



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, April 21, 2026 - 6:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose City Council is pleased to have residents of the community take time to attend City Council 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 and will be received at any time. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

Public participation for this meeting will be in person in the City Council Chambers. The meeting can be [viewed online via livestream](#) and video recordings of the meetings can be viewed on our [YouTube page](#).

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. Schedule time to book this resource, by [emailing the City](#) at least 3 days before the meeting.

- 1) City Council meeting called to order by Mayor Dave Frank
- 2) The Pledge of Allegiance
- 3) Roll call by the City Clerk
- 4) Changes to the agenda including additions and deletions
- 5) Earth Week Proclamation
- 6) Arbor Day Proclamation
- 7) Youth City Council - America 250/Colorado 150 Proclamation



8) Recognition of Outgoing Youth City Council Members

9) **CALL FOR PUBLIC COMMENT FOR NON-AGENDA ITEMS**

The “Call for Public Comment” agenda item is a time when concerned members of the community may publicly voice their concerns and discuss items of interest. Please note that no formal action will be taken on the matters raised during this time.

Comments made during this time should be addressed to the Council and pertain to matters of at least general importance to the City and its operations. Please be aware that neither City Council nor City staff are expected to respond or engage in discussion or debate.

Please refrain from any personal attacks and disagreements, personnel and employment matters, the use of profanity or ethnic, racial, or gender-oriented slurs as they may be considered “disorderly conduct” which violates state or local law.

10) **UNFINISHED BUSINESS TO BE CONDUCTED BY THE CURRENT CITY COUNCIL** (5 minutes)

A) **Approval of Minutes** (5 minutes)

City Council consideration of the minutes of the April 6, 2026, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the April 6, 2026, regular City Council meeting as presented.

11) **PRESENTATION TO MAYOR**

Mayor Pro Tem Judy Ann Files will acknowledge Mayor Dave Frank for his contributions as Mayor of the City of Montrose from April 2025 through April 2026.

12) **ACKNOWLEDGMENT OF OUTGOING CITY COUNCILORS**

Mayor Dave Frank will recognize Doug Glaspell and Judy Ann Files for their contributions to the City of Montrose.



13) **SWEARING IN OF NEWLY ELECTED OFFICIALS**

City Clerk Lisa DelPiccolo will administer an Oath of Office to newly elected City Councilors Michael J. Badagliacco, Ed Ulibarri, and Adam Woodden.

14) **SELECTION OF MAYOR AND MAYOR PRO TEM**

City Council will select a mayor and mayor pro tem for the 2026-2027 mayoral term.

Action: Mayor Dave Frank will preside over the selection of mayor and mayor pro tem for the 2026-2027 mayoral term.

15) **BRIEF RECESS**

This time will be used for photo opportunities while City staff members update the seating arrangement in the City Council Chambers.

16) **ORDINANCE 2710 - SECOND READING** (10 minutes)

City Council consideration of Ordinance 2710 on second reading, an Ordinance of the City of Montrose, Colorado, vacating portions of right of way within the City of Montrose. *Staff: City Attorney Chris Dowsey*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2710 on second reading as presented.

17) **ORDINANCE 2711 - SECOND READING** (10 minutes)

City Council consideration of Ordinance 2711 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of Matteo's Addition. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2711 on second reading as presented.

18) **ORDINANCE 2712 - SECOND READING** (10 minutes)

City Council consideration of Ordinance 2712 on second reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Matteo's Addition as an "R-2," Low Density District. *Staff: Senior Planner William Reis*



Action: Accept public comment. Consider making a motion to adopt Ordinance 2712 on second reading as presented.

19) **THE BRIDGES AT BLACK CANYON FILING NO. 11 FINAL PLAT** (10 minutes)

City Council Consideration of The Bridges at Black Canyon Filing No. 11 Final Plat to create 14 residential lots and associated easements and rights-of-way. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to approve The Bridges at Black Canyon Filing No. 11 Final Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and Municipal Code provisions are met and that the applicant adequately addresses all of staff's concerns prior to the 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.

20) **MOVING MONTROSE FORWARD 2026 CONTRACTED STREET MAINTENANCE CONTRACT** (15 minutes)

City Council consideration of a contract award to Oldcastle SW Group, Inc. (dba United Companies) in the amount of \$2,600,000.00 for completion of the Moving Montrose Forward 2026 Contracted Street Maintenance Project. *Staff: Deputy City Engineer Ryan Cushenan*

Action: Accept public comment. Consider making a motion to award a construction contract to Oldcastle SW Group, Inc. (dba United Companies) in the amount of \$2,600,000.00 for completion of the Moving Montrose Forward 2026 Contracted Street Maintenance Project as presented.

21) **2026 MOVEMO SIDEWALK IMPROVEMENTS EXPENSE AUTHORIZATION** (10 minutes)

City Council consideration of the authorization of \$240,000.00 in expenditures for sidewalk improvements and trip hazard mitigation as part of the 2026 Moving Montrose Forward Street Maintenance Initiative. *Staff: Public Works Director Jim Scheid*

Action: Accept public comment. Consider making a motion to authorize \$240,000.00 in expenditures for sidewalk improvements and trip hazard mitigation as part of the 2026 Moving Montrose Forward Street Maintenance Initiative as presented.



22) **MIAMI ROAD AC WATERLINE REIMBURSEMENT AUTHORIZATION** (10 minutes)

City Council consideration of \$229,200.00 in reimbursements to replace approximately 1,200 linear feet of 16 inch diameter AC waterline along Miami Road, immediately west of 6700 Road. *Staff: Deputy City Engineer Ryan Cushenan*

Action: Accept public comment. Consider making a motion to authorize \$229,200.00 in reimbursements to replace approximately 1,200 linear feet of 16 inch diameter AC waterline along Miami Road as presented.

23) **2026 PAVEMENT MARKING CONTRACT EXTENSION RECOMMENDATION** (10 minutes)

City Council consideration of the authorization of \$300,000.00 for the extension of the existing pavement marking contract with Stripe-A-Lot LLC of Montrose, Colorado, for the application and refreshing of regulatory pavement markings on streets and parking lots within the City of Montrose. *Staff: Public Works Director Jim Scheid*

Action: Accept public comment. Consider making a motion to authorize \$300,000.00 for the extension of the existing pavement marking contract with Stripe-A-Lot LLC of Montrose, Colorado, for the application and refreshing of regulatory pavement markings on streets and parking lots within the City of Montrose as presented.

24) **MONTROSE POLICE DEPARTMENT AXON TASER 10 PURCHASE** (15 minutes)

City Council consideration of the purchase of an Axon Taser 10 Certification Bundle by the Montrose Police Department for the total purchase price of \$59,147.40. *Staff: Deputy Police Chief Tim Cox*

Action: Accept public comment. Consider making a motion to approve the purchase of an Axon Taser 10 Certification Bundle by the Montrose Police Department for the total purchase price of \$59,147.40 as presented.

25) **STAFF REPORTS**

- A) Sales, Use, and Excise Tax Report (5 minutes)
Staff: Sales Tax Manager Leeanne Whittaker

26) **YOUTH CITY COUNCIL REPORT**



27) **CITY COUNCIL COMMENTS**

28) **ADJOURNMENT**



PROCLAMATION

Montrose Earth Week 2026

- WHEREAS**, the global community faces challenges such as environmental degradation, climate change, food and water shortages, and health issues; and
- WHEREAS**, all people, regardless of race, gender, income, background, or geography, have a moral right to a healthy sustainable environment; and
- WHEREAS**, it is understood that citizens of the global community must take action for positive environmental change to combat such global challenges; and
- WHEREAS**, a sustainable environment can be achieved on the individual level through educational efforts, public policy, and consumer activism campaigns; and
- WHEREAS**, the sense of environmental responsibility reached through environmental knowledge acts as a catalyst for environmental action; and
- WHEREAS**, it is necessary to preserve and protect natural resources, wildlife, and recreation both on the Western Slope and throughout the world; and
- WHEREAS**, the improvement and protection of our environment will sustain our future generations.

NOW, THEREFORE, we, the City Council of the City of Montrose, Colorado, do hereby proclaim the week of April 19 through April 25, 2026, as

EARTH WEEK

in the City of Montrose and urge all citizens to support efforts to uplift environmental initiatives in our City and encourage others to undertake similar actions.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Montrose, this 21st day of April, 2026.

Dave Frank, Mayor



PROCLAMATION

Arbor Day - April 24, 2026

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean air, produce oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify the community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, we, the City Council of the City of Montrose, Colorado, do hereby proclaim Friday, April 24, 2026, as

ARBOR DAY

in the City of Montrose, and urge all citizens to support efforts to protect our trees and woodlands and to support our City's urban forestry program, and

FURTHER, we urge all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Montrose, this 21st day of April, 2026.

Dave Frank, Mayor



Proclamation

Commemoration of America's 250th and Colorado's 150th Anniversary

WHEREAS, the year 2026 marks the 250th anniversary of the signing of the Declaration of Independence; and,

WHEREAS, the year 2026 marks Colorado's 150th anniversary of statehood; and,

WHEREAS, City of Montrose was founded in 1881 and has contributed proudly and significantly to the history of our nation and our state for more than 144 years; and,

WHEREAS, in 2016 the United States Congress established by Joint Resolution the America 250 Commission to encourage observance of the 250 years of our nation's existence; and,

WHEREAS, the Colorado legislature established the America 250 - Colorado 150 Commission with the passage of Senate Bill 2022-011, and the Commission has determined its mission and purpose is to celebrate Colorado by acknowledging the completeness of our shared history, honor that which makes Colorado unique, and strive toward a more perfect union; and,

WHEREAS, it is appropriate that the City of Montrose engages fully with our past and looks toward a shared future; and,

NOW, THEREFORE, we, the Montrose Youth City Council, do hereby proclaim that the City of Montrose will fully engage in commemorative activities during the Commission's stated length of observance: July 4, 2025 through December 31, 2026.

We urge all community members to take advantage of the resources available from the America 250 Commission and the America 250 - Colorado 150 Commission.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Montrose, this 21st day of April, 2026.

Jordyn Simo, Youth City Council Mayor
City of Montrose



MONTROSE CITY COUNCIL

April 6, 2026

A regular meeting of the Montrose City Council was held on Monday, April 6, 2026, 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, Ann Morgenthaller, Chris Dowsey, Greg Story, Lisa DelPiccolo, Tim Cox, David Bries, Jon Waschbusch, Scott Murphy, Jace Hochwalt, William Reis, Matt Magliaro, Gunnison Clamp, Greg Stunder, Hyrum Webb

GUESTS

Matt Miles, Marci Miles, Leah Vandersluis, Adam Woodden, Sam Aster, Hollie VanRoosendaal, Joy Hamilton, Emily Raymer, Jessi Rochel, Matt Randle

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

No changes were made to the agenda.

CHILD ABUSE PREVENTION MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed the month of April 2026 as Child Abuse Prevention Month in the City of Montrose. Mayor Frank presented the proclamation to Joy Hamilton, Director of Community Programs with Hilltop Community Resource.

NATIONAL DONATE LIFE MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed the month of April 2026 as National Donate Life Month in the City of Montrose. Mayor Frank presented the proclamation to Jessi Rochel, Executive Director of the Chris Klug Foundation, and Matt Randle, Chris Klug Foundation Board Member.

PARKINSON'S DISEASE AWARENESS MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed the month of April 2026 as Parkinson's Disease Awareness Month in the City of Montrose. Mayor Frank presented the proclamation to Physical Therapist Emily Raymer with Montrose Regional Health.

CALL FOR PUBLIC COMMENT

Sam Aster expressed gratitude to the City Councilors for their service to the community and offered to be of assistance to any entities that are focused on improving the community.

APPROVAL OF MINUTES

City Council considered the minutes of the March 16, 2026, special City Council meeting and the March 17, 2026, regular City Council meeting.

City Clerk Lisa DelPiccolo requested a correction to page 7 of the minutes for the regular City Council meeting, changing the title for J. David Reed from Mayor Pro Tem to City Councilor.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the minutes of the March 16, 2026, special City Council meeting and the March 17, 2026, regular City Council meeting as presented and corrected. All voted yes. Motion passed.

MEMORANDUM OF AGREEMENT IN SUPPORT OF THE MONTROSE VETERANS MEMORIAL

City Council considered the Second Memorandum of Agreement between the City of Montrose, Montrose County, and the Montrose Veterans Memorial Coalition In Support of the Montrose Veterans Memorial.

City Attorney Chris Dowsey reported that the Memorandum was presented in detail at the March 16 work session by Public Works Director Jim Scheid, Scott Stryker who is the contractor for the

project, and Lance Bach with the Montrose Veterans Memorial Coalition. Mr. Dowsey said that this project has been in progress since 2022 and this Memorandum of Agreement provides a framework to bring the project to fruition. Mr. Dowsey stated that a memorandum of agreement was executed in 2024 before costs were determined. The design is now complete, costs are determined, and this will be the final agreement. Montrose County and the Montrose Veterans Memorial Coalition have signed the agreement. Upon approval by City Council this evening, work on the project can proceed.

A video was shown by the Veterans Memorial Coalition connecting the 250th anniversary of the signing of the Declaration of Independence, the 150th anniversary of the State of Colorado, and the establishment of the Memorial in this significant year.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve the Second Memorandum of Agreement between the City of Montrose, Montrose County, and the Montrose Veterans Memorial Coalition In Support of the Montrose Veterans Memorial as presented. All voted yes. Motion passed.

Mayor Dave Frank acknowledged all veterans present.

2026 PARKS MAINTENANCE CONTRACT AWARD

City Council considered the award of the 2026 Parks Maintenance Contract to Green and Bearit of Montrose, Colorado, for the not-to-exceed amount of \$140,000.00.

Parks Superintendent Jon Waschbusch reported no changes to the contract since discussion at the March 16 work session. Mr. Waschbusch stated that the contract covers weekly mowing, trimming, and irrigation checks at 13 of the City's parks for the 2026 growing season. Mr. Waschbusch said the City has contracted parks maintenance since 2023 with good results.

Mr. Waschbusch reviewed the bid process. Five qualified proposals were received, with the top two numerically tied. Price was the deciding factor. Mr. Waschbusch recommended awarding the contract to Green and Bearit which was the most recent contractor.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to award the 2026 Parks Maintenance Contract to Green and Bearit of Montrose, Colorado, for the not-to-exceed amount of \$140,000.00 as presented. All voted yes. Motion passed.

LEASE AGREEMENT FOR 703 S. 9TH STREET

City Council considered a Colorado Commercial Lease Agreement between the City of Montrose and Access Early Education Foundation for the building located at 703 S. 9th Street in Montrose.

Community Development Director Jace Hochwalt clarified the address of the building which is 703 S. 9th Street. Mr. Hochwalt reported that the City owns the facility and began renovations in August 2025 to convert the 4,200 square foot building into a licensed childcare center. Interior construction is complete with minor exterior and landscaping work remaining. Mr. Hochwalt said the childcare facility will open on May 4.

Mr. Hochwalt stated that City Council approved an operator agreement with Access Early Education Foundation on October 7. The City will lease the facility at a nominal rate and will cover most utility costs to support the program's long-term sustainability. Mr. Hochwalt said the furniture and equipment will remain with the building if the lease is terminated. The five-year lease has the same term as the operator agreement. Mr. Hochwalt said Access will manage the day-to-day operations in compliance with all applicable licensing regulations while the City retains ownership of the facility and property.

Mr. Hochwalt recommended approval stating that the project helps meet a critical need within the community. The daycare facility will be open to city employees, partner organizations, and the public.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to approve a Colorado Commercial Lease Agreement between the City of Montrose and Access Early Education Foundation for the building located at 703 S. 9th Street in Montrose as presented. All voted yes. Motion passed.

ORDINANCE 2708 - SECOND READING

City Council considered Ordinance 2708 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of the open space of the Elder Homestead at Montrose and open space of the Final Plat of the East Pavilion Complex from "P", Public District, to "R-3A", Medium High Density District.

Senior Planner William Reis reported that the land swap involving Volunteers of America and Magic Circle was discussed at several meetings. The 4.14 acre site is owned by the City and would be rezoned upon transfer to VOA. Mr. Reis said that since the property would no longer be owned by the City it would be appropriate to rezone from "P," Public District, zoning.

Mr. Reis reviewed rezone criteria and the intent of the R-3A zoning district. Mr. Reis stated that this rezone does not change the allowed density but imposes new height and setback limitations.

Mr. Reis recommended approval stating that the proposal meets rezone criteria and is compatible with existing uses in the surrounding area.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adopt Ordinance 2708 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2709 – SECOND READING

City Council considered Ordinance 2709 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of a portion of Lot 3R of the McCall Boundary Line Adjustment from "R-3A," Medium Density District, to "R-2," Low Density District.

Senior Planner William Reis reported that the rezone request is the result of a boundary line adjustment between two differently zoned properties. Mr. Reis said the rezone of the 0.07 acre parcel would place the entire property within the R-2 zoning designation and avoid a split zone situation.

Mr. Reis recommended approval stating that the request meets rezone criteria.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adopt Ordinance 2709 on second reading as presented. All voted yes. Motion passed.

MATTEO'S ADDITION ANNEXATION

A hearing was held on the annexation of the Matteo's Addition.

Mr. Reis reviewed the annexation timeline and the location of the 1.23 acre site with the address of 67135 N Road. The property is located within the Urban Growth Boundary and City of Montrose water and sewer service areas. Mr. Reis stated that the property is eligible for annexation and connection to City utilities.

Mr. Reis said the applicant requested R-2, Low Density District, zoning designation which provides primarily for single-household detached and duplex dwellings. The property is surrounded on three sides by properties with R-2 zoning designation. Annexation will reduce the size of an existing enclave. The Planning Commission unanimously recommended approval on March 25. An Annexation Agreement is required, and an Annexation Impact Report is not required.

Mr. Reis recommended approval of Resolution 2026-05, Ordinance 2711, and Ordinance 2712.

Resolution 2026-05: City Council considered Resolution 2026-05, findings of fact for the Matteo's Addition annexation.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Resolution 2026-05 as presented. All voted yes. Motion passed.

Ordinance 2711 – First Reading: City Council considered Ordinance 2711 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Matteo's 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 2711 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2712 – FIRST READING

City Council considered Ordinance 2712 on first reading, providing for the zoning of the Matteo's Addition as an "R-2," Low 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 J. David Reed, to pass Ordinance 2712 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2691 – SECOND READING

City Council considered Ordinance 2691 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the JC Mitchell Addition.

Senior Planner William Reis reviewed the timeline for the annexation and said that an annexation hearing was held on October 7, 2025. Issues with the plat that have since been resolved delayed the second readings of the annexation and zoning ordinances.

Mr. Reis reviewed the annexation schedule and the location of the 4.85 acre site within the Urban Growth Boundary and City of Montrose water and sewer service areas. Mr. Reis said the annexation request is the result of a boundary line adjustment between city and county properties, and annexation reduces the size of an existing enclave.

Mr. Reis reported that the proposed zoning is R-2, Low Density District, which matches the remainder of the property. An Annexation Agreement is required, and an Annexation Impact Report is not required.

Mr. Reis recommended adoption of Ordinance 2691 and Ordinance 2692.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to adopt Ordinance 2691 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2692 – SECOND READING

City Council considered Ordinance 2692 on second reading, providing for the zoning of the JC Mitchell Addition as an "R-2," Low Density District.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Ordinance 2692 on second reading as presented. All voted yes. Motion passed.

BEAR CREEK SUBDIVISION AMENDMENT 5 AMENDED PRELIMINARY PLAT

City Council considered the Bear Creek Subdivision Amendment 5 Amended Preliminary Plat.

City Councilor J. David Reed recused himself from this agenda item. Mr. Reed left the City Council Chambers at 6:47 p.m.

Senior Planner William Reis reviewed the location of the property on Outlot 9B of Bear Creek Subdivision Filing No. 9B, and said this is a renewal and amendment of previous Bear Creek filings. Mr. Reis stated that the project site is 24.5 acres zoned R-3A, Medium High Density District, and R-5, Low Density/Manufactured Housing District. The property is within Bear Creek PD Plan Amendment 3, approved in 2004, which allows for deviations and identifies areas where the builder has the ability to construct multifamily or townhome units in the R-3A zoning.

Mr. Reis stated that the subdivision request proposes 119 residential lots including 71 single family and 48 town home units. The final plat will formally create the lot lines, and the townhomes would be individually conveyable. Mr. Reis reviewed subdivision and PD processes, review standards, and zoning regulations. The Planning Commission unanimously recommended approval on March 25.

Mr. Reis recommended approval with the standard condition stating that the Preliminary Plat is in compliance with Subdivision Regulations and the Comprehensive Plan and meets the intent of the Bear Creek PD Plan Amendment 3.

