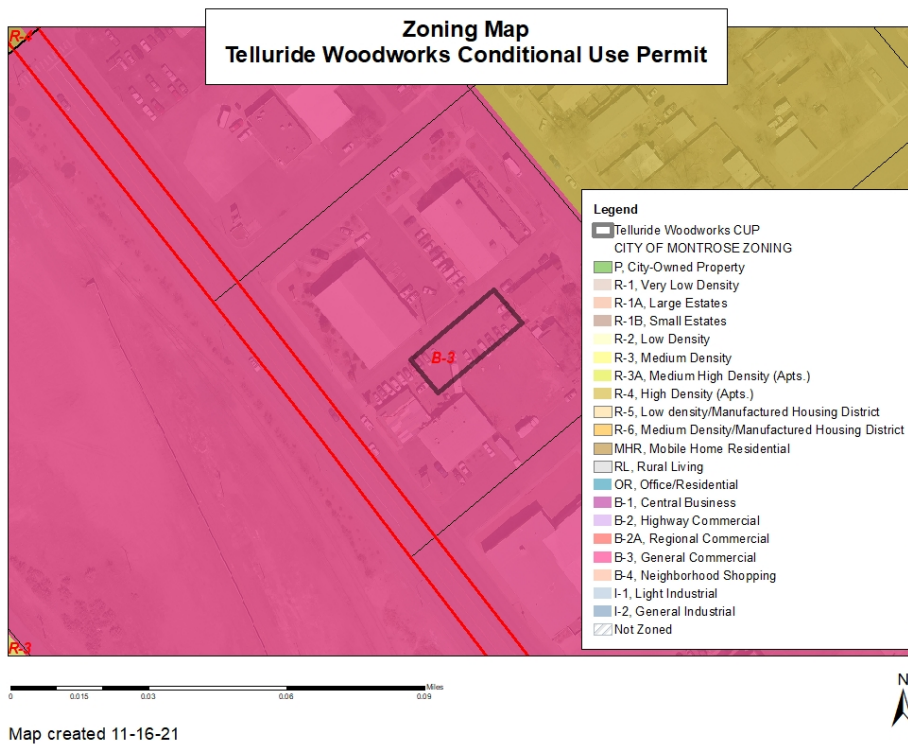
"I hereby make a motion to deny the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