City Engineer Scott Murphy highlighted frontage improvements along 6530 Road and Lincoln Road that will include pedestrian improvements and a continuation of recreational trails.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to approve the Bear Creek Subdivision Amendment 5 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 present voted yes. Motion passed.

Mr. Reed rejoined the meeting at 6:57.

MEMORANDUM OF AGREEMENT WITH YEAGER FAMILY ENTERPRISES

City Council considered a memorandum of agreement with Yeager Family Enterprises for redevelopment of property and a right of way swap near the intersection of Cascade Avenue and Weldon Drive.

City Engineer Scott Murphy reported that this agenda item and the following item are connected and will have one presentation. Mr. Murphy stated that the property is located in the vicinity of the San Juan and Townsend intersection. A parcel behind the Maverik store previously operated as a tire shop and is being redeveloped into a cabinet shop with granite sales and manufacturing. Mr. Murphy said that redevelopment of the area has been hindered by right of way issues. The developer would like to use the right of way to install landscaping along the frontage, and right of way would be preserved by the City for future widening of Cascade Avenue. Mr. Murphy said the intent is to formalize property boundaries and beautify the area, and the MOU creates the framework. There is no compensation involved in the transaction.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the memorandum of agreement with Yeager Family Enterprises as presented. All voted yes. Motion passed.

ORDINANCE 2710 – FIRST READING

City Council considered Ordinance 2710 on first reading, an Ordinance of the City of Montrose, Colorado, vacating portions of right of way within the City of Montrose. 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 J. David Reed, seconded by Doug Glaspell, to pass Ordinance 2710 on first reading as presented. All voted yes. Motion passed.

STAFF REPORTS

Wastewater Treatment Plant Project Update

Utilities Director David Bries provided the first of regular updates for the Wastewater Treatment Plant Project. Mr. Bries reported that a ground breaking ceremony was held on March 16 and work began immediately after. The project total is \$33,622,298.00. To date \$3,155,401.66 was spent on design, plus the March payment of \$1,423,558.57.

YOUTH CITY COUNCIL REPORT

A Youth City Council report was not provided.

CITY COUNCIL COMMENTS

Mayor Dave Frank announced that The Association, located in the restored Potato Growers Building, was awarded the Stephen H. Hart Award for Historic Preservation on April 8. Last week, the Rathbone Hotel & Parlor Bar won a “Best Project” award at the Downtown Colorado, Inc. (DCI) conference in Grand Junction.

ADJOURNMENT

The meeting adjourned at 7:16 p.m. with no further action taken.

ATTEST:

Dave Frank, Mayor

Lisa DelPiccolo, City Clerk

ORDINANCE NO. 2710

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, VACATING PORTIONS OF RIGHT OF WAY WITHIN THE CITY OF MONTROSE.

WHEREAS, the City of Montrose maintains rights-of-way near the intersection of N. Cascade Ave and Weldon Road; and

WHEREAS, such rights-of-way were dedicated to the City in the 1938 by and through the Darling Subdivision; and

WHEREAS, a property owner adjacent to such portions of the right-of-way desires to expand its business into certain portions of right-of-way near the intersection of North Cascade Avenue and Weldon Road; and

WHEREAS, it is in the best interest of the citizens of Montrose to vacate certain portions of North Cascade Avenue to allow the property owner to expand its operations onto portions of right-of-way the City has no interest in continuing to maintain; and

WHEREAS, the City desires to vacate these portions of right-of-way to the existing adjoining property owner, as described in **Exhibit A** hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

SECTION 1: Vacation of Portions of Right-of-Way

Portions of right-of-way, as more particularly described on **Exhibit A**, attached hereto and incorporated herein, is hereby vacated by the City of Montrose.

SECTION 2: City Council Findings

The City Council hereby finds, determines and declares that this Ordinance is necessary and proper to allow the property owner to retain an existing structure.

SECTION 3: Power to Adopt

The City Council hereby finds, determines, and declares that it has the power to adopt this Ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the City of Montrose Charter, and pursuant to Section 1-9-2 of the Official Municipal Code of the City of Montrose. The City Manager or its designee is hereby authorized to execute a quit claim deed conveying

any interests the City may have as described in **Exhibit A** to the adjoining property owner. City staff is further authorized to take additional actions as may be necessary to implement the provisions of this Ordinance, and has the authority to correct formatting and/or typographical errors discovered during codification.

SECTION 4: **Effective as Provided by City of Montrose Charter**

This Ordinance shall be published and shall become effective as provided by the City Charter of the City of Montrose.

SECTION 5:

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its passage on first reading on Monday, the 6th of April 2026 at the hour of 6:00 p.m. at the Montrose City Council Chambers, Elks' Civic Building, Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 6th day of April 2026.

ATTEST:



Lisa DelPiccolo, City Clerk





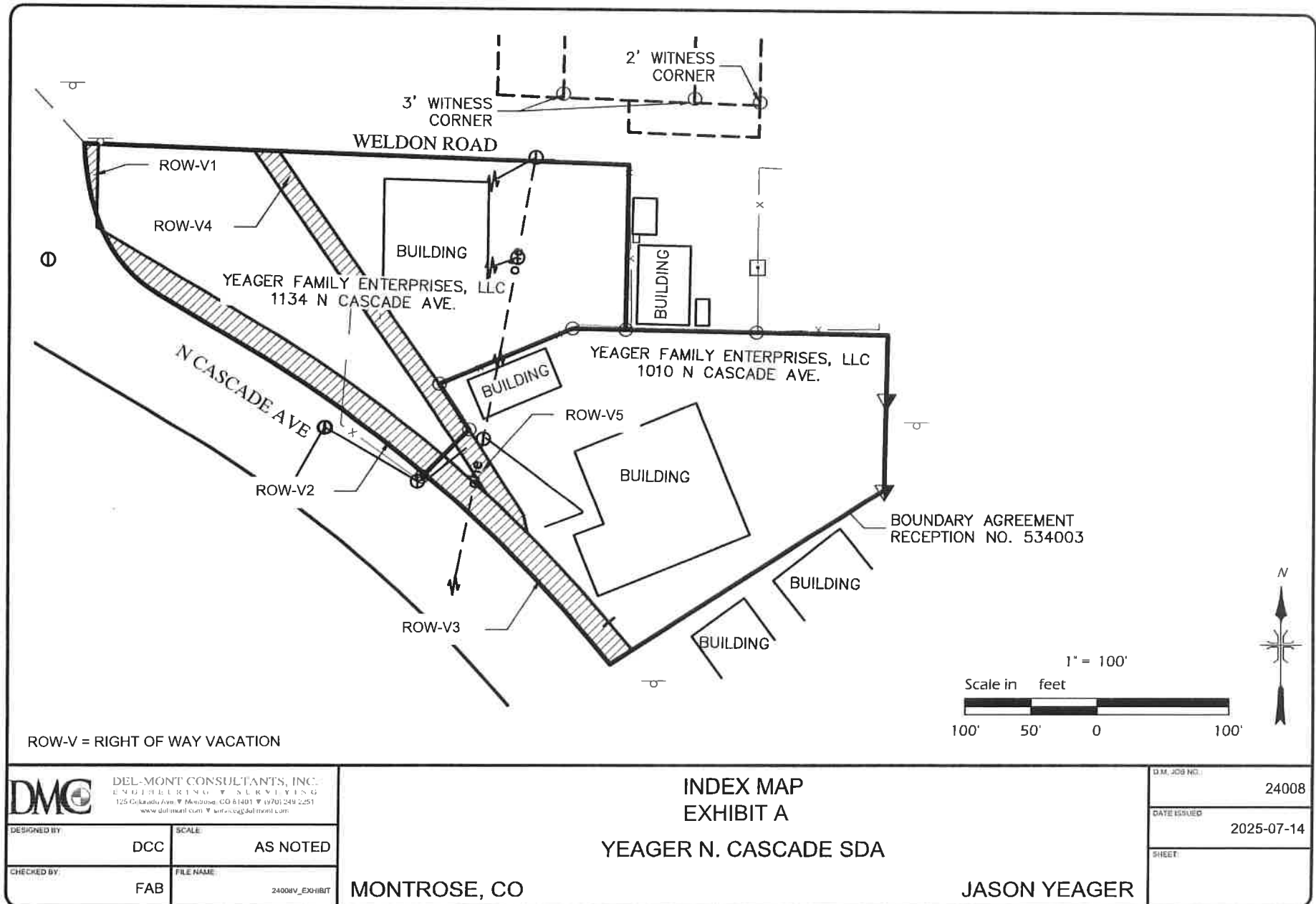
Dave Frank, Mayor

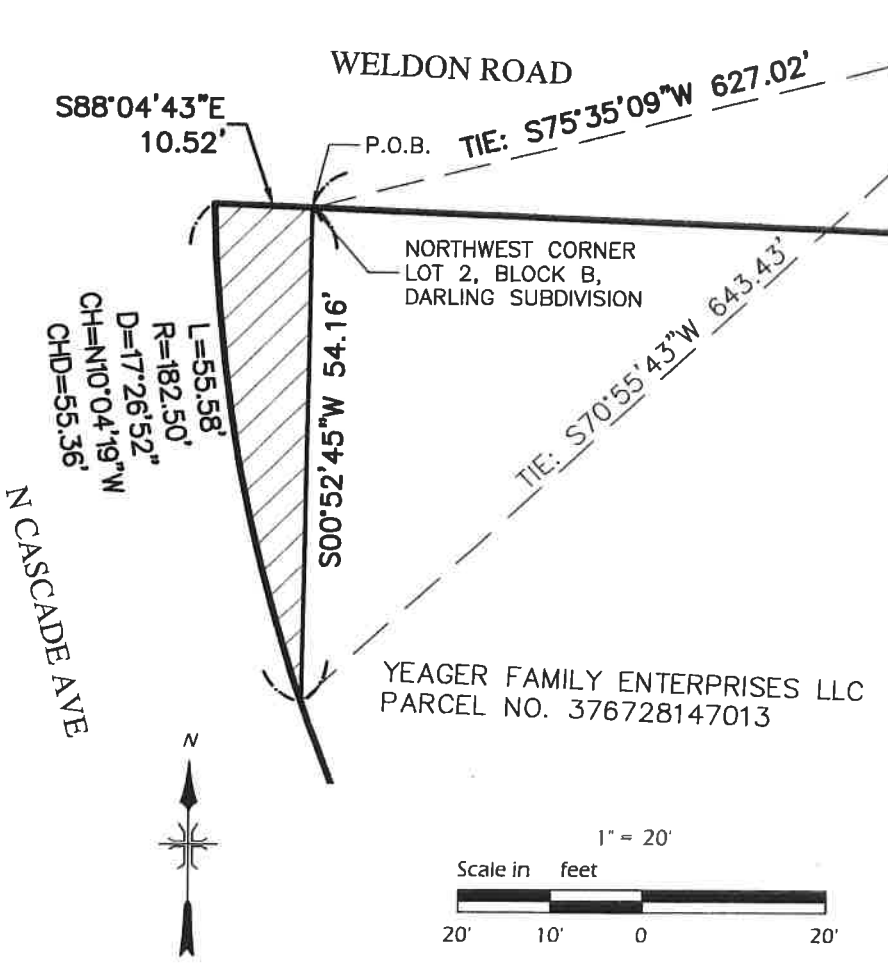
INTRODUCED, READ and ADOPTED on second reading this 21st day of April 2026.

ATTEST:

Lisa DelPiccolo, City Clerk

_____, Mayor





N1/4 CORNER SECTION 28
FOUND 3 1/4" ALUMINUM
CAP ON PIPE LS 7160

RIGHT-OF-WAY VACATION DESCRIPTION:

BEING A RIGHT OF WAY SITUATED IN NE1/4 NW1/4 SECTION 28, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF MONTROSE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

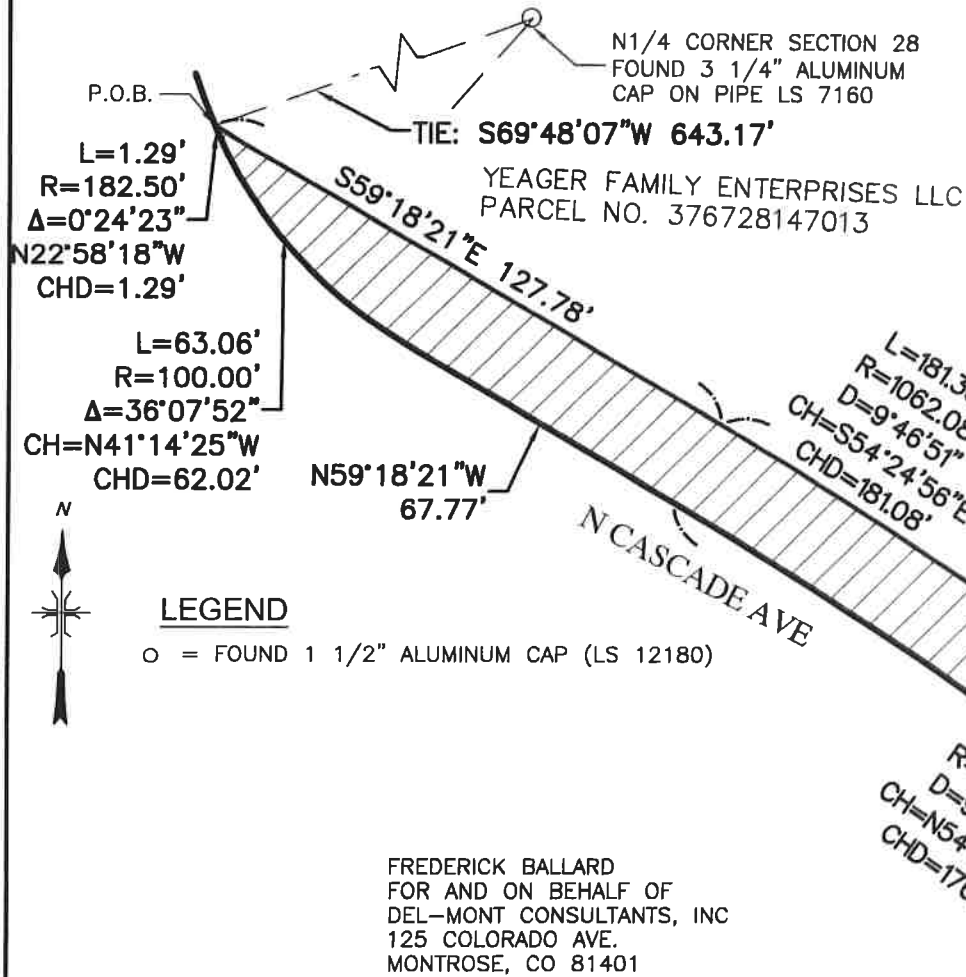
BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK B, DARLING SUBDIVISION, SAID POINT BEING S75°35'09"W 627.02 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 28;
THENCE ALONG THE WEST LINE OF SAID LOT 2 S00°52'45"W 54.16 FEET;
THENCE LEAVING SAID WEST LINE OF SAID LOT 2 55.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 182.50 FEET, AN INTERIOR ANGLE OF 17°26'52" AND A CHORD OF N10°04'19"W 55.36 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF WELDON ROAD;
THENCE ALONG SAID SOUTH RIGHT OF WAY S88°04'43"E 10.52 FEET TO THE POINT OF BEGINNING.
CONTAINING 363 SQUARE FEET MORE OR LESS AS DESCRIBED.

FREDERICK BALLARD
FOR AND ON BEHALF OF
DEL-MONT CONSULTANTS, INC
125 COLORADO AVE.
MONTROSE, CO 81401

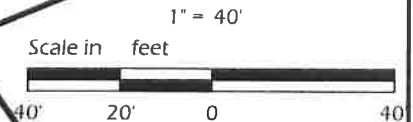
 DEL-MONT CONSULTANTS, INC. 125 Colorado Ave. Montrose, CO 81401 T: (719) 249-2251 www.delmont.com		ROW-V1 PARTIAL RIGHT OF WAY VACATION YEAGER N. CASCADE SDA MONTROSE, CO		D.M. JOB NO. 24008
DRAFTED BY: DCC	SCALE: AS NOTED	JASON YEAGER		DATE ISSUED 2025-07-14
CHECKED BY: FAB	FILE NAME: 24008V_BDRY			SHEET:

RIGHT-OF-WAY VACATION DESCRIPTION:

BEING A RIGHT OF WAY SITUATED IN THE NE1/4 NW1/4 SECTION 28, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF MONTROSE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:
 BEGINNING AT A POINT ON THE SOUTHWEST LINE OF LOT 2, BLOCK B, DARLING SUBDIVISION, SAID POINT BEING S69°48'07"W 643.17 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 28;
 THENCE ALONG THE SOUTHWEST LINE OF LOTS 2 AND 1 S59°18'21"E 127.78 FEET;
 THENCE CONTINUING ALONG SOUTHWEST LINE OF LOT 2 181.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 1062.08 FEET, AN INTERIOR ANGLE OF 09°46'51" AND A CHORD OF S54°24'56"E 181.08 FEET;
 THENCE LEAVING SAID SOUTHWEST LINE S44°24'13"W 20.05 FEET;
 THENCE 176.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 1042.08 FEET, AN INTERIOR ANGLE OF 09°42'19" AND A CHORD OF N54°27'12"W 176.30 FEET;
 THENCE 63.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET, AN INTERIOR ANGLE OF 36°07'52" AND A CHORD OF N41°14'25"W 62.02 FEET;
 THENCE 1.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 182.50 FEET, AN INTERIOR ANGLE OF 00°24'23" AND A CHORD OF N22°58'18"W 1.29 FEET TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES MORE OR LESS AS DESCRIBED.



FREDERICK BALLARD
 FOR AND ON BEHALF OF
 DEL-MONT CONSULTANTS, INC
 125 COLORADO AVE.
 MONTROSE, CO 81401



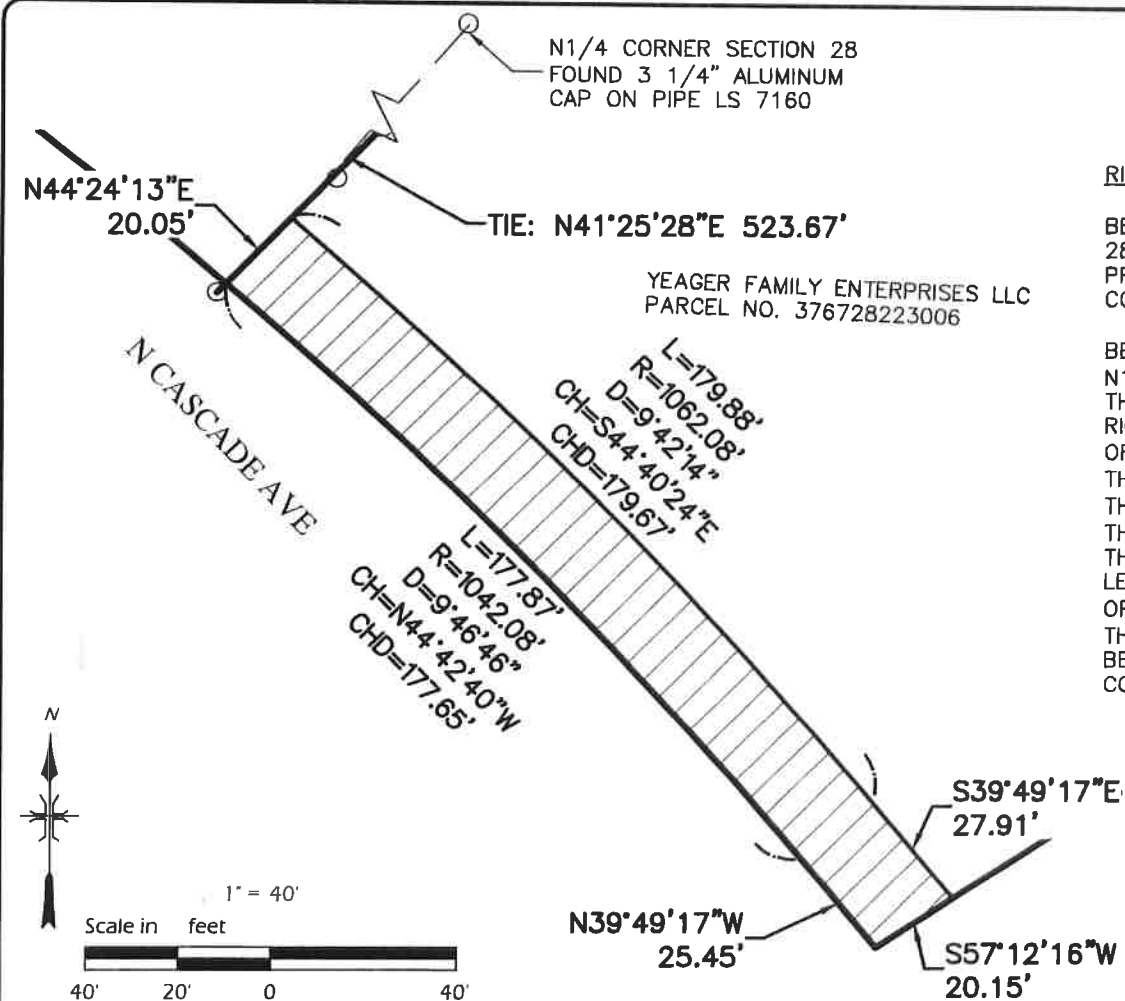
DMC DEL-MONT CONSULTANTS, INC. ENGINEERING SURVEYING 125 Colorado Ave Montrose, CO 81401 (970) 249-2251 www.delmont.com service@delmont.com	
DRAFTED BY	SCALE
DCC	AS NOTED
CHECKED BY	FILE NAME
FAB	24008V_BDRY

MONTROSE, CO

ROW-V2
 PARTIAL RIGHT OF WAY VACATION
 YEAGER N. CASCADE SDA

JASON YEAGER

D.M. JOB NO	24008
DATE ISSUED	2025-07-14
SHEET	



LEGEND

○ = FOUND 1 1/2" ALUMINUM CAP (LS 12180)

RIGHT-OF-WAY VACATION DESCRIPTION:

BEING A RIGHT OF WAY SITUATED IN NE1/4 NW1/4 SECTION 28, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF MONTROSE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT S41°25'28"W 523.67 FEET FROM THE N1/4 CORNER OF SAID SECTION 28;
 THENCE 179.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 1062.08 FEET, AN INTERIOR ANGLE OF 09°42'14" AND A CHORD OF S44°40'24"E 179.67 FEET;
 THENCE S39°49'17"E 27.91 FEET;
 THENCE S57°12'16"W 20.15 FEET;
 THENCE 39°49'17"W 25.45 FEET;
 THENCE 177.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 1042.08 FEET, AN INTERIOR ANGLE OF 09°46'46" AND A CHORD OF N44°42'40"W 177.65 FEET;
 THENCE N44°24'13"E 20.05 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.09 ACRES MORE OR LESS AS DESCRIBED.