EXHIBIT A: Maps

Location and Notification Map



Zoning Map



Site Plan

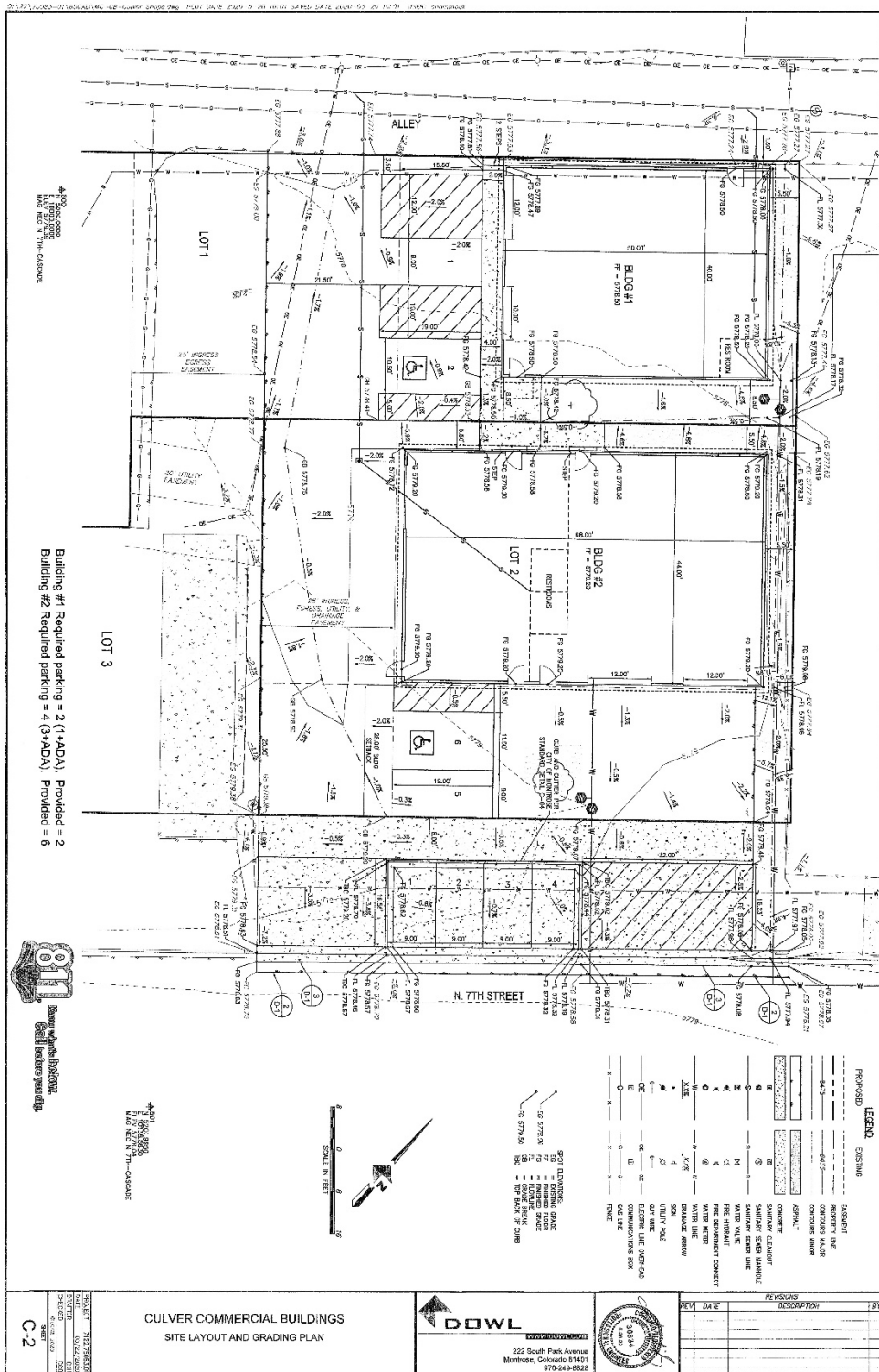


EXHIBIT B: Sec. 4-4-14

Sec. 4-4-14. "B-3" General Commercial District.

- (A) *Intent.* The "B-3" General Commercial District is intended for a large variety of uses that require large storage areas to conveniently serve customers.
- (B) *Uses by Right.*
 - (1) Uses listed as "uses by right" in the "B-1," "B-2" and "B-2A" districts.
 - (2) Automobile and vehicle sales or service establishments.
 - (3) Farm implement sales or service establishments.
 - (4) Mobile home sales or service establishments.
 - (5) Building materials sales establishments.
 - (6) Rental businesses.
 - (7) Feed storage and sales establishments.
 - (8) Veterinary clinics or hospitals for large animals.
 - (9) Automobile body shops.
 - (10) Automotive repair and service establishments.
 - (11) Construction and contractor's office and equipment storage facilities.
 - (12) Above ground storage facilities for hazardous fuels.
 - (13) Parking facilities.
 - (14) Renewable energy facilities.
 - (15) Short-term rentals.
- (C) *Conditional Uses.*
 - (1) Uses listed as conditional uses in the "B-1," "B-2" and "B-2A" districts.
 - (2) Warehouses and storage facilities.
 - (3) Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.
- (D) *Not Included in this District.* The following uses are not to be construed as a use by right or a conditional use in the "B-3" General Commercial district:
 - (1) Manufacturing and industrial uses except as allowed by Subsection (C)(1) of this Section.
- (E) *Performance Standards.*
 - (1) Manufacturing and storage associated with manufacturing shall be indoors.
 - (2) No use may create a nuisance to other property by reasons of dust, odor, noise, light, smoke, or vibration or other adverse effects which cannot be effectively confined on the premises.