FREDERICK BALLARD
 FOR AND ON BEHALF OF
 DEL-MONT CONSULTANTS, INC
 125 COLORADO AVE.
 MONTROSE, CO 81401



DEL-MONT CONSULTANTS, INC.
 125 Colorado Ave. Montrose, CO 81401
 www.delmont.com

DRAFTED BY:	DCC	SCALE:	AS NOTED
CHECKED BY:	FAB	FILE NAME:	2408V_BDRY

MONTROSE, CO

ROW-V3
 PARTIAL RIGHT OF WAY VACATION
 YEAGER N. CASCADE SDA

JASON YEAGER

D.M. JOB NO.	24008
DATE ISSUED	2025-07-14
SHEET:	

S88°04'43"E
18.63'

P.O.B.

WELDON ROAD

N1/4 CORNER SECTION 28
FOUND 3 1/4" ALUMINUM
CAP ON PIPE LS 7160

TIE: S71°11'14"W 498.13'

YEAGER FAMILY ENTERPRISES LLC
PARCEL NO. 376728147002

YEAGER FAMILY ENTERPRISES LLC
PARCEL NO. 376728147013

N CASCADE AVE

S34°27'50"E 215.07'
N34°27'50"W 225.98'

S33°17'54"E
41.61'

N33°17'54"W
41.37'

N32°35'21"W
3.37'

S44°24'13"W
15.40'

RIGHT-OF-WAY VACATION DESCRIPTION:

BEING A RIGHT OF WAY SITUATED IN NE1/4 NW1/4 SECTION 28, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF MONTROSE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK A, DARLING SUBDIVISION, SAID POINT BEING S71°11'14"W 498.13 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 28;

THENCE ALONG THE NORTHEASTERLY LINE OF THE CCC WALKWAY AND PIPELINE THE FOLLOWING TWO (2) COURSES:

1. S34°27'50"E 215.07 FEET;

2. S33°17'54"E 41.61 FEET;

THENCE S44°24'13"W 15.40 FEET TO THE SOUTHWEST SIDE OF THE SAID CCC WALKWAY AND PIPELINE;

THENCE THE FOLLOWING THREE COURSES ALONG SAID SOUTHWEST SIDE:

1. N32°35'21"W 3.37 FEET;

2. N33°14'41"W 44.74 FEET;

3. N34°27'50"W 225.98 FEET TO THE SOUTH RIGHT OF WAY OF WELDON ROAD;

THENCE ALONG SAID SOUTH RIGHT OF WAY S88°04'43"E 18.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.09 ACRES MORE OR LESS AS DESCRIBED.

FREDERICK BALLARD
FOR AND ON BEHALF OF
DEL-MONT CONSULTANTS, INC
125 COLORADO AVE.
MONTROSE, CO 81401



1" = 50'

Scale in feet
50' 25' 0 50'

LEGEND

○ = FOUND 1 1/2" ALUMINUM CAP (LS 12180)



DEL-MONT CONSULTANTS, INC.
ENGINEERING & SURVEYING
125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2251
www.del-mont.com • service@del-mont.com

DRAFTED BY:

DCC

CHECKED BY:

FAB

SCALE:

AS NOTED

FILE NAME:

24008V_BODY

ROW-V4

PARTIAL RIGHT OF WAY VACATION

YEAGER N. CASCADE SDA

MONTROSE, CO

JASON YEAGER

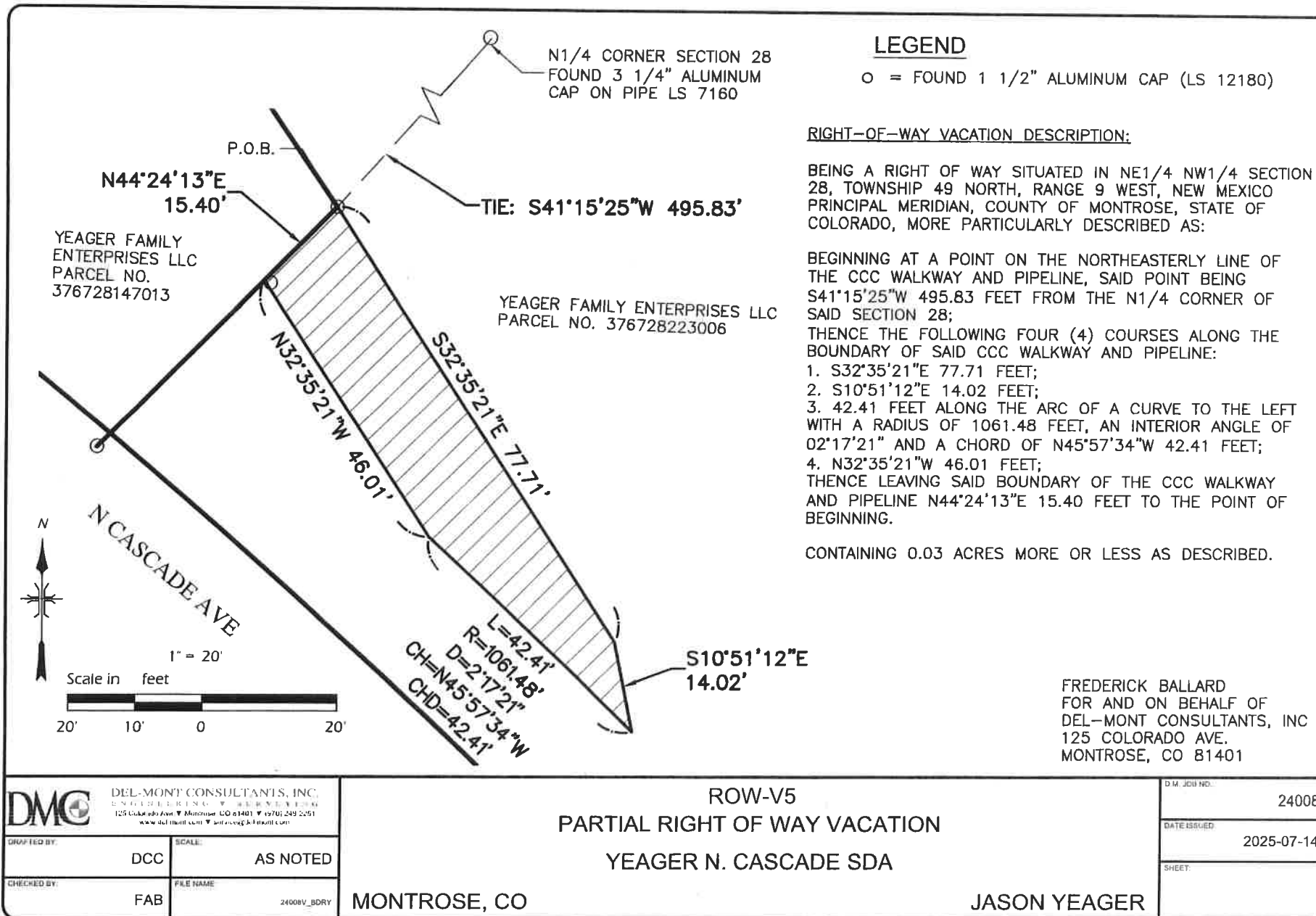
D.M. JOB NO.

24008

DATE ISSUED

2025-07-14

SHEET





CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: William Reis, Senior Planner
DATE: April 21, 2026
RE: Matteo's Addition Annexation
ATTACHMENTS:

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

City Council Consideration:

City Council is considering this annexation application and the associated zoning, which is done by considering approval of an annexation ordinance and a zoning ordinance at a first and second reading. City Council will consider all of the information in this memo in making a decision.

Proposed schedule:

February 17:	Council Work Session Overview
March 3:	Council Resolution to set a hearing date
March 25:	Planning Commission zoning hearing
April 6:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
April 21:	2nd reading of annexation and zoning ordinances

Application Background:

The Matteo's Addition is a proposed annexation approximately 1.23 acres in size. The annexation consists of Lot 1 of the Major Intrafamily Subdivision, also addressed as 67125 N Road. It is within the City's Urban Growth Boundary and City of Montrose Sewer Service and Water Service Areas.

Proposed Zoning: "R-2" Low Density District



Applicant: Nolberto Chavarria

Staff Analysis:

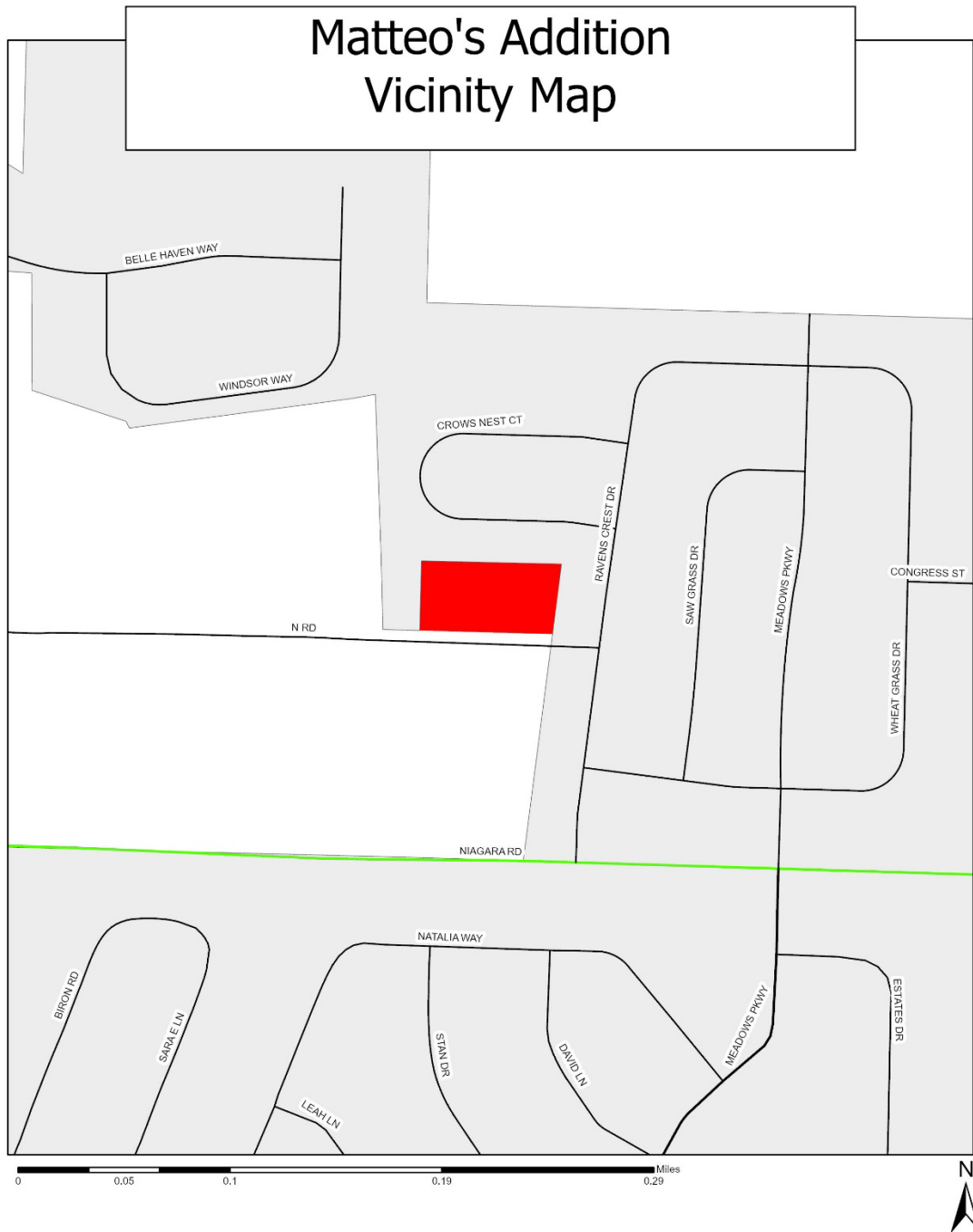
1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. An annexation agreement is required as a condition of this annexation.
3. Zoning Regulations
 - 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 such zoning is compatible with conditions in the area, which have changed materially since the Comprehensive Plan was last updated."
 - b. Municipal Code, Section 11-7-5: The "R-2" Low Density District is intended to provide primarily for development of single-household detached and duplex dwellings, along with certain other compatible land uses.
 - c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned "R-2" Low Density District and properties outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the Matteo's Addition as Residential Mixed Density Low. The Residential Mixed Density Low district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.
5. The property is located within Growth Area 1. According to the Comprehensive Plan, Growth Area 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.



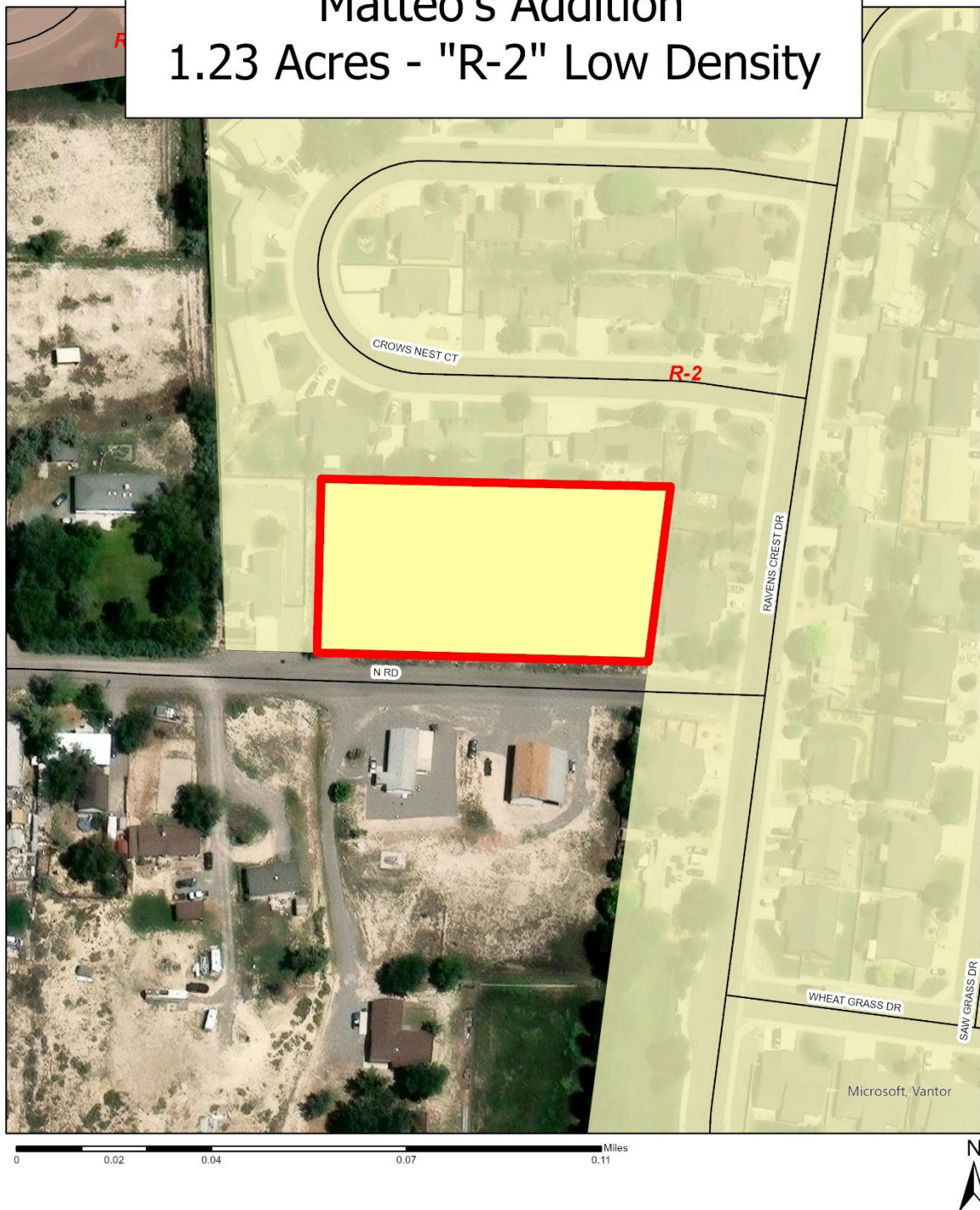
6. The “R-2” zoning does not appear to be averse to the public health, safety and welfare. The Planning Commission made a unanimous recommendation of approval of the “R-2” zoning designation during the March 25, 2026 Planning Commission meeting.



EXHIBIT A: Maps



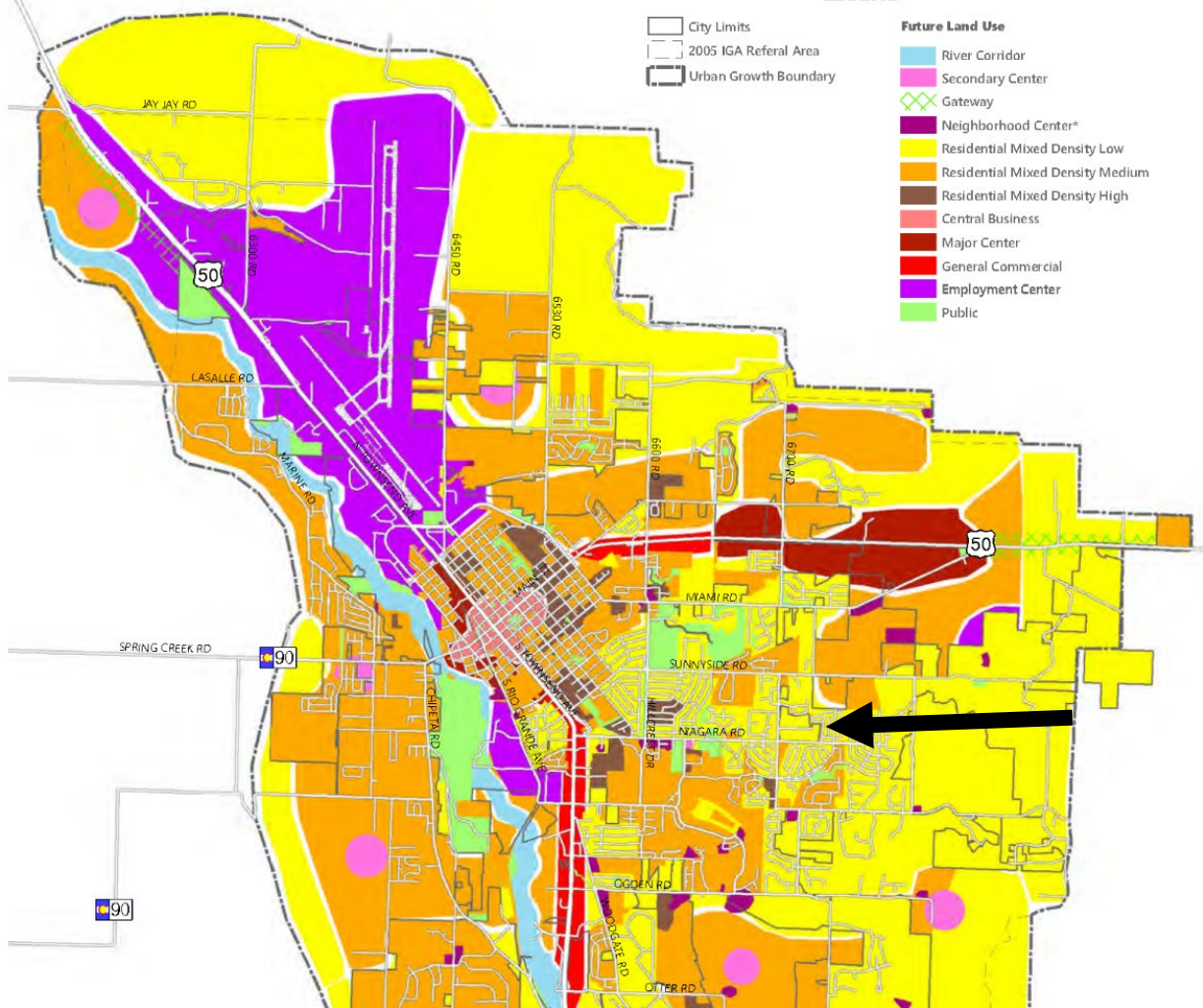
Matteo's Addition 1.23 Acres - "R-2" Low Density



Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1



Lot 1, Major Intrafamily Subdivision, according to the plat thereof filed for record, April 9, 1984 in Plat Book 12 at Page 480, County of Montrose, State of Colorado.