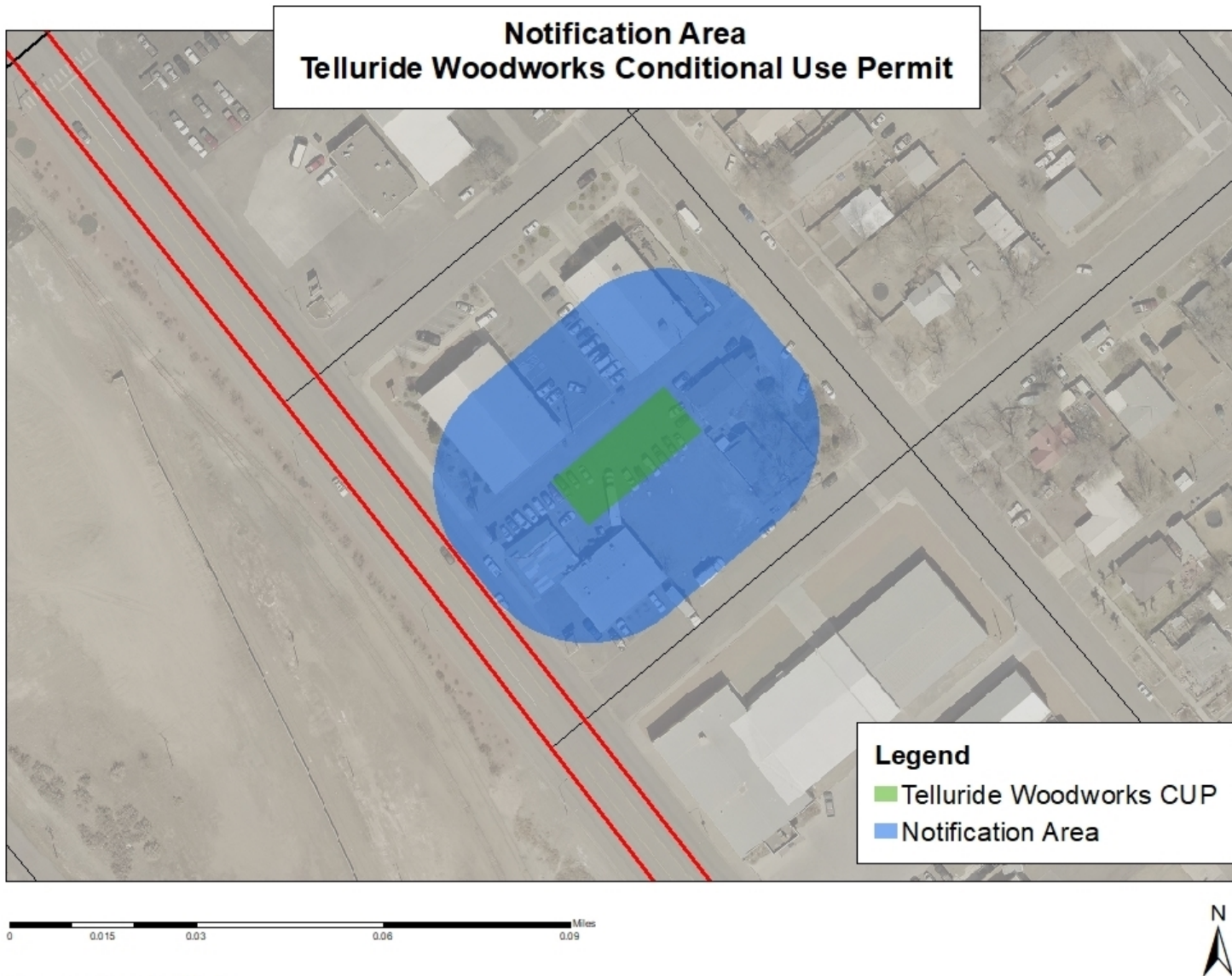
(Ord. No. 2472 , § 4-4-14, 5-7-2019)