SURVEYOR'S CERTIFICATE

I, William D. Wiley a Registered Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this Annexation map of Bell Addition was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief.

William D. Wiley
Colorado Registered Land Surveyor
Registration No. 12180

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 this _____ day of _____, 20____, A.D. annexed the property described hereon to the City of Montrose.

Mayor, City of Montrose

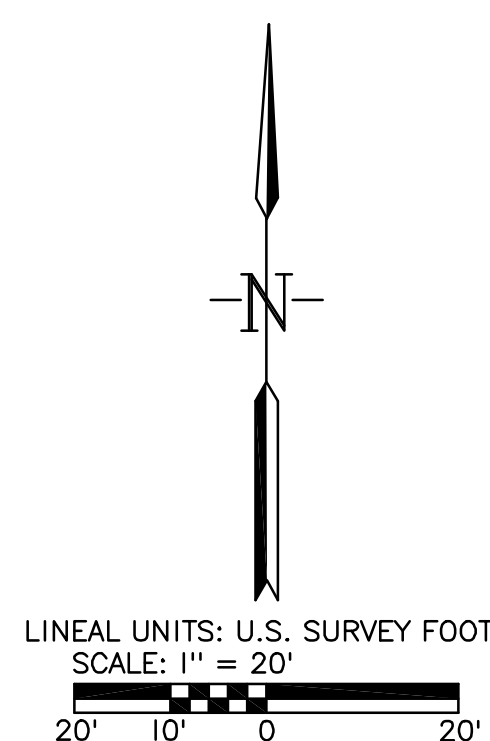
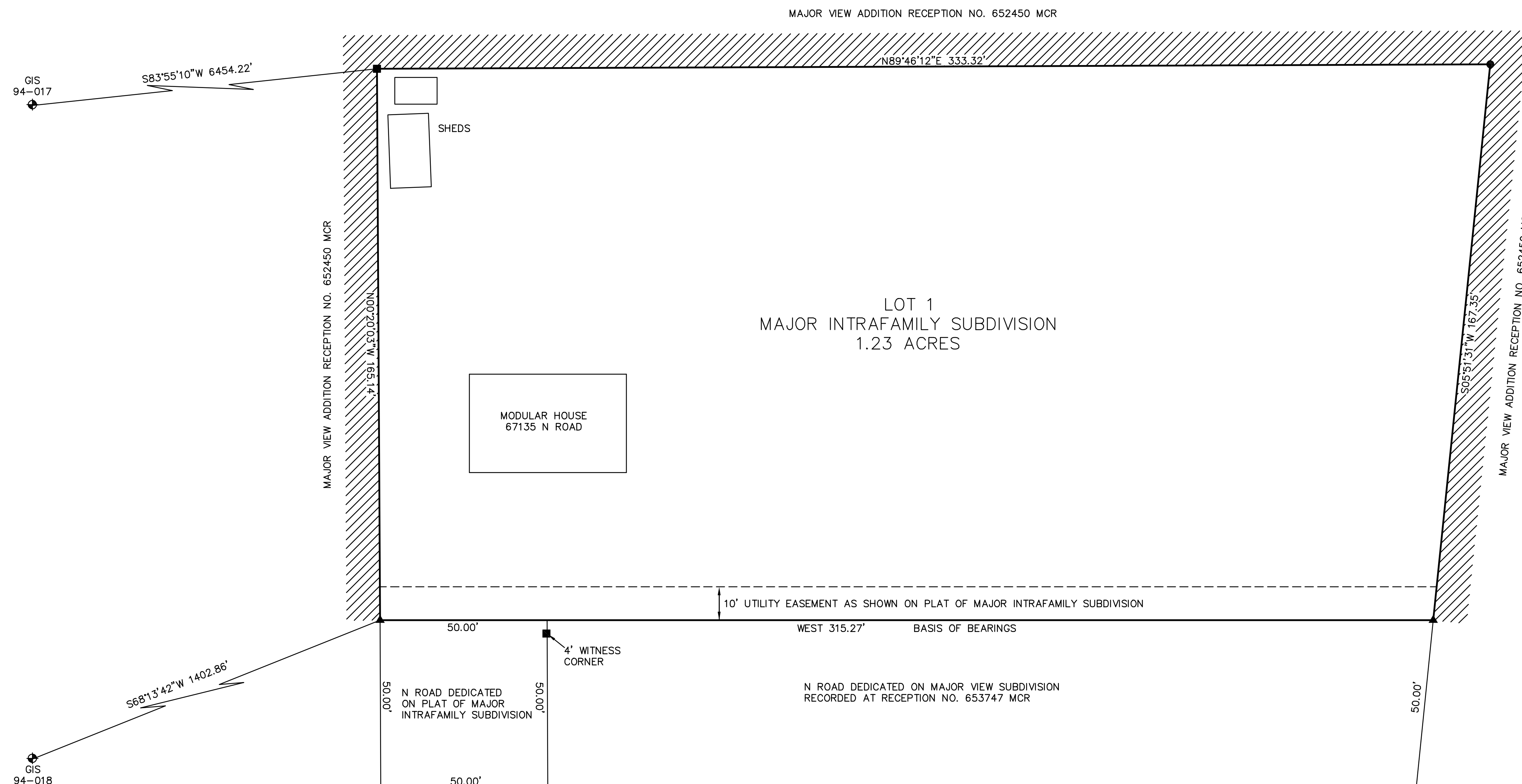
RECORDER'S CERTIFICATE

This plat 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. _____.

_____, by _____
Clerk & Recorder Deputy
Montrose County, Colorado

***NOTICE:** According to Colorado law you **must** commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon.

OF: <u>25-MATTEO'S ADD</u> Plot Scale <u>1" = 20'</u> Book <u>783</u> Page <u>32</u>	MATTEO'S ADDITION TO THE CITY OF MONTROSE	
DATE <u>8/11/25</u> REVISIONS:	SITUATED IN THE SE1/4NW1/4, SECTION 36, T49N, R9W, N.M.P.M., MONTROSE COUNTY, COLORADO	
	FOR: VERONICA CHAVARRIA	
	MESA SURVEYING INC.	
	P.O. Box 1287 (970)-240-9994	Montrose, CO 81402
	Sheet <u>1</u> of <u>1</u>	File No. <u>25-46</u>



LEGEND
 ▲ = FOUND REBAR AND SURVEY CAP LS #16840
 ■ = FOUND REBAR AND SURVEY CAP LS #12180
 ● = SET REBAR AND SURVEY CAP LS #12180
 MCR = MONTEROSE COUNTY RECORDS

MONTROSE CITY LIMITS 
 CONTIGUOUS CITY LIMITS = 615.81 FT
 TOTAL PERIMETER = 981.08 FT
 ACRES ANNEXED = 1.23 ACRES

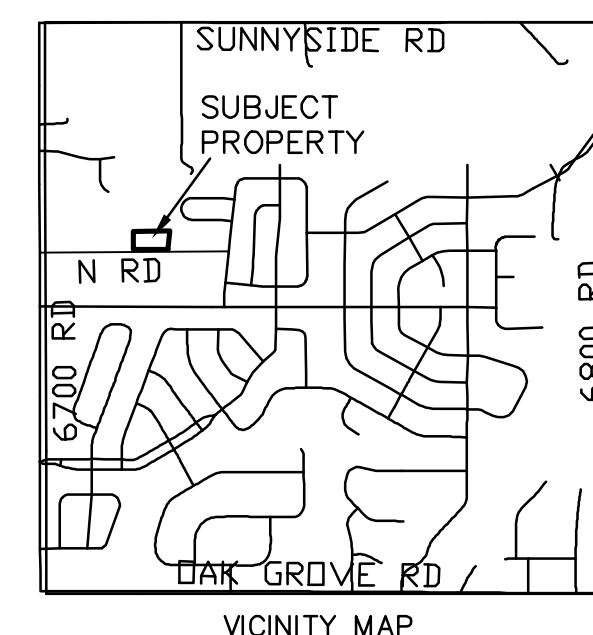


EXHIBIT B: Zoning Code Excerpt

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:
- (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.

(G) *Schedule of Residential Zone District Uses.*

Land Use	RL	R-1	R-1A/B	R-2	R-3	R-3A	R-4	R-5	R-6	MHR
Bed and breakfast (See Sec. 11-11-1)					C		C		C	
Farms and ranches, excluding commercial greenhouses, and commercial feedlots, fur farms, fish farms, poultry houses, hog farms, dairies and similar operations with a high density of animals.	P									



Rental storage units with a maximum rental unit size of 200 square feet.										C
Short-term rentals	P	P	P	P	P	P	P	P	P	P
Assisted living facilities					C	C	C		C	C
Childcare facilities	C	C	C	C	C	C	C	C	C	C
Family childcare home	P	P	P	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P	P
Religious assembly	C	C	C	C	P	P	P	C	C	P
Schools	C	C	C	C	C	C	C	C	C	C
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P		P	P	P	P	P
Duplex					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	P	P
Group homes—handicapped/disabled > 9 persons (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Group homes, other (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A	A	A	A	A	A	A	A	A	A
Manufactured housing				1				P	P	P
Mobile homes (See Sec. 11-13)										P
Mobile home parks (See Sec. 11-13)										P
Modular housing								P	P	P
Multi-family dwelling					C	P	P		C	
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C	C

Accessory uses (See Sec. 11-7-6(D))	A	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	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	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	T

¹ Manufactured housing is prohibited except for the following subdivision which was under development on July 1, 1998: Rainbow Meadows Subdivision.

(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
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			P	P	P	P	C		

least 20 feet from any street right-of-way line.									
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				C	C	C			

limited manufacturing of the products supplied									
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			
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
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		
Golf courses		C							
Parks, open space and recreation facilities	P	P	P	P	P	P	P	P	P
Private recreation facilities		P							
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	
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
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)



ORDINANCE NO. 2711

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, FOR THE ANNEXATION OF THE MATTEO'S ADDITION.

WHEREAS, a petition for the annexation of a tract of land known as the **Matteo's Addition** has been submitted to the City of Montrose and has been found by the City Council to be in substantial compliance with C.R.S. § 31-12-107(1); and

WHEREAS, said petition has been signed by the owners of 100% of the area proposed to be annexed exclusive of streets and alleys; and

WHEREAS, the property is eligible for annexation in accordance with the Municipal Annexation Act of 1965, as amended.

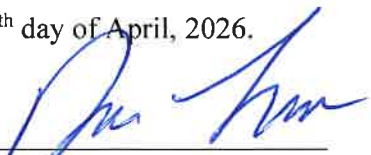
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

SECTION 1:

The property described in **Exhibit A**, known as the **MATTEO'S ADDITION**, is hereby annexed to the City of Montrose, Colorado.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its passage on first reading on Tuesday, the 6th day of April, 2026, at the hour of 6:00 p.m. at the Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 6th day of April, 2026.



David Frank, Mayor

ATTEST:



Lisa DelPiccolo, City Clerk



INTRODUCED, READ and ADOPTED on second reading this 21st day of April, 2026.

ATTEST:

_____, Mayor

Lisa DelPiccolo, City Clerk

EXHIBIT A

Legal Description

Lot 1, Major Intrafamily Subdivision, according to the plat thereof filed for record, April 9, 1984 in Plat Book 12 at Page 480, County of Montrose, State of Colorado.

ORDINANCE NO. 2712

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, PROVIDING FOR THE ZONING OF THE MATTEO'S ADDITION AS AN "R-2," LOW DENSITY DISTRICT.

WHEREAS, the **Matteo's Addition** has been recently annexed to the City of Montrose, Colorado; and

WHEREAS, the owners of such property have requested zoning which the Planning Commission has reviewed and recommended in accordance with the requirements of the City Code; and

WHEREAS, the proposed recommendation is substantially in accord with the City's Master Plan, is compatible with existing zoning in nearby or adjoining properties, and is in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, that

The Official Zoning Map hereby designates the **Matteo's Addition**, according to the Official Annexation Map thereof, as an "R-2", Low Density District.

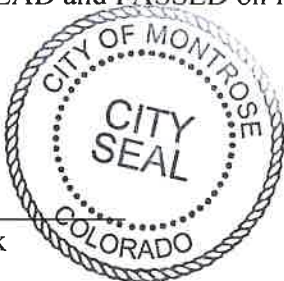
You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its passage on first reading on Tuesday, the 6th day of April 2026, at the hour of 6:00 p.m. at the Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado.

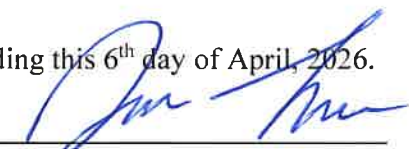
INTRODUCED, READ and PASSED on first reading this 6th day of April, 2026.

ATTEST:



Lisa DelPiccolo, City Clerk





David Frank, Mayor

INTRODUCED, READ and ADOPTED on second reading this 21st day of April, 2026.

ATTEST:

Lisa DelPiccolo, City Clerk

_____, Mayor



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Senior Planner
DATE: April 21, 2026
RE: The Bridges at Black Canyon Filing No. 11 Final Plat
ATTACHMENTS

- Exhibit A: Maps
- Exhibit B: Code Excerpts for Subdivisions

City Council Consideration:

City Council is considering approval of this final plat application. Council will consider all of the information in this memo in making a decision.

Application Background:

The Bridges at Black Canyon Subdivision is located in southeastern Montrose and is partially developed. The property is approximately 27.61 acres in size, and is zoned “R-2” Low Density District, “R-3” Medium Density District, and “R-3A” Medium High Density District. City Council approved The Bridges at Black Canyon Filing No. 11 Amended Preliminary Plat on March 17, 2026. This final plat application would formally create 14 residential lots, along with associated rights of way and easements.

Applicant: Bridges Development Partners, LLC

Staff Analysis:

1. Lots/blocks:
 - a. All lots meet the minimum lot size required according to the “R-2” Low Density District zoning designation.
2. Streets
 - a. Surrounding streets must be in place, inspected and approved by the City Engineer prior to final approval. Improvements will receive a Preliminary Letter



of Infrastructure Completion.

3. Utilities

- a. Easements are shown.
- b. City sewer and other utilities must be installed and available to serve all lots prior to final approval.

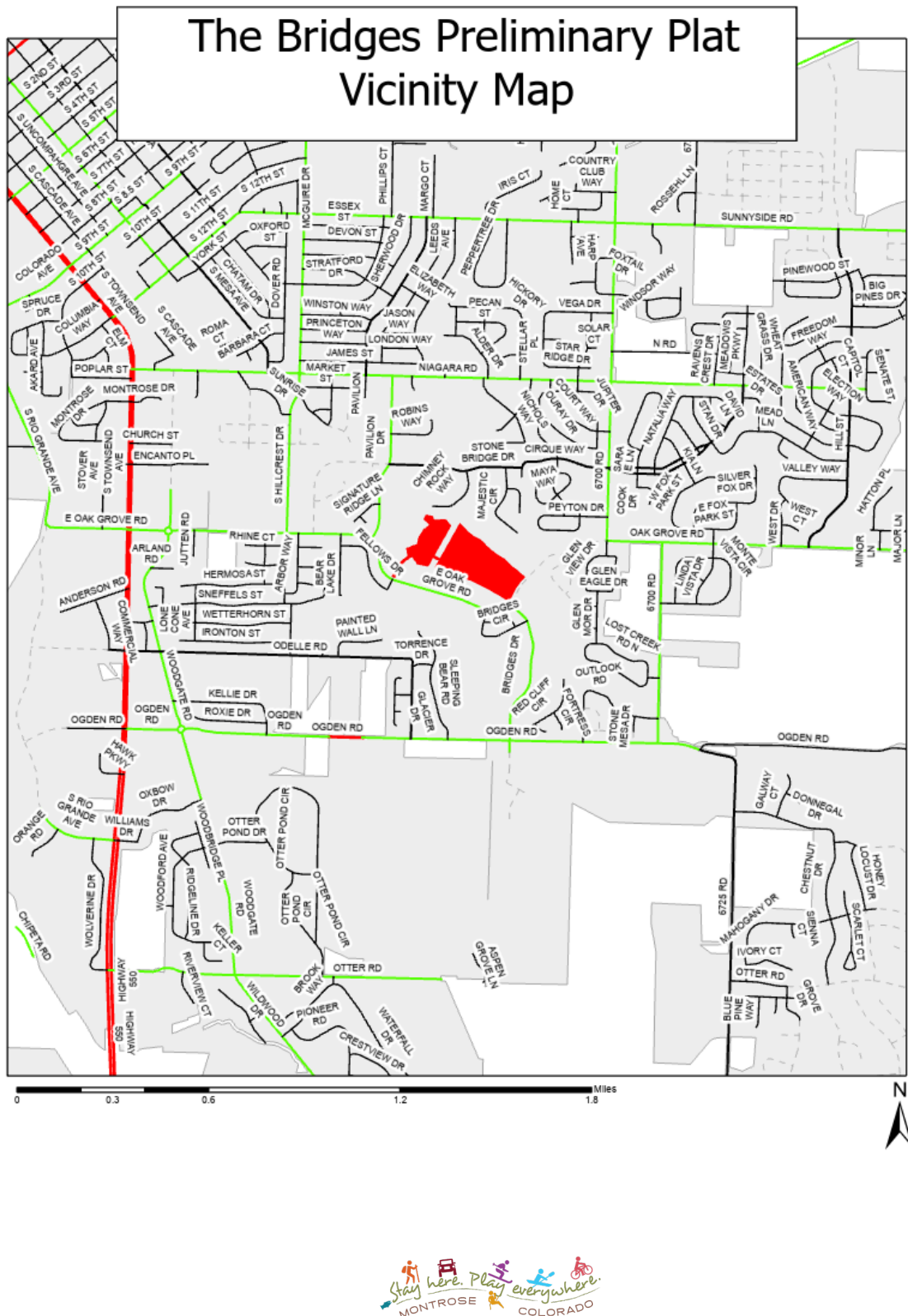
Staff Recommendation: Conditional Approval

Conditions:

1. [Standard Condition]: The approval of this Final Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the 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.



EXHIBIT A: Area Maps



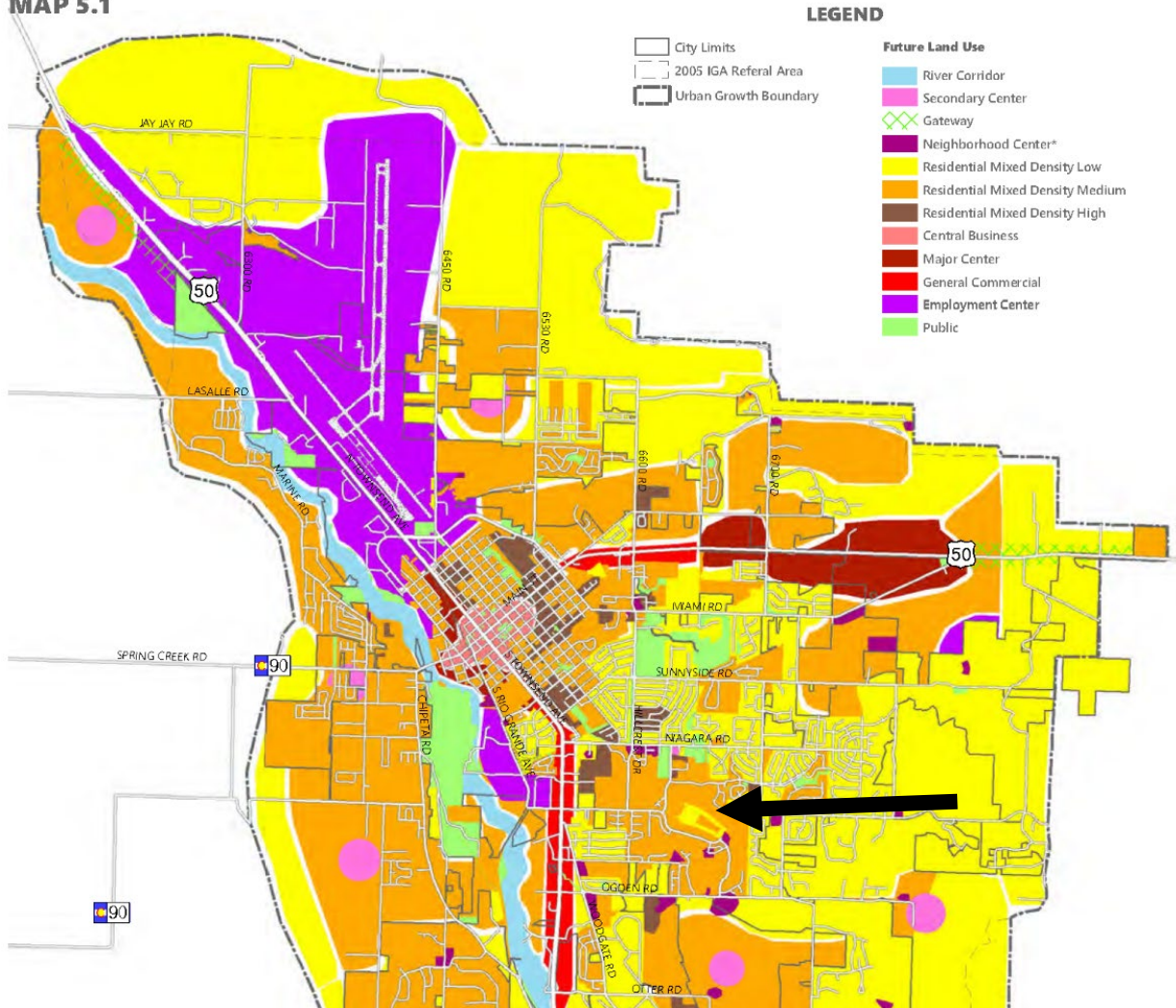
The Bridges Preliminary Plat Zoning Map



Comprehensive Plan Future Land Use Map

FUTURE LAND USE

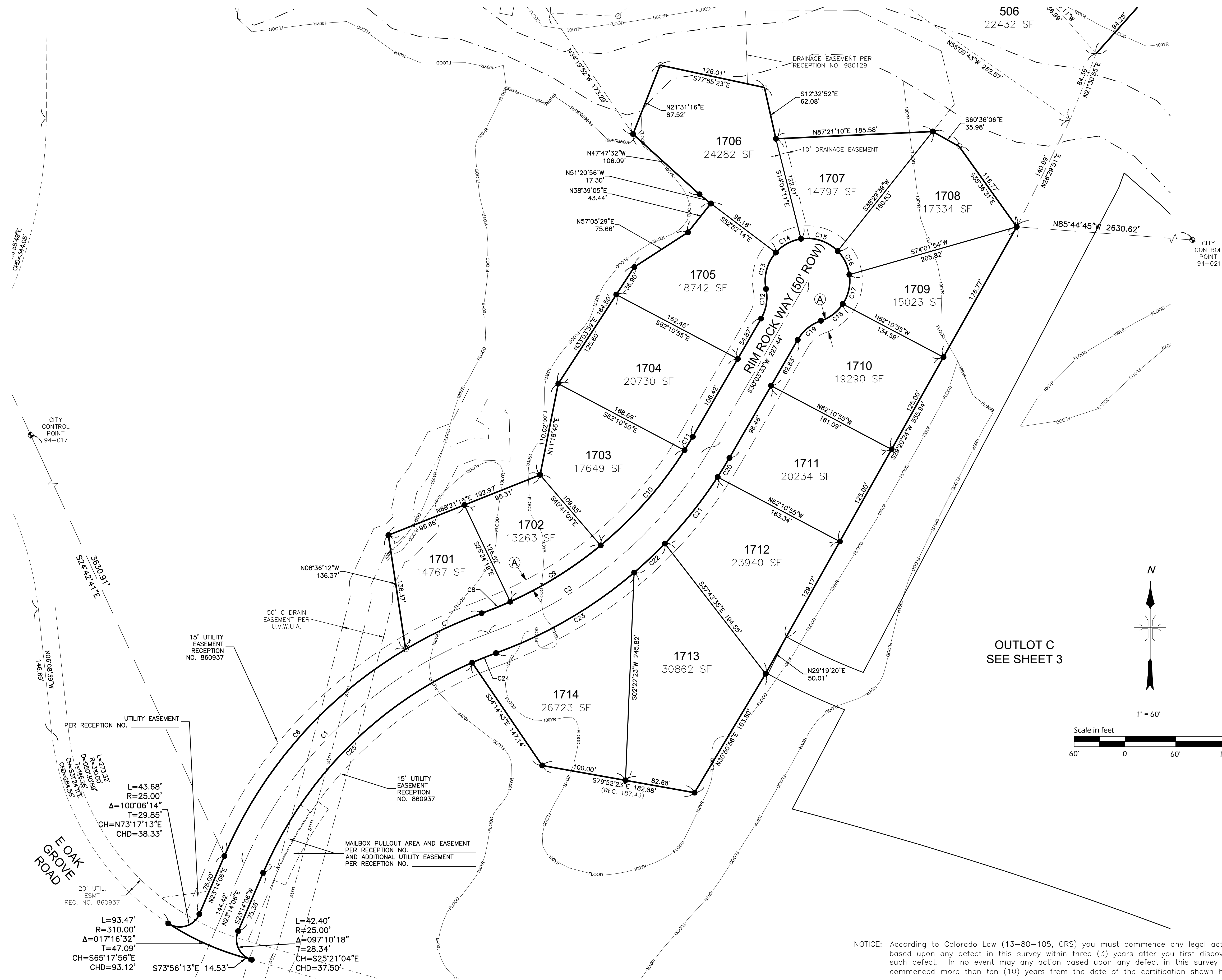
MAP 5.1



THE BRIDGES AT BLACK CANYON FILING NO. 11

FINAL PLAT

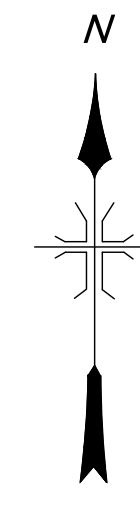
SITUATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST & SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	409.23'	500.00'	046°53'40"	S46°40'56"W	397.90'
C2	349.68'	500.00'	040°04'13"	N50°05'39"E	342.60'
C6	330.24'	525.00'	036°02'26"	S41°15'19"W	324.82'
C7	99.45'	525.00'	010°51'14"	S64°42'09"W	99.31'
C8	36.64'	475.00'	004°25'09"	N67°55'13"E	36.63'
C9	126.23'	475.00'	015°13'36"	N58°05'51"E	125.86'
C10	150.56'	475.00'	018°09'39"	N41°24'14"E	149.93'
C11	18.77'	475.00'	002°15'52"	N31°11'28"E	18.77'
C12	36.14'	50.00'	041°24'55"	N09°21'16"E	35.36'
C13	46.19'	50.00'	052°55'46"	S15°06'51"W	44.56'
C14	34.54'	50.00'	039°35'02"	S61°22'15"W	33.86'
C15	47.43'	50.00'	054°21'06"	N71°39'41"W	45.67'
C16	31.69'	50.00'	036°18'36"	N26°19'50"W	31.16'
C17	36.32'	50.00'	041°36'55"	N12°37'56"E	35.52'
C18	33.19'	50.00'	038°01'44"	N52°27'15"E	32.58'
C19	36.14'	50.00'	041°24'55"	S50°45'50"W	35.36'
C20	26.63'	525.00'	002°54'21"	N31°30'43"E	26.62'
C21	100.45'	525.00'	010°57'45"	N38°26'44"E	100.30'
C22	50.02'	525.00'	005°27'32"	N46°39'22"E	50.00'
C23	190.07'	525.00'	020°44'38"	N59°45'27"E	189.04'
C24	30.26'	475.00'	003°39'01"	S68°18'15"W	30.26'
C25	358.51'	475.00'	043°14'39"	S44°51'25"W	350.06'

LEGEND

- = FD. REBAR & 1" PLASTIC CAP (P.L.S. 35576)
- = SET 5/8"x18" REBAR W/ 1 1/2" ALUMINUM CAP (P.L.S. 38037)
- ⊕ = CITY MONUMENT
- ⊕ = 15' UTILITY EASEMENT
- 100YR — FLOOD — = 100 YEAR FLOODPLAIN
- 500YR — FLOOD — = 500 YEAR FLOODPLAIN
- - - - - = FLOODWAY



OUTLOT C
SEE SHEET 3

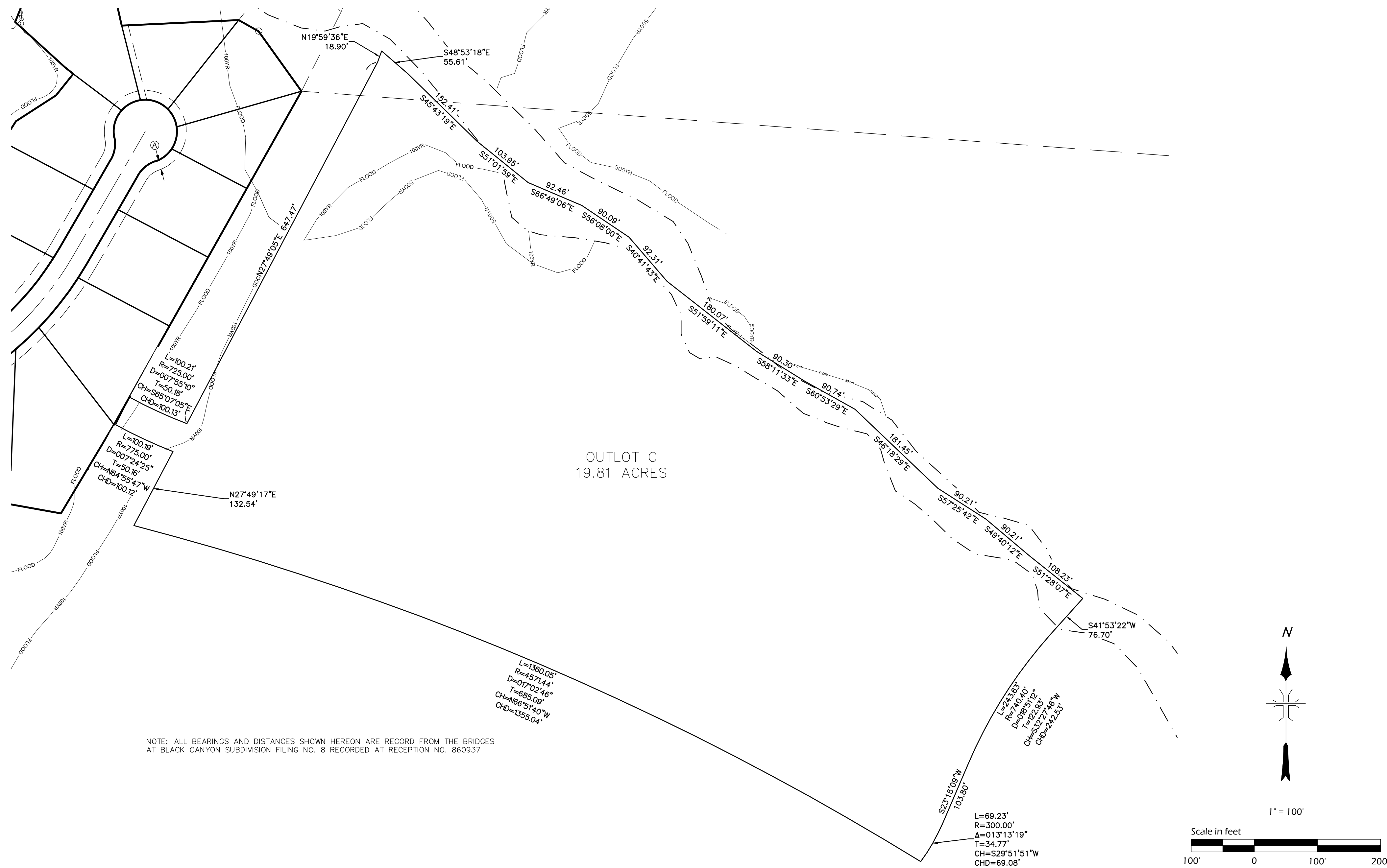
NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of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

DMC		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. W. Montrose, CO 81401 www.del-mont.com service@del-mont.com	
FIELD BOOK:	2 of 3	DATE:	2026-04-10
FILE:	24126V_FIN-F11	JOB NO.:	24126
SHEET:		TYPE: FINAL PLAT	

TITLE:	THE BRIDGES AT BLACK CANYON FILING NO. 11
CLIENT:	THE BRIDGES OF MONTROSE
ADDRESS & PHONE:	2500 BRIDGES DRIVE MONTROSE, CO 81401

THE BRIDGES AT BLACK CANYON FILING NO. 11
FINAL PLAT

SITUATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST & SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD FROM THE BRIDGES
AT BLACK CANYON SUBDIVISION FILING NO. 8 RECORDED AT RECEPTION NO. 860937

LEGEND

- = FD. REBAR & 1" PLASTIC CAP (P.L.S. 35576)
- = SET 5/8"x18" REBAR W/ 1 1/2" ALUMINUM CAP (P.L.S. 38037)
- ⊙ = CITY MONUMENT
- ⊙ = 15' UTILITY EASEMENT

- 100YR — FLOOD — = 100 YEAR FLOODPLAIN
- 500YR — FLOOD — = 500 YEAR FLOODPLAIN
- - - - - = FLOODWAY

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.

TITLE: THE BRIDGES AT BLACK CANYON FILING NO. 11			
CLIENT: THE BRIDGES OF MONTROSE			
ADDRESS & PHONE: 2500 BRIDGES DRIVE MONTROSE, CO 81401			
FIELD BOOK:	DRAWN BY: DCC/ MGW	DATE: 2026-04-10	
SHEET: 3 of 3	FILE: 24126V_FIN-F11	JOB NO.: 24126	TYPE: FINAL PLAT

CHAPTER 11-5. SUBDIVISION REGULATIONS¹

Sec. 11-5-1. General provisions.

- (A) This Chapter, as amended from time to time may be cited and referred to as the City's subdivision regulations.
- (B) The purposes of these subdivision regulations are to:
- (1) Promote and protect public health, safety and welfare;
 - (2) Encourage the harmonious, orderly and progressive development of land;
 - (3) Ensure the development of economically sound and compatible neighborhoods;
 - (4) Require the construction of necessary improvements and utilities;
 - (5) Ensure safe and convenient circulation of vehicular and pedestrian traffic;
 - (6) Ensure that parks, open spaces, school sites and land needed for other public purposes are either reserved or dedicated;
 - (7) Ensure development is in accordance with the requirements of the City's Comprehensive Plan as such may be amended from time to time; and
 - (8) Ensure that new development bears its fair share of the costs of providing improvements and services necessitated by, or resulting from, the development of subdivisions.
- (C) References in this Chapter to the term "lot" include, as the context requires, "tracts" or "parcels" of real property, to the extent the same are or can be legally described and capable of individual transfer.
- (Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-5-2. Major subdivisions.

- (A) *New Subdivisions.* A subdivision shall be classified as a major subdivision and governed by this Section when an applicant proposes to create four or more new lots; or less than four new lots if not eligible as a minor subdivision in accordance with Section 11-5-3.
- (B) *Resubdivisions or Major Plat Amendments.* Resubdivisions and major plat amendments are reviewed in the same manner as a major subdivision with the same purposes. A major plat amendment is any plat amendment that does not qualify as a minor plat amendment under Section 11-5-3 (C). To the extent submittal information was submitted as part of the original subdivision proposal and is adequate by current standards, the applicant for approval of a resubdivision or major plat amendment does not need to submit the information again and may reference such submittal information in the new application. The City Manager will determine the technical adequacy of previously submitted information.

¹Ord. No. 2677, § 1(exh. A), adopted Dec. 17, 2024, repealed the former Ch. 11-5, §§ 11-5-1—11-5-14, and enacted a new Ch. 11-5 as set out herein. The former Ch. 11-5 pertained to similar subject matter and derived from Ord. No. 2626, § 3(exh. A), adopted May 16, 2023.

-
- (C) *Procedure.* The major subdivision procedure shall consist of three separate phases, sketch plan, preliminary plat and final plat, in accordance with Sections 11-5-4, 11-5-5, and 11-5-6, respectively.

(Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-5-3. Minor subdivisions.

- (A) *New Subdivisions.* A parcel of land is eligible for subdivision through the minor subdivision process if it meets the following criteria:
- (1) The subdivision results in no more than three lots except as permitted within a common interest community subdivision. See Subsection (B) below.
 - (2) All lots are adjacent to a dedicated and accepted public street.
 - (3) The public improvements required by these regulations are:
 - (a) Already in existence and available to serve each lot, or
 - (b) Individual lot service line stub improvements are completed and services are available at each lot, or
 - (c) Only for lots in commercial zoning districts with no existing building on the lot, and such improvements may be deferred until construction of a building on said lot. A Certificate of Occupancy shall not be issued until the improvements required by these regulations for said lot are installed, inspected, and approved by the City. The plans for such improvements shall be reviewed and approved by the City prior to commencement of construction. The plat shall specify what improvements are so required, and may include additional easements, plat notes or restrictions as appropriate to implement these provisions, or
 - (d) For minor subdivisions creating only two lots in which one lot is already devoted to use as a single household dwelling and to which services for that lot are already in place. The remaining lot may not be issued any building or construction permits until the public improvements necessary to serve the same have been installed, inspected and approved by the City, or the lot is approved for further subdivision.
 - (4) Each proposed lot will meet requirements of Chapter 7, Zoning, without the necessity for any variance.
 - (5) No part of the subdivision has been approved as part of a minor subdivision within three years prior to the date of submission of the minor subdivision plat.
 - (6) No material changes to prior plat notes, restrictions or easements are proposed.
- (B) *Common Interest Community Subdivisions.* A common interest community subdivision may be processed as a minor subdivision if all of the following criteria are met:
- (1) Is proposed for development of properties contained within a previously approved and recorded subdivision plat.
 - (2) Meets all applicable conditions of the plat governing the original subdivision.
 - (3) Complies with the required City platting conditions in Subsection (A) above.
 - (4) Complies with the requirements of C.R.S. § 38-33.3-101 et seq. (sublots and common interest community units are not lots for purposes of compliance with this Section).
 - (5) Is consistent with the representations made by the property owner and/or applicant for subdivision approval which created the lot proposed to be further subdivided as a common interest community subdivision.

-
- (6) Results in a change of ownership or marketing regime consistent with the basis upon which creation of the lot being proposed for common interest community subdivision was based.
- (C) *Minor Plat Amendments.* Previously-approved subdivision plats may be amended through the minor subdivision process if they meet the following criteria:
- (1) The plat, as amended, reduces the number of lots within the subdivision, i.e., a lot consolidation; or the nature of the amendment is de minimis, e.g., a boundary line adjustment, lot line correction, duplex conversion, easement adjustment, or similar minor plat modification.
 - (2) All lots are adjacent to a dedicated public street.
 - (3) The lots are part of a subdivision plat which has been approved and/or accepted by the City and recorded in the Montrose County Records.
 - (4) The improvements required by these regulations are already in existence and available to serve each lot, or if not yet constructed, are secured as a part of the original subdivision approval.
 - (5) Each lot will meet requirements of the applicable City zoning regulations without the necessity for any variance. No material changes to prior plat notes, restrictions or easements are proposed.
- (D) *Procedure.* Submittals of sketch plans and preliminary plats are not required for minor subdivisions. The minor subdivision application shall conform to all applicable final plat requirements. All fees related to this Section shall be as set forth in Chapter 3-1 of the City of Montrose Regulations Manual. The final plat for a minor subdivision shall contain certification on forms approved by the City to document approval of the plat.
- (1) The City Manager may either approve, disapprove or conditionally approve the final plat subject to compliance with any minimum design standards; dedication of additional right-of-way, easements, open space or park land; or installation of additional improvements. Final plats shall not be recorded until required public and private improvements are installed and approved by the City.
 - (2) Upon approval by the City land use staff, the plat of the minor subdivision shall be submitted in final form on one reproducible mylar, with all requisite signatures, and also in a digital format acceptable to the City, and compatible with City computer systems.
- (E) *Limitation of Eligibility.* Any subdivision not qualifying as a minor subdivision is a major subdivision. For the purpose of interpreting the requirements of this Section, any proposed minor subdivision which is clearly intended to evade the major subdivision regulations or would result in a de facto major subdivision through the combination of previous contiguous and/or consecutive minor subdivisions is not eligible for minor subdivision. A minor subdivision shall only be used one time on a previously unsubdivided parcel of land.
- (Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-5-4. Sketch plan.