EXHIBIT C: Photos



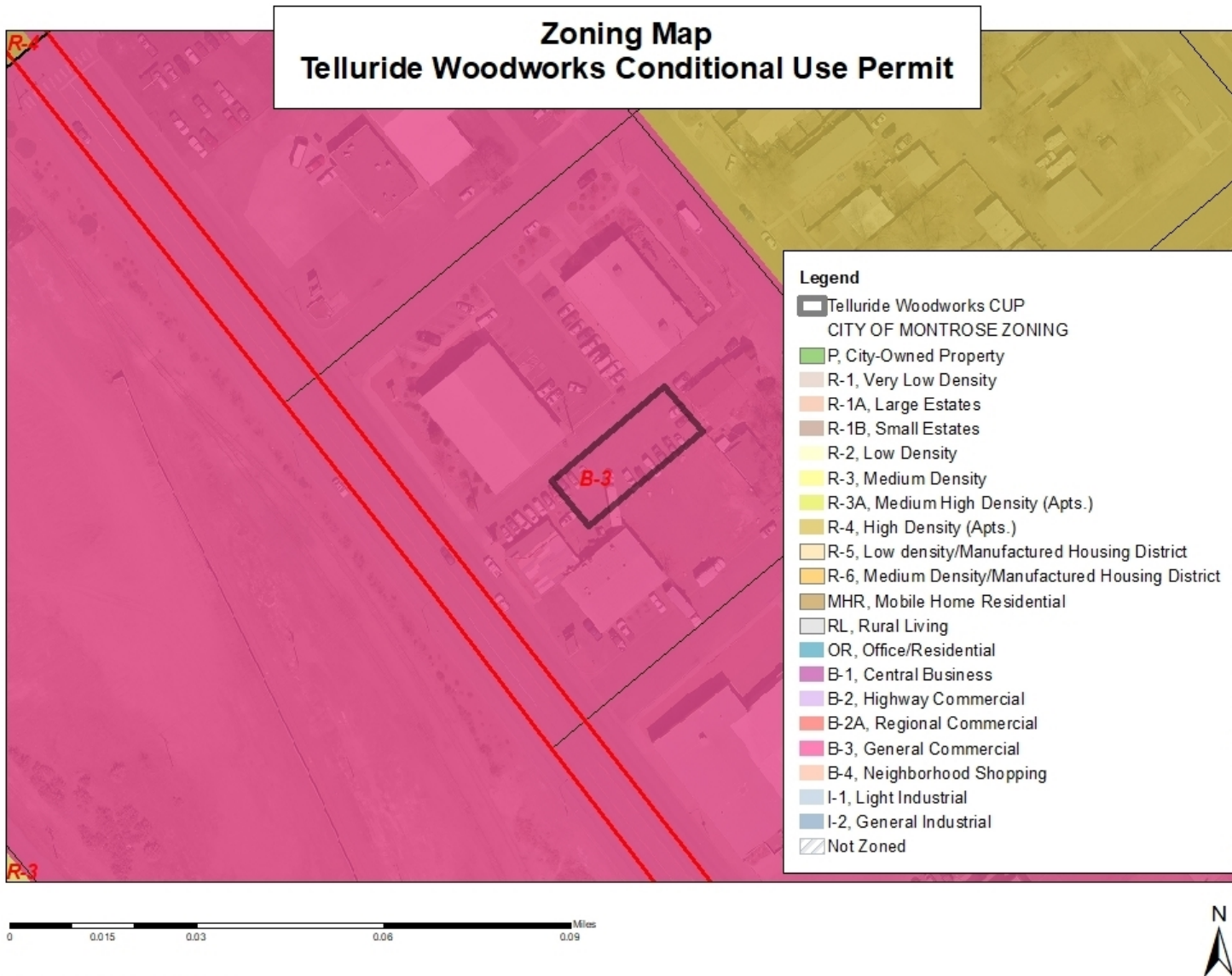


Project Site – CUP Application at 317 N 7th St



Map created 11-16-21

Zoning – B-3 General Commercial District



Map created 11-16-21

Telluride Woodworks

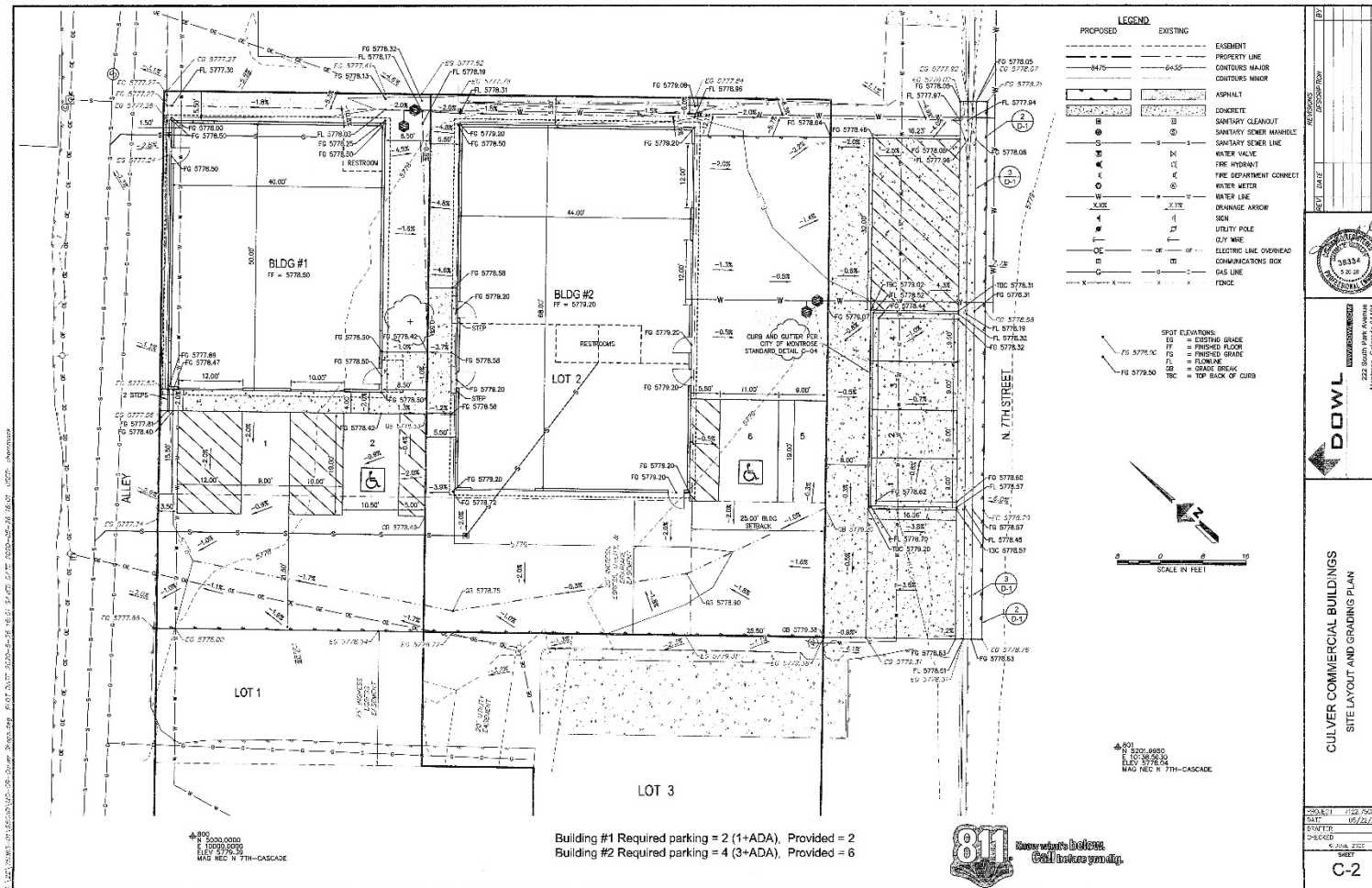
Conditional Use Permit

- The applicant seeks a conditional use permit to allow light manufacturing in the “B-3” General Commercial District.
- Light manufacturing is considered a conditional use in B-3 zoning.
- Telluride Woodworks plans to adapt an existing building for light manufacturing use, including for making cabinet boxes and edge banded parts.

Conditional Use Criteria – Sec. 4-4-26

- Uses listed as conditional uses for the various zoning districts provided in this Chapter shall be allowed only if the Review Board determines, following review pursuant to Section 4-4-31, 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 Master 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.

Telluride Woodworks Site Plan



Telluride Woodworks Site Photos



Analysis – Further Comments

- Staff finds that the proposed conditional use permit meets the requirements set forth in Sec. 4-4-26.
- It is in compliance with the local zoning and is compatible with existing uses in the area.
- Staff recommends approval of the conditional use permit application.