- (A) *Purpose.* Sketch plan review provides an opportunity to determine whether an application will comply with the City's subdivision review and approval criteria, and to address any issues of concern early in the review process. The sketch plan is a conceptual version of the preliminary plat showing the general subdivision layout, access, street and lot pattern, location of parks, open space tracts, trail corridors, and other tracts for utilities or services.
- (B) *Review Procedure.* The sketch plan application shall be reviewed by the City in accordance with Section 11-4-2 of this Title. The Planning Commission shall take no formal action at the conclusion of its public hearing on the sketch plan; however, comments by the public and the Commission shall be reflected in the minutes of the hearing as a part of the record on the application as it moves through the entire review process.
- (C) *Review Criteria.* A sketch plan shall comply with the following review criteria:

-
- (1) The proposal shall be consistent with the City subdivision and zoning regulations, standards and other applicable ordinances and regulations and will be reviewed, considering the following at a minimum:
 - (a) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics;
 - (b) Availability of water, means of sewage collection and treatment, stormwater drainage, access and other utilities and services;
 - (c) Compatibility with the natural environment, wildlife, vegetation and unique natural features;
 - (d) Adjacent streets and traffic flow, including pedestrian access; and
 - (e) Availability of fire, police and other emergency services protection.
 - (2) An applicant intending to immediately develop only a portion of a full tract shall nevertheless submit an informal sketch plan for the entire tract showing their present plans for its eventual development.

(Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-5-5. Preliminary plat.

- (A) *Purpose.* The purpose of the preliminary plat is to provide the City with an overall master plan for the proposed subdivision. The preliminary plat is more detailed than the sketch plan and should incorporate the comments and guidance provided during the sketch plan process. It includes the layout of the subdivision, engineering design studies, and final engineering design, with all bearings, distances and survey monumentation.
- (B) *Review Procedure.* The preliminary plat application shall be reviewed by the City in accordance with Section 11-4-2 of this Title.
- (C) *Review and Approval Criteria.* A preliminary plat shall comply with the following review and approval criteria:
 - (1) The plat shall be consistent with the City subdivision and zoning regulations, standards and other applicable ordinances and regulations;
 - (2) The plat proposes a harmonious development and lot pattern that is compatible with the neighborhood and community;
 - (3) The lot and development pattern ensures there will be adequate light, air, parks, open space, and other places for public use;
 - (4) The plat design provides for adequate access and efficient emergency response to all lots proposed in the subdivision;
 - (5) Adequate, safe, and efficient public improvements, utilities, and community facilities and services will be provided with sufficient capacity to serve the subdivision;
 - (6) A sufficient supply of water is available and sufficient water rights have been dedicated to the City, in conformance with the City's water standards;
 - (7) The plat design provides for adequate protection from fire, flood, geologic hazards, significant soil constraints, and other dangers, and provides for proper design of stormwater drainage, erosion control, utilities and streets;
 - (8) The plat design provides for compatibility with unique or distinctive natural areas, scenic areas and views, natural landmarks, significant wildlife habitats and migration areas, drainage areas, riparian areas, wetlands, historic features and archaeologically sensitive sites, recognizing the irreplaceable character of such resources and their importance to the quality of life in Montrose; and

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(Supp. No. 11, Update 2)

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- (9) The preliminary plat and proposed improvements shall comply with all requirements of this Chapter, other applicable City design and construction specifications and standards and all applicable County, State, and Federal Regulations.
- (D) *Notice to Proceed.* No construction of the required subdivision improvements shall commence until approval of the preliminary plat by the City Council and submittal of both a reproducible mylar of the preliminary plat, as finally approved with signed certificates as required by the City, and a copy of the preliminary plat in a digital format acceptable to the City and compatible with City computer systems. Upon approval and submittal of the reproducible mylar of the preliminary plat, and supporting documentation as required, the City shall provide signed copies of the preliminary plat which shall serve as notice to proceed with construction of the required subdivision improvements, both public and private.
- (Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-5-6. Final plat.

- (A) *Purpose.* The purpose of the final plat is to complete the subdivision of land in conformance with all the applicable requirements and standards of the City. The final plat shall correspond in every significant respect with the preliminary plat as previously approved. A complete review is conducted of the final subdivision design, with all bearings and distances, survey monumentation, and certificates of approval included on a document suitable for recordation.
- (B) *Review Procedure.* The final plat application shall be reviewed by the City in accordance with Section 11-4-2 of this Title.
- (C) *Review and Approval Criteria.* A final plat shall comply with the following review and approval criteria:
- (1) The plat shall be consistent with the City subdivision and zoning regulations, standards and other applicable ordinances and regulations;
 - (2) The plat proposes a harmonious development and lot pattern that is compatible with the neighborhood and community;
 - (3) The lot and development pattern ensures there will be adequate light, air, parks, open space, and other places for public use;
 - (4) The plat design provides for adequate access and efficient emergency response to all lots proposed in the subdivision;
 - (5) Adequate, safe, and efficient public improvements, utilities, and community facilities and services will be provided with sufficient capacity to serve the subdivision;
 - (6) A sufficient supply of water is available and sufficient water rights have been dedicated to the City, in conformance with the City's water standards;
 - (7) The plat design provides for adequate protection from fire, flood, geologic hazards, significant soil constraints, and other dangers, and provides for proper design of stormwater drainage, erosion control, utilities and streets;
 - (8) The plat design provides for the preservation and conservation of unique or distinctive natural areas, scenic areas and views, natural landmarks, including rock outcroppings and unique landforms, significant wildlife habitats and migration areas, drainage areas, riparian areas, wetlands, historic features and archaeologically sensitive sites, recognizing the irreplaceable character of such resources and their importance to the quality of life in Montrose; and

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- (9) The final plat is generally consistent with the preliminary plat, as applicable and proposed improvements comply with all requirements of this Chapter, other applicable City design and construction specifications and standards and all applicable County, State, and Federal Regulations.

(D) *Additional Provisions.*

- (1) No land shall be subdivided, or any parcel thereof sold or conveyed, until a final plat has been approved and either a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued in accordance with this Section.
- (2) Any conditions or improvements imposed on the applicant by the City Council under the preliminary plat approval must be shown on the final plat and either completed, or accompanied by the appropriate security under Section 11-5-12, prior to approval by the City Council.
- (3) The final plat may be submitted for a portion of the preliminary plat, or phased, subject to the following conditions:
 - (a) The applicant has submitted a phasing plan that has been approved as a part of the preliminary plat, or if subsequent to that time, as an amendment of the approved preliminary plat.
 - (b) All required improvements, utilities and road infrastructure must be accessible to the remaining aggregate of unsubdivided land, or outlot.
 - (c) In instances where completion of required improvements, utilities or road infrastructure within the outlot is determined by the City to be necessary as a condition of approval of that final plat, the developer shall be required to complete said improvements, utilities or road infrastructure upon approval of that final plat. This may include, but not be limited to, completion of necessary road infrastructure, stormwater drainage system, trails and park development.
- (4) No final plat shall be approved by the City Council until:
 - (a) All of the public improvements required by these subdivision regulations have been installed, inspected and approved by the City Engineer, or properly secured in accordance with the provisions of Section 11-5-12 on forms approved by the City.
 - (b) As-built plans, supporting documentation, certificates and data for completed utility improvements have been provided, reviewed and accepted by the City Engineer and provided in a digital format acceptable to the City and compatible with City computer systems. All as-built plans, supporting documentation, certificates and data for completed utility and infrastructure improvements shall be signed and stamped by a registered Colorado professional engineer.
 - (c) The final plat has been submitted in final form on reproducible mylars, with all requisite signatures, and also in a digital format acceptable to the City, and compatible with City computer systems.
 - (d) Payment to the City of any atypical costs incurred by the City within the subdivision review process, which costs are specifically subject to reimbursement.
 - (e) The security for the two-calendar year construction warranty has been provided by the subdivider in a form acceptable to the City.
- (5) Following City Council approval of the final plat and verification that the documentation has met all applicable codes and regulations, the final plat shall be executed by the appropriate City staff and recorded with due diligence.

(Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-5-7. Reserved.

Sec. 11-5-8. Issuance of building permits.

- (A) Until any required public improvements are accepted by the City, the City shall not be obliged to issue any building permits within a subdivision, except as provided herein. Provided that all other applicable City codes and regulations have been satisfied, building permits may be issued only to the subdivider for any property with an approved Preliminary Plat. The subdivision must have sufficient access and water to allow for adequate fire protection as determined by the fire protection district. No certificates of occupancy, temporary or otherwise, shall be issued unless and until:
- (1) All required public and private on- and off-site improvements have been completed;
 - (2) A Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued by the City; and
 - (3) A final plat has been approved and recorded.
- (B) A Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion shall evidence City inspection and approval.

(Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-5-9. Land dedication and fees in lieu.

(A) *Purpose and Intent.*

- (1) The purpose of the land dedication requirement is to provide public park, open space, trail, and school facilities and/or services made necessary as a consequence of a subdivision, in an amount roughly proportional to the impact of the subdivision upon such facilities and/or services or the increased need for them brought about by a subdivision. New residential subdivisions require these services provided through municipal facilities which are constructed, in part, through dedication of land necessary to construct the facilities. Absent land dedication by new subdivisions, sufficient land may not be made available at the time of subdivision to provide necessary services to new residents. In order to provide public services, the City requires certain dedications of land or in the appropriate circumstances, payment of fees-in-lieu of such dedication.
- (2) It is the intent of this Section to preserve natural and scenic areas and provide for the public health, recreational, and educational needs by ensuring that school, recreational, and open space land and trails are available to the residents and/or employees of developments in conformance with the City's Comprehensive Plan as updated from time to time.

(B) *Dedication Procedure.*

- (1) The amount, location, and nature of land interests to be dedicated shall be established prior to final subdivision plat approval. Land dedications and/or conveyances shall be made as a condition of final plat approval and shall be implemented in one or more of the following ways, as appropriate and as provided in the final plat approval:
 - (a) A fee simple dedication to the City granted via plat note on the final plat;
 - (b) A fee simple conveyance to the City granted via general warranty deed;
 - (c) A fee simple dedication to the school district of a school site via plat note on the final plat;

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- (d) A fee simple conveyance to the school district via general warranty deed; and/or
 - (e) Payment of fees-in-lieu of land dedications where permitted and approved by the City.
- (2) Whenever a subdivision application involves land that is to be dedicated and/or conveyed to the City, the applicant shall submit, with the final plat application, a title insurance commitment indicating the land is owned by the applicant free and clear from all liens, encumbrances and restrictions.
- (a) Title insurance shall be provided by the applicant in an amount equal to the approximate value of the property to be dedicated and/or conveyed, as approved by the City.
 - (b) The executed deed, if applicable, and the payment of the premium for the title insurance policy shall be delivered to the City prior to the recording of the final plat.
- (C) *Land Dedication Standards.*
- (1) *General Requirements.* Every approved subdivision shall convey land for the purpose of providing parks, open space, trails, school sites, and other public uses. The standards herein are minimum standards and the City may require dedications and improvements greater than the minimum to adequately meet the needs created by the development.
- (a) The City Council shall determine the suitability of the land and improvements proposed for dedication in consideration of the intended purpose of the dedication.
 - (b) The City may consider recommendations from other agencies which would be directly involved in the development and service of those areas.
 - (c) Parks, open space, and trails shall be dedicated to the City in conformance with the requirements herein and the adopted standards of the City Comprehensive Plan as may be updated from time to time.
 - (d) Parks, open space and trails shall be situated within floodplains instead of developed lots when reasonable to do so.
- (2) *Improvement Required.* Any land to be dedicated to the City shall be improved by the developer per the timetable specified at time of final plat subdivision approval for use as park, open space, and/or trails.
- (D) *Park Land Standards.* Dedication of land for park purposes shall be based upon the following standards. In the event the subdivider disagrees with the calculation provided by the City, the subdivider may request continuation of final plat review and fund an independent study under Section 11-5-9(I):
- (1) Subdividers shall dedicate to the City developed park land based upon a formula of seven acres of developed and usable park land per density of 1,000 residents, calculated at build-out of the proposed subdivision. For the purpose of this calculation, it shall be assumed that each residential unit shall house an average of two and one-half residents.
 - (2) Those developments that dedicate adequate quantities and qualities of park land acceptable to the City, in the City's sole discretion, shall not be required to pay the money in lieu of park land dedication. Only park land dedicated to the City of Montrose, and approved by the City, in the City's sole discretion, that meets the City's Comprehensive Plan, the minimum design standards as set forth herein, and that is improved to meet the City's park standards and specifications, shall qualify to relieve the subdivider of payment of money in lieu of park land dedication.
 - (3) Developed park land proposed for dedication or conveyance to the City shall require prior submittal and approval of a park plan by the City, which plan shall address the City's park standards and specifications.

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- (4) When authorized by the City, the required dedication of developed park land may be partially or wholly substituted by alternative dedication and/or preservation of open space areas such as riparian habitat, wetlands habitat, wildlife habitat and view corridors as approved by the City.
 - (5) Parks that are sized, developed, and located to meet the needs of the City and constructed in accordance with City standards and specifications may be dedicated to the City, and if so dedicated, shall be available for use by the public.
- (E) *Trail and Sidewalk Standards.*
- (1) Trails shall be dedicated as needed to serve the recreational and transportation needs of the subdivision in conformance with the Comprehensive Plan, and shall provide links to schools, the local and regional trail system, parks and open space areas, commercial and employment areas, public transit, community facilities such as libraries, and other destinations. Trails should be provided adjacent to or within natural and scenic areas and open space areas, when possible, in a manner that provides a recreational corridor without degrading the natural or scenic resource.
 - (2) Sidewalks and recreation trails shall be integrated with existing and planned sidewalks and recreation trails in accordance with the City's Comprehensive Plan. The owner of each project shall dedicate the appropriate easements and/or rights-of-way consistent with said plans.
 - (3) All sidewalk and recreational trails shall be available for use by the public.
- (F) *Open Space and Watercourse Standards.*
- (1) If required by the City, open space shall be dedicated as necessary to preserve significant natural areas such as buttes, bluffs, and other geologic formations, water bodies/resources, wildlife habitat areas, fragile ecosystems (wetlands) riparian areas, floodplains, native trees and shrubs and/or other significant native vegetation. Open space shall also be dedicated as necessary to preserve lands which preserve significant views, provide transitions between different densities and uses (buffers) and otherwise serve to give shape and form to the proposed development and surrounding community.
 - (2) Public access is not required for open space dedications.
 - (3) Natural watercourses may be developed and preserved consistent with City floodplain management regulations, Storm Drainage Requirements and Federal Clean Water Act Section 404 Permit requirements, to minimize safety, environmental, and other hazards, and shall be integrated with the City's Comprehensive Plan for such watercourses whenever feasible.
- (G) *Fees in Lieu of Dedication.*
- (1) In the event the dedication of required park land is not deemed suitable or not in the public interest within the development, the City Manager is hereby authorized to require the applicant, in-lieu thereof, to pay the City a fee-in-lieu-of land based on the amount of required land dedication as calculated in Section 11-5-9(D) above, and pro-rated using the average value of land in the City plus the cost per acre of constructing the improvements for that type of facility. Such fee may be updated from time to time to reflect current market land values and costs of the improvements and shall be adopted by Resolution and included in the City's fee schedule.
 - (2) Alternatively, and if approved by the City Manager, the subdivider may develop or contribute to the improvement of an off-site facility if said facility conforms to the adopted standards in the Comprehensive Plan. Nothing contained herein shall be construed to prevent the City Manager from requiring that part of the park land dedication requirement be made in the form of dedicated land, and that part of such requirement be made in the form of cash in-lieu of the remaining requirements for such land.
 - (3) When in-lieu payments are permitted, the following standards apply:

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- (a) Lot or Unit x 0.0175 (acres park land per lot or unit) x \$90,000.00 (value per developed park land acre, based upon \$25,000.00 per acre undeveloped land value plus \$65,000.00 park land development cost) = \$1,575.00 per lot or unit.
 - (b) Monies collected in lieu of park land dedication shall be collected at time of issuance of building permit, and placed into a City park development fund to be earmarked for future acquisition or development of parks, opens space, or trails. No security as set forth in Section 11-5-12 shall be required.
 - (4) Monies paid in lieu of park land dedication pursuant to this Section are to enable the City to provide parks in the proper locations, and of the proper sizes to serve the citizens of the City.
- (H) *Relationship to Useable Open Space.*
- (1) Useable open space, as defined in Section 11-15-2 of this Title, shall not be a substitute for the dedication of park land, or money in lieu of park land dedication.
 - (2) All non-public common areas, parks and open spaces shall be held in private ownership and maintained in perpetuity, with appropriate platted restrictions on use and covenants for ownership and maintenance in accordance with the provisions of Section 11-5-11(B).
 - (3) For useable open space within Planned Developments, see Section 11-7-8(B)(2).
- (I) *Site Specific Dedication Study.*
- (1) In the event that the applicant disagrees with the City's determination concerning dedication of land and/or payment in lieu of dedication, the applicant may request a continuation of any subdivision processing and review by the City, in order for the applicant to prepare a private study evaluating the demand for public facilities made necessary or generated by the proposed development. Upon receipt by the City of the applicant-funded study, the subdivision review process shall recommence.
 - (2) Such study shall be undertaken at the applicant's cost by a licensed professional engineer or other professional approved in advance by the City.
 - (3) To the greatest extent possible, the study shall include an evaluation of the City's present supply or capacity and present demand for all public facilities and/or services required by the proposed development.
 - (4) The study shall identify and quantify the additional demand placed upon such public facilities and/or services by the proposed development.
 - (5) The study shall identify the necessary public land and improvements required to be dedicated or constructed by the applicant in order to serve the demand generated by the proposed development.
 - (6) Such study shall be considered by the City in determining the required dedication of land.
- (J) *School Land Dedication Requirements.*
- (1) Based upon conversations with both the City staff and School District staff during the pre-application phase of any project at the time of filing a sketch plan or preliminary plat for approval, the applicant shall, as part of such filing, either:
 - (a) Designate the general area or areas the applicant proposes to set aside for school site(s) and shall indicate the number of acres proposed for such uses and the number of proposed dwelling units in the development; or
 - (b) Agree to make payment of cash-in-lieu of land in an amount as set forth in Section 3-1 of the City of Montrose Regulations Manual; or

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- (c) Request waiver of the requirement to provide for school land dedication or payment in lieu, per Section 11-5-9(K) below.
 - (2) The preliminary plat and final plat of a proposed subdivision shall designate specific areas proposed for use as school sites, the number of acres so designated, and the proposed number of lots by dwelling unit type in the subdivision; or, the waiver of this requirement and agreement to provide cash in-lieu-of land; or a plat note indicating that no children will be generated by the development.
 - (3) School sites dedicated through this procedure shall conform to the school site size requirements and site criteria policy adopted by the School District and incorporated herein by this reference.
 - (4) *Determination of School Land Dedication.* If the City Council determines that the dedication of land for school purposes is appropriate, then the applicant shall convey the property and all improvements located thereon in the manner permitted by Section 11-5-9(B) to the School District at the time of recording of the final plat.
 - (5) *Fees in-Lieu of Land or Guarantee of Future Land Dedication.* When, after recommendation of the School District, dedication of all or portions of required school lands is not deemed feasible or in the public interest, in that event the City Council shall require the payment of fees in-lieu thereof.
 - (6) Monies collected in lieu of school land dedication shall be collected at time of issuance of building permit (or Certificate of Occupancy for those buildings commenced prior to final plat approval) and disbursed to the School District on a quarterly basis. No security as set forth in Section 11-5-12 shall be required.
 - (7) The following shall be exempted from school land dedication requirements or payment in-lieu-of fees:
 - (a) Skilled nursing facilities as defined in the Section 11-15-2 of this Title;
 - (b) City-approved subdivisions that are subject to recorded covenants restricting the age of the residents of said dwelling units such that the dwelling may be classified as housing for older persons pursuant to the Federal Fair Housing Amendments Act of 1988.
- (K) *Waiver of Requirements.*
- (1) The City Council may waive the required dedication of land or the payment in lieu of dedication of open space, parks, trails and/or school lands in the following cases:
 - (a) When the project has already been fully developed and the subdivision of land is necessary to bring the land into conformance with the as-built or as-constructed development;
 - (b) When the development does not result in any increase in demand for parks, trails, or open space; or
 - (c) With respect to school land dedication, the School District approves a waiver request under Section 11-5-9(J).

(Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-5-10. Required public improvements.

- (A) All subdivisions shall be provided, at the expense of the subdivider, and subject to applicable zoning criteria, with the following public improvements as required to serve the subdivision and to mitigate its impacts.
 - (1) Street improvements:
 - (a) Paved streets;
 - (b) Paved alleys, if required by the City;

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- (c) Street signs;
 - (d) Street lights; and
 - (e) On- and off-site traffic mitigation improvements as identified in the subdivision's Traffic Impact Study as necessary to safely support the development.
- (2) Curbs, gutters, sidewalks and accessibility ramps.
 - (3) Parks, open space and recreation trails.
 - (4) Public utilities:
 - (a) A water system including fire hydrants and fire mains;
 - (b) A sanitary sewer system;
 - (c) A stormwater system; and
 - (d) Other public utilities, including gas, electricity, and a minimum of three conduits for telecommunications.
 - (5) Drainage facilities and waterways.
 - (6) Survey monuments.
 - (7) As applicable, off-street parking, mailbox location areas and bus stops with accessibility ramps.
- (B) Other improvements required as a condition of approval and found to be roughly proportional to the impacts being mitigated. All public improvements shall be subject to applicable City minimum design standards, regulations and specifications.
 - (C) Public improvements shall be secured by warranty and security instruments as required by Section 11-5-12.
- (Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-5-11. Private improvements.

- (A) The subdivider may provide, or may be required to provide as a condition of certain private improvements, as specifically referenced below, to serve the subdivision and to mitigate its impacts, and in accordance with duly adopted City standards, if applicable, to include:
 - (1) Recreational facilities, parks, open space and trails;
 - (2) Drainage facilities and waterways;
 - (3) Mailbox location areas;
 - (4) Berms, screening and buffers; and
 - (5) Other private improvements required as a condition of approval.
 - (B) Such improvements shall be privately-owned and/or -maintained, and the plat shall contain appropriate restrictions and/or covenants, in form approved by the City Attorney, governing use, ownership and maintenance in perpetuity enforceable by the City, providing for recovery of the City's costs by liens or assessment against the property in the subdivision. Such improvements shall be completed prior to issuance of building permits pursuant to Section 11-5-8.
- (Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-5-12. Security, warranty and acceptance of improvements.

- (A) If the subdivider wishes to have the final plat approved prior to the installation, inspection and approval of all required improvements, the subdivider must provide security incorporated into a subdivision improvement agreement to guarantee the completion of all required improvements within one year, and all landscaping improvements within two calendar years after approval of the final plat in accordance with this Section.
- (1) Said security shall be in the form of:
- (a) A subdivision improvements agreement, in a form approved by the City Attorney, in an amount to be verified by the City Engineer equal to 150 percent of the pro rata cost to complete the improvements necessary to serve said lots; or
 - (b) A cash escrow deposited with the City or a clear irrevocable letter of credit in an amount to be verified by the City Engineer equal to 150 percent of the pro rata cost to complete the improvements necessary to serve said lots.
- (2) Funds in any escrow account shall be returned to the subdivider upon the issuance of either a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion, depending on the circumstances.
- (3) Security shall not be required for money in lieu of payments relative to park land and school land dedications provided in Section 11-5-9(D) and (J), as such money payments shall be collected upon issuance of building permits relative to subdivided lots or units.
- (4) Even though a final plat will have been recorded, when a subdivider chooses to secure required improvements with a subdivision improvement agreement, as a part of that agreement, the subdivider shall agree not to sell, transfer, offer for sale or otherwise convey any portion of the property, including lot, unit or outlot, prior to the issuance of a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion, depending on the circumstances. A sale or other transfer of the entire subdivision is permitted once the purchaser has provided the necessary security.
- (B) The subdivider shall complete all required improvements within one year, and all landscaping improvements within two calendar years of the approval of the final plat by the City Council. In the event that all necessary on- and off-site improvements are not completed, inspected and approved within two calendar years of the date of the approval of the final plat by the City Council, no further building permits, occupancy permits, water taps or sewer taps shall be allowed by the City in such subdivision until such improvements are completed. It shall then be unlawful to sell any further lots in the subdivision until all necessary on- and off-site improvements are completed.
- (C) The City Council may authorize extensions of time to complete all improvements beyond the one and two-year limitations as set forth herein.
- (D) Following the completion of required improvements and submission of the as-built plans, the City Engineer shall conduct an inspection and if the improvements are in accordance with the requirements of these and other applicable regulations and good engineering and construction standards, shall issue a Preliminary Letter of Infrastructure Completion as provided herein.
- (1) A Letter of Substantial Completion may be issued when only landscaping and irrigation facilities are incomplete and secured as provided in Subsection 11-5-12(A) of this Section.
- (a) In the case of subdivisions that have been issued a Letter of Substantial Completion, upon completion of the outstanding improvements and submission of the as-built plans therefor; the City Engineer shall conduct an inspection and shall issue a Preliminary Letter of Infrastructure

Completion, if all required improvements are in accordance with the requirements of these and other applicable codes and regulations and good engineering and construction standards.

- (2) The subdivider shall warrant the public improvements against defects or failures in workmanship or materials for a period of two calendar years from the date of the Preliminary Letter of Infrastructure Completion. During this two-calendar-year construction warranty period, the City will, as applicable, assume the responsibility for snow removal within public rights-of-way in regard thereto, but the subdivider shall remain responsible for all other maintenance and to correct all defects or failures that appear in any such public improvements during the construction warranty period.
- (a) The City shall determine what constitutes a defect or failure in its sole discretion, provided that such are not the result of public abuse, misuse or normal wear from use. The City Engineer shall notify the subdivider in writing of such defect or failure, setting forth a list of specific deficiencies. If within 30 days after the City has notified the subdivider of a defect or failure, the subdivider has not started or completed the required repairs, provided construction drawings and a proposed repair schedule for City review and approval, or submitted a written objection to the to the City's request for repair work, the City is hereby authorized to make the repairs or replacements or to order the work be done by a third party. The City may authorize a temporary repair if necessary due to weather conditions or materials availability. The subdivider shall pay the cost of any repair work. Any appeal of the City Engineer's repair or replacement requirements shall follow the appeal process pursuant to Chapter 4-1-6 of the City Code.
- (b) At the end of the warranty period, the subdivider shall request, in writing, that the City Engineer perform a final inspection of the improvements to facilitate the completion of the construction warranty.
- (i) The City Engineer shall conduct an inspection of all public improvements, and upon final approval, as evidenced by the City's issuance of a Letter of Infrastructure Completion and Acceptance, the City shall accept the improvements, and the security held by the City shall be returned to the subdivider.
- (ii) All public improvements, including all physical facilities constructed by the subdivider necessary for the extension, maintenance and repair of municipal utility services and other public facilities constructed by the subdivider in public rights-of-way, easements, streets or alleys shall become the property of the City immediately upon the issuance of the Letter of Infrastructure Completion and Acceptance by the City Engineer.
- (iii) Following such conveyance, the City shall be solely responsible for the maintenance of such public improvements, unless otherwise provided for by agreement, except for any correction work required during the warranty period.
- (c) Any repairs or replacements noted in the final inspection shall be completed prior to the issuance of the Letter of Infrastructure Completion and Acceptance.
- (i) Upon notification, the subdivider shall promptly make all repairs or replacements in accordance with a repair plan prepared by the subdivider and approved by the City, which repair or replacement, in the opinion of the City, arose out of defects or failures and became necessary during the construction warranty period.
- (ii) The subdivider shall warrant each repaired and/or replaced improvement or any portion or phase thereof for one calendar year following acceptance of such repair and/or replacement.
- (iii) Inspection of any improvements does not constitute a waiver by the City of any rights or remedies that it may have on account of any defect in or failure of the improvements that

are detected. The construction warranty shall continue until the Letter of Infrastructure Completion and Acceptance is provided in writing to the subdivider.

- (3) The subdivider may, at the subdivider's option, provide the City financial security for the two-calendar year construction warranty in one or a combination of the following forms only:
- (a) A cash escrow in the amount of 15 percent of the total construction cost of all public improvements required by the final plat.
 - (b) A letter or letters of credit on forms acceptable to the City, in the amount of 15 percent of the total construction cost of all public improvements required by the final plat.
 - (c) It is the responsibility of the subdivider to maintain the necessary amount of security at all times until all public improvements are completed and accepted by the City.
 - (d) The City shall not be obligated to administer burdensome security arrangements.
 - (e) The City shall require a construction warranty backed by financial security prior to issuance of a Preliminary Letter of Infrastructure Completion.
 - (f) The security shall be available for the City to use to correct any defects or failures in accordance with City specifications during or after the construction warranty period in the event the subdivider is unable or unwilling to perform any repair or replacement of the improvements in a timely fashion. The use of the proceeds from the security is a remedy that is cumulative in nature and is in addition to any other remedies that the City has at law or in equity.

(Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-5-13. Minimum design standards.

- (A) *Minimum Standards, Conformity to Preliminary Plat, and Approval Required.* All public improvements shall be constructed in accordance with the minimum standards set forth below or other applicable City design and construction specifications and standards, and other applicable City ordinances or regulations. All public and private improvements shall be in substantial conformity with the preliminary plat as approved, the City Comprehensive Plan and amendments thereto, and in accordance with good engineering and construction practices. All plans must be approved in advance by the City Engineer.
- (B) *Minimum Standards.*
- (1) *Streets.*
 - (a) Subdivider shall be required to make and install improvements to existing streets within and abutting the subdivision and/or other areas outside the subdivision or any filing thereof being considered, including, but not limited to, curbs, gutters, sidewalks and street paving improvements, when the subdivision and developments thereof will directly create a need for said improvements outside the subdivision itself, if necessary to properly serve the subdivision.
 - (b) In those cases where the City determines that the immediate improvement of the abutting street, or other on-site or off-site improvements, is not currently practical, or should be delayed, or the costs of such improvements should be shared with additional property likely to use and be benefited by the improvements, the developer may be allowed to execute recordable covenants on the plat or separately in a form provided by the City, binding the lots in the subdivision to future assessments or participation in an improvement district for the construction of such improvements.

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- (c) Wherever topography will permit, the arrangement of the streets shall provide for the dedication and construction of street stubs to align with existing or future streets to adjoining developing or developable areas.
 - (d) Cul-de-sacs shall terminate in a circular turn-around having a minimum right-of-way of at least 100 feet in diameter, and a paved turn-around with a minimum outside diameter of 80 feet. Cul-de-sacs shall be not less than 100 feet long, and not more than 500 feet long, as measured from the center of the cul-de-sac bulb to the center of the intersecting street; use of cul-de-sacs is limited to places where street connections would be impractical.
 - (i) Cul-de-sacs longer than 300 feet shall require a recreation trail connection at the end that provides connectivity to the nearest City street.
 - (e) Temporary dead-end streets which extend for a distance greater than the depth of one abutting lot shall be provided with a temporary turn-around having a diameter of at least 80 feet.
 - (f) Whenever a new street is proposed along the edge of the subdivision, the entire street shall be dedicated and improved within the subdivision.
 - (g) No more than two streets shall intersect at any point. Intersections shall be as near as practicable to 90 degrees. A street shall have a minimum straight distance of 100 feet from the intersection before it may be curved.
 - (h) A straight section of 100 feet shall be provided between reverse curves on all streets.
 - (i) All lots in the subdivision shall have direct access to a dedicated street, subject to the following exceptions:
 - (i) One or more private shared access drives may be used to provide access for up to no more than four dwelling units each, subject to City Manager approval, in residential zoning districts. Shared access drives shall not be used as an extension of a cul-de-sac.
 - (ii) Reciprocal access easements may be approved to accommodate subdivisions with multiple commercial units sharing a contiguous parking area in commercial zoning districts.
 - (j) Any two local streets which intersect a common third local or collector street shall have centerlines no closer than 175 feet from one another. Any two local streets which intersect a common third minor arterial or major arterial street, shall have centerlines no closer than 350 feet from one another.
 - (i) The City may limit access to major arterial or minor arterial streets to facilitate traffic flows, or to promote public safety.
 - (k) The maximum block length, as measured from the centerline of the nearest intersecting streets, shall be a maximum of 700 feet.
 - (l) Street names must be approved by the City and respective 911 authority.
 - (m) Streets shall be developed in accordance with the City's Comprehensive Plan roadway cross sections, the City's engineering specifications, as applicable, and the table below. The minimum dedicated rights-of-way and street widths shall be as shown in Table 5.1.

Table 5.1
Minimum Dedicated Rights-Of-Way and Street Widths

Street Classification	Minimum Right-of-Way	Minimum Street Width Urban = Width (Distance Between Curb Flowlines)
Major Arterial	124 feet*	92 feet

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Minor Arterial	80 feet*	Varies with traffic volume and whether parking is allowed, see engineering specifications for road widths
Collector	70 feet	46 feet
Local	50 feet	28 feet with detached 5-foot sidewalk; 36 feet with attached 6-foot sidewalk
Planned Developments	40 feet	27 feet with attached 6-foot sidewalks. Supplemental off-street parking may be required.

- (n) Subdivisions which include any part of an existing platted street which does not conform to the minimum right-of-way requirements of these regulations may be required to provide additional width necessary to meet the minimum right-of-way requirements of these regulations.
- (o) No street grade shall be less than one-half of one percent or exceed the maximum grade shown in Table 5.2.

Table 5.2 Maximum Street Grade

Street Classification	Maximum Percent Grade	Minimum Radius of Curve	Minimum Sight Distance*
Major Arterial	5 percent	400 feet	500 feet
Minor Arterial	5 percent	400 feet	500 feet
Collector	8 percent	300 feet	300 feet
Local	8 percent	100 feet	200 feet

- (p) Alleys shall be provided at the rear of lots within the commercial zoning districts, or as otherwise approved by the City. Alleys shall be 20 feet in width and shall be paved in accordance with City specifications.
- (2) *Curb, Gutter, Sidewalks and Trails.*
 - (a) Curb, gutter, and sidewalks or recreation trails shall be provided along all roadways consistent with the City's Comprehensive Plan.
 - (i) Six-foot detached concrete sidewalks are required on collector streets.
 - (ii) Five-foot detached or six-foot attached concrete sidewalks are required for local streets.
 - (iii) A ten-foot wide concrete recreation trail on one side and 6 foot detached concrete sidewalk are required on the other side of major and minor arterial roadways, as directed by the City.
 - (iv) Recreation trails with alternative non-hard surfaces and narrower widths may be approved in those instances where such trails are secondary to existing or proposed concrete recreation trails, and do not serve as connectors to the City's recreation trail system, as denoted within the City's Comprehensive Plan.
 - (b) Sidewalks shall be located and constructed as necessary to interconnect the subdivision and lots therein with the network of City sidewalks and recreation trails.
 - (c) Accessibility ramps shall be provided in accordance with the U.S. Access Board Public Right-of-Way Accessibility Guidelines (PROWAG).
 - (d) The City may elect to require over-sizing of any sidewalk and participate in cost sharing thereof.

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- (e) The City may require any sidewalk to be wider than those standards set forth herein, upon a finding that such greater widths are necessary to serve the subdivision, due to:
 - (i) High density of the subdivision;
 - (ii) Special needs of the residents of the subdivision; or
 - (iii) Connection to existing wider sidewalks or recreation trails.
- (3) *Blocks and Lots.*
- (a) In residentially zoned districts, blocks shall be wide enough to permit two lots between lengthwise streets.
 - (b) The building line for residential lots on collector streets shall be set back 25 feet from the front property line.
 - (c) The building line on corner lots shall be set back 25 feet from both street front property lines.
 - (d) Lots which abut a street in the front and the rear shall be avoided except where a railroad right-of-way, a major arterial or minor arterial street is located to the rear of the lot, in which case such a lot shall have a minimum depth of 125 feet.
 - (e) Every lot shall front on a designated collector or local street, subject however, to the following exceptions:
 - (i) One or more private shared access drives may be used to provide access up to no more than four dwelling units each, subject to City approval, in residential zoning districts. Shared access drives shall not be used as an extension of a cul-de-sac.
 - (ii) Private access easements may be provided, subject to City approval, in subdivisions within commercial zoning districts across parking lot areas;
 - (iii) In such instances, the shared access improvements shall be subject to City specifications and the restrictions set forth in Section 11-5-11(B).
 - (f) No residential lot shall front on a major arterial or minor arterial street. No access shall be permitted directly from a residential lot to a major arterial or minor arterial street.
 - (g) The lot depth shall not be more than three times the lot width at the front of the building line of the principal structure.
 - (h) Access drives and intersections shall comply with City access standards and the transportation plan. In addition, accesses onto County roads shall comply with applicable County regulations.
 - (i) Lots shall be at least 50 feet in width at the front of the building line of the principal structure. Lots abutting cul-de-sacs shall have at least 25 feet of linear frontage to the cul-de-sac.
 - (j) Sight triangles shall be shown on the plat as per the engineering specifications.
- (4) *Public Utilities.*
- (a) All utilities shall be installed underground unless the City Engineer determines that soil or topographic conditions make that impracticable.
 - (b) Utilities shall be installed prior to the paving of any street under which they are to be located and the individual service lines shall be connected and stubbed out prior to paving, in order to avoid the necessity of cutting into the pavement to connect any abutting lots.
 - (c) Utilities will be sized and placed as necessary to facilitate connection with future subdivisions and developments. With the exception of terminal lines and fire hydrant laterals where sufficient

hydraulic capacity can be demonstrated, all water mains shall be a minimum eight inches diameter in all zoning districts. At a minimum, eight-inch diameter sewer main lines shall be provided in all zoning districts. Individually conveyable lots shall each require a singular water and sewer lateral connection to a public main line.

- (d) The City may elect to require over-sizing of the extended utility and pay for the cost of such materials accordingly.
 - (e) City water and sewer systems shall be provided except where the City has required an alternative supplier by service area agreement with such alternative provider. In cases where alternative utilities are provided on a temporary basis, connection to City services shall be required at such time they are made available to the subject property.
 - (f) In the event that City sewer service will not be available within a reasonable time period following final plat approval, engineered individual sewage disposal systems may be authorized by the City for those subdivisions occurring within the residential rural living zoning districts with lot sizes of five acres or greater. Advance City approval shall be required in each case.
 - (g) All extension of City utilities shall require City approval and proper execution of City utility extension agreements. The extension of utilities shall be at the sole expense of the subdivider.
 - (h) Prior to any installation or construction of utility extensions, the subdivider shall first submit proposed alignment location maps and engineered drawings for City approval. The subdivider shall acquire all necessary easements for the proposed utility location from all affected properties. The easements shall be conveyed to the City and executed on applicable City forms.
 - (i) All utility extensions shall be subject to City inspection and approval.
 - (j) All utility main line extensions, once approved by the City, shall be dedicated to the City with applicable utility easements. As-built plans and data shall be provided on hard copy in accordance with these provisions and in a digital format compatible with City computer systems.
 - (k) Following the completion of any utility extension and submission of the as-built plans, the City Engineer shall conduct an inspection, and if the improvements are in accordance with the requirements of these and other applicable regulations and good engineering and construction standards, shall issue a Preliminary Letter of Infrastructure Completion.
 - (i) For a period of two calendar years thereafter, the subdivider shall be responsible for correcting all defects or failures that appear in such improvements.
 - (ii) At the completion of this two-calendar-year construction warranty period, upon written request from the subdivider, all public and necessary on- and off-site improvements shall again be inspected by the City Engineer, and upon final approval, may be accepted by the City, as evidenced by issuance of a Letter of Infrastructure Completion and Acceptance. The provisions set forth in Section 11-5-12(D) shall apply to improvements and construction covered by this Section.
- (5) *Piped Drainage Facilities and Waterways.*
- (a) Stormwater discharge improvements shall be engineered and approved in accordance with City specifications, stormwater retention on site shall be discouraged. When feasible to do so and when requested by the City Engineer, all ditches shall be piped and subject to platted easements to be dedicated either to the City or to the applicable owner of the ditch facilities. The City may elect to allow the location of piped ditch facilities within its rights-of-way at its discretion. Perpetual maintenance shall be provided pursuant to plat notes and/or City-approved covenants.

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- (b) Permission shall be acquired, in writing, from all applicable owners of ditch facilities prior to improvements thereto.
 - (c) No discharges of urban stormwater into any irrigation supply facilities shall be allowed. No discharges of urban stormwater into agricultural drainage ditch facilities shall be allowed, unless approved in writing by the owning interest in said drainage facilities.
- (6) *Monuments.* Monument quantity, type, and location shall be established and set in accordance with to Section 38-51-105, Colorado Revised Statutes, as amended from time to time.
- (7) *Street Lights.*
- (a) In all subdivisions, except for residential zoned rural living and estate subdivisions, streetlights shall be provided at all intersections.
 - (b) In residential rural living zoning districts and estate subdivisions, street lights shall only be required at street intersections with major or minor arterials.
 - (c) All streetlights shall conform to City standards and specifications, and with Chapter 11-9 of this Title.
- (8) *Outdoor Lighting.* All outdoor and exterior lighting shall conform with Chapter 11-9 of this Title.
- (9) *Flood Hazard Prevention.* All subdivision proposals shall conform to the flood hazard reduction standards in Section 11-6-5(G) of this Title.
- (10) Nonfunctional turf, artificial turf, or invasive plant species. On and after January 1, 2026, no subdivision approved under this Chapter shall permit the installation, planting, or placing of any nonfunctional turf, artificial turf, or invasive plant species as a public or private improvement within the subdivision, except for residential property or as otherwise permitted by C.R.S. § 37-99-101 et seq.

(Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-5-14. Deviations from standards.

The Planning Commission may recommend to the City Council a deviation from the standards of Section 11-5-13 during preliminary or final plat review, if one or more of the below criteria are met. The City Council may accept or deny the recommendation accordingly.

- (1) Unusual topography or a non-financial hardship exists;
- (2) Alternative standards will more effectively protect the quality of the subdivision and the public welfare and more effectively achieve the purposes of these regulations;
- (3) Alternative standards will more effectively implement provisions of the City's Comprehensive Plan; or
- (4) Alternative standards will more effectively conform to existing improvements within the subdivision, which existing improvements have been previously approved by either the City or the County of Montrose in accordance with applicable laws and regulations.

(Ord. No. 2677, § 1(exh. A), 12-17-2024)

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: March 30, 2026
RE: Moving Montrose Forward 2026 Contracted Street Maintenance Contract Award
CC: William Bell, Shani Wittenberg, Jim Scheid

Action

Consider the award of a construction contract in the amount of \$2,600,000.00 to Oldcastle SW Group, Inc. (dba United Companies) for completion of the Moving Montrose Forward 2026 Contracted Street Maintenance Project.

Background

Starting in 2018, the City of Montrose developed the *Moving Montrose Forward* (MoveMo) initiative which placed a renewed focus on street maintenance, reducing traffic congestion, and improving pedestrian and vehicular mobility throughout the community. As part of this effort, each year the City hires contractors to perform some of the larger-scale and specialized street maintenance construction activities. This contracted street maintenance work is in addition to typical routine maintenance activities performed by the City's street division of public works.

The City's street maintenance and capital plan is available on the City's MoveMo webpage at www.MoveMo.co. The street maintenance plan identifies how available funds should generally be allocated between the various types of maintenance activities (e.g., surface treatments, mill and overlays, rebuild of failed roadways, etc). Allocation of these funds is geared towards the creation of a comprehensive street-maintenance program focused on striking a balance between maintenance of the better-condition roadways (keeping the "good roads good" and at a lower cost) and eventually restoring those which have experienced failure and are more costly to repair. It should be noted that asset management software and modeling are used to help prioritize appropriate maintenance treatments for the City's roadways and to best utilize available funding.

In 2026, the City budgeted \$5.0M within the City's general fund to be used towards street maintenance projects and budgeted \$400k from utility funds for utility replacements associated with these improvements (e.g., replacing aged utilities below a roadway to be overlaid). Approximately \$2.6M of this year's funding is allocated towards this street maintenance contract discussed herein which includes asphalt overlays, mill and overlays, select concrete improvements alongside roadways to receive new asphalt, and a waterline replacement. Streets to be improved under this contract are shown in the attached figure.

Project Bidding

Street maintenance project plans were prepared in-house by the City's engineering department, were put out to bid on February 27th, and were publicly received on March 25, 2026. Bids were received from three contractors as summarized in Table 1 below. It should be noted that these bid totals include a 10 percent contingency.

TABLE 1
Summary of Bid Results

Contractor	Location	Bid Total
Oldcastle SW Group (United)	Montrose, CO	\$2,788,650.15
Stryker and Company	Montrose, CO	\$3,048,115.32
Ridgway Valley Enterprises	Montrose, CO	\$3,125,305.98

The City has recent positive experience working with Oldcastle SW Group on numerous capital projects and previous street maintenance contracts. The City's local preference policy would not change the outcome of bidding in this case.

The totals presented in Table 1 are for the project as-bid and are higher than the \$2.6M allocated for this aspect of the 2026 MoveMo street maintenance effort. Because the project is bid with unit rates for all work (e.g., cost per ton of asphalt, square yard of milling, linear foot of curb, etc) and because the project includes a contingency line item, it is possible to reduce the contingency and scope of work (if needed) in order to utilize the \$2.6M allocated for this aspect of the project. As a result, it is recommended that the contract be awarded at the allocated amount of \$2.6M.

Project Schedule and Traffic Control

The project is scheduled to start around May and will extend through the end of October. Roads to be improved will be closed during periods of active work but local access to nearby businesses and residences will be maintained at all times. All road closures will be announced through traffic advisories on social media, direct emails to traffic partners (fire, police, bus services, etc), and on our Moving Montrose Forward capital project's website news feed.

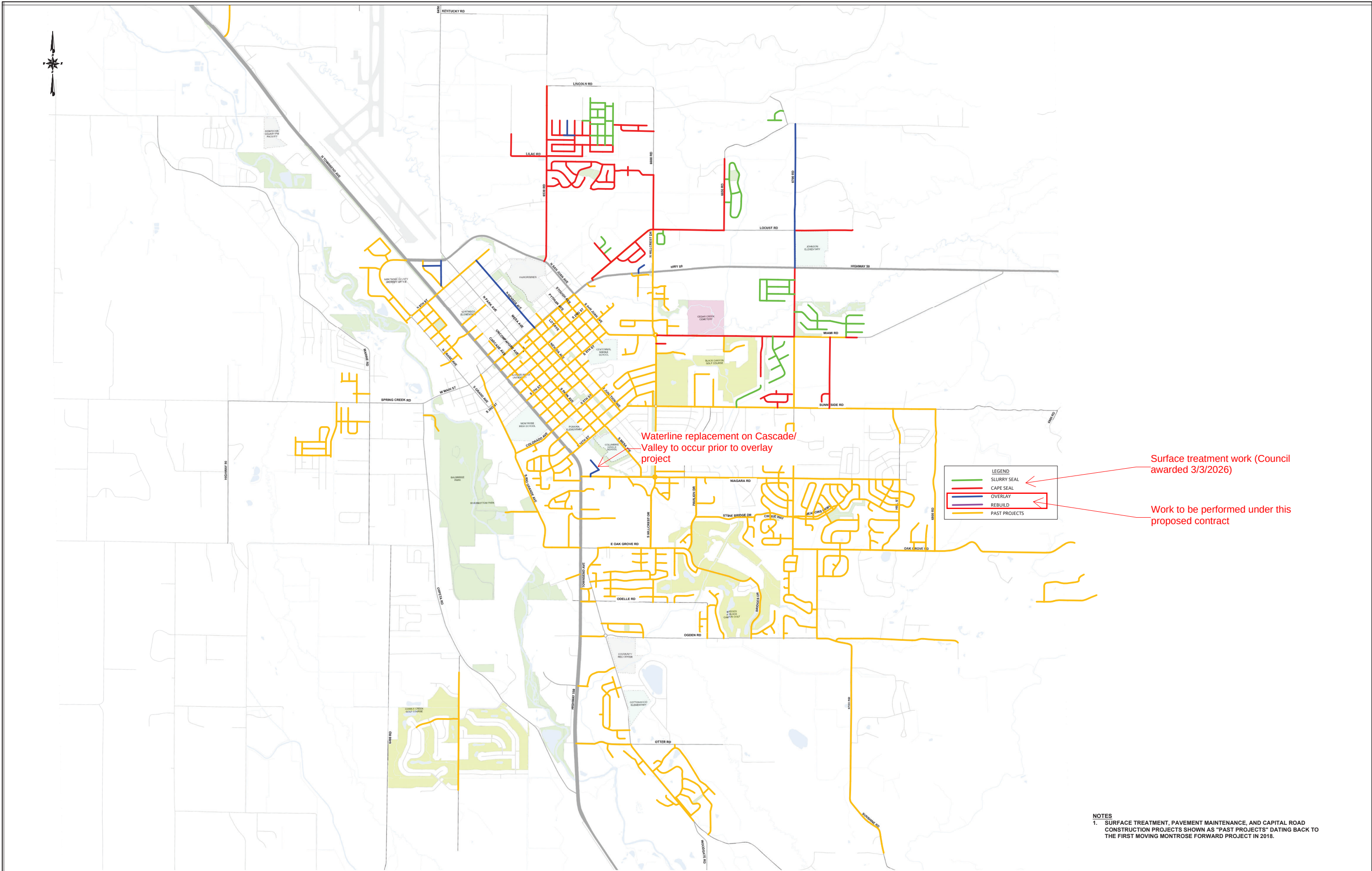
Contract Administration and Project Financials

Contract administration, project management, and construction inspection will be performed by the City of Montrose engineering department.

A summary of anticipated expenditures compared to the 2026 Moving Montrose Forward budget items is included in Table 2 below. At this time, all expenditures are expected to land within the allocated budget.

TABLE 2
Moving Montrose Forward 2026 Anticipated Expenditures (Rounded) vs. Budget

Project Element	Status	Expenditure	Budget
Contracted Street Maintenance Oldcastle SW Group	This Award	\$2,600,000	\$5,000,000 (gen fund. streets) \$400,000 (utilities)
Surface Treatment (Slurry Seal) Contract A-One Chipseal	Awarded March 3, 2026	\$2,135,000	
Hillcrest Sidewalk Improvements Year 1 (Sunnyside to Miami)	Design Underway	\$325,000	
North Park Roadway Design	Design Procurement Pending	\$100,000	
Streets Dept. Sidewalk Maintenance Contract (Grinding and Replacements)	Procurement Underway	\$240,000	
TOTAL		\$5,400,000	\$5,400,000



NOTES
1. SURFACE TREATMENT, PAVEMENT MAINTENANCE, AND CAPITAL ROAD CONSTRUCTION PROJECTS SHOWN AS "PAST PROJECTS" DATING BACK TO THE FIRST MOVING MONTROSE FORWARD PROJECT IN 2018.

PROJECT EXPENSE AUTHORIZATION

TO: Honorable Mayor and Members of the City Council
CC: William Bell, Ann Morgenthauer, Shani Wittenberg,
Jim Scheid
FROM: Nikolas Pridy, Streets Division Superintendent
DATE: April 6, 2026
SUBJECT: 2026 Moving Montrose Forward Sidewalk Improvements Expense
Authorization



Action

Consider the authorization of \$240,000.00 in expenditures for sidewalk improvements and trip hazard mitigation as part of the 2026 Moving Montrose Forward Street Maintenance Initiative.

Background

The City of Montrose Public Works and Engineering Departments utilize on-call concrete construction contracts, procured through a formal Invitation for Bid (IFB) process, to complete sidewalk, curb, and gutter improvements throughout the City. These contracts allow the City to efficiently complete small to mid-sized concrete projects by selecting the most cost-effective and responsive contractor available at the time of work.

The sidewalk improvement efforts included in this request are located throughout Maintenance Zone E (see Exhibit A – Street Maintenance Plan Overview), which is scheduled for sidewalk improvements in 2026 as part of the City’s Street Maintenance Program cycle.

In 2025, the Streets Division completed a sidewalk condition assessment in Zone E as part of our trip hazard mitigation program. This evaluation identified both trip hazards suitable for grinding and sidewalk segments requiring full replacement. The replacement locations included in this request are derived directly from that assessment.

This expense authorization combines both scopes of work into a single coordinated effort for 2026:

- \$50,000 for contracted trip hazard mitigation (sidewalk grinding)
- \$190,000 for contracted sidewalk replacement using on-call concrete services

Grinding services performed in 2026 will also identify deficiencies for the 2027 maintenance cycle, supporting a continuous and proactive approach to sidewalk management.

Combining these efforts allows the City to address safety concerns and infrastructure deficiencies efficiently while maximizing available funding.

All work will be administered by the Public Works Department. Sidewalk replacement projects will be grouped into manageable scopes and assigned to the lowest-cost responsive on-call contractor. Trip hazard mitigation will be completed under a separate contracted service.

Staff has compiled the following summary of planned sidewalk and concrete-related investments for 2026. This includes projects funded through the MoveMo program, capital improvement projects, accessibility programs, and other coordinated efforts across departments.

Capital Budget Contracted Sidewalk Improvements (proposed in this document) = \$190k

Contracted Trip Hazard Mitigation (proposed in this document) = \$50k

Sidewalk/Curb/Gutter in the 2026 MoveMo – Street Maintenance Project = \$195k

West Main Rail Crossing Sidewalk Widening = \$150k

S. Hillcrest Sidewalk Replacement = \$325k

6600 Road Sidewalk Extension = \$700k

Ogden Road Sidewalk Extension (Black Canyon Flats) = \$48k

50/50 Sidewalk Replacement Program = \$50k

ADA Accessibility Program = \$50k

Rec Trail Replacements = \$25k

Total Sidewalk improvements for 2026 = \$1.78M

Net Financial Impact

A total of \$240,000.00 has been allocated for sidewalk improvements and trip hazard mitigation for Maintenance Zone E as part of the 2026 Moving Montrose Forward Street Maintenance Initiative within the approved 2026 City budget.

The proposed work will be administered by the Public Works Department and completed using contracted services. Projects will be prioritized based on condition, safety, and cost-effectiveness, and constructed until the allocated funds are fully expended.

PROJECT REIMBURSEMENT AUTHORIZATION, Rev. 1



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: April 14, 2026
RE: Miami Road AC Waterline Replacement Project, Revision 1
CC: William Bell, Shani Wittenberg, Jim Scheid

Action

Consider the authorization of \$229,200 in reimbursements to replace approximately 1,200 linear feet of 16 inch diameter AC waterline along Miami Road, immediately west of 6700 Road.

Revisions Since Work Session Discussion

This project was discussed with City Council at the April 6, 2026 work session at which time the cost to the City was expected to be around \$213k. Since this meeting, the contractor has proceeded to expose the AC waterline along Miami Road and discovered that it is in fact a 16 inch line and not 14 inch as historically mapped in the City's GIS database. With diesel prices rising, the cost of pipe has also increased approximately 25% since the work session discussion. These changes have increased the project cost to \$229k as detailed below. If approved, the pipe material would be ordered shortly after which would lock in the price and avoid further price escalation if fuel prices rise.

Background and Project Driver

As part of the ongoing Brookside Meadows residential subdivision project on the northwestern corner of Miami and 6700 Roads, it would be necessary for the developer to construct a localized line lowering and valve/tee insertion on an existing 16 inch diameter AC waterline located along the northern side of Miami Road (see Figure 1). Although localized line lowerings are technically allowed by our code, they can reduce hydraulic efficiency of the system, can increase structural loading on the adjacent AC tie-ins, and are more prone to leaks over time. Additionally, the City generally aims to replace aged AC waterlines when opportunities arise as part of capital projects, partnerships, or major maintenance activities.

In an attempt to address multiple issues/risks as part of a single project, the City and developer considered partnering to replace the AC waterline along the entire Brookside Meadows subdivision frontage. In addition to replacing the aged line, this would also allow for a smoother vertical transition through the area and eliminate the need for a localized line lowering. The project would also be a continuation of recent efforts in the area, picking up where an AC replacement across 6700 Road took place in 2023 as part of the 6700 Road Extension Project.

Project Cost

The anticipated cost to replace the AC waterline along the entire Brookside Meadows frontage is \$280k. Of this total cost, \$51k of the expenditure are costs the developer would incur for a localized line lowering and valve/tee insertion. As a result, the City proposed to pay for the balance of the project ($\$280k - \$51k = \$229k$). Given the opportunity presented by the developer's need for a connection to their subdivision, this results in a lower cost than the City would otherwise expect to pay outright if we were to replace the line ourselves along this frontage.

Project Schedule and Traffic Control

The project is expected to take approximately one month to complete and will require the closure of Miami Road within the work area immediately west of 6700 Road. Although traffic will not be able to cross through the work area, access to local residences and driveways will be maintained from one direction throughout the work. The work has not been scheduled at this time but is expected to occur sometime in late spring/early summer.

Reimbursement and Project Financials

Because the developer is already underway on the subdivision construction project, pricing provided is competitive, and it is generally not considered good practice to mix multiple contractors on the same waterline (for sanitary and liability reasons), it is proposed that this work continue to be performed by the developer's on-site contractor, Hayes Excavating (Grand Junction, CO). The work would then be reimbursed to the developer's contractor upon completion. As is current practice on all development work, inspection will continue to be performed by the City's engineering department.

Work is proposed to be funded using the water enterprise fund. As an opportunistic project, costs for this work were not included in the 2026 budget; however, enough fund balance reserves exist to cover this expenditure and the budget may be supplemented if necessary at the end of the year.

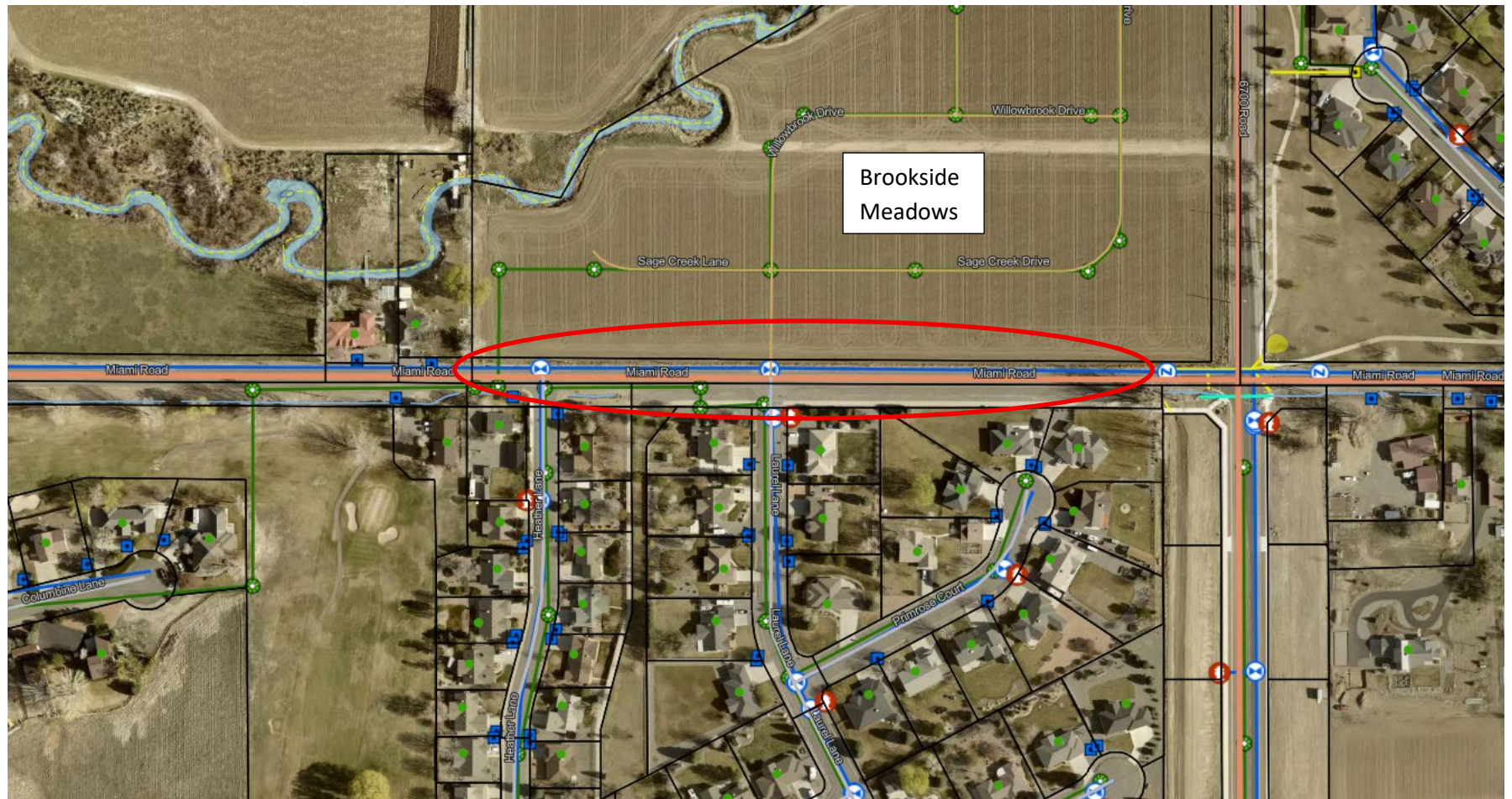


Figure 1: Proposed Extent of AC Waterline Replacement

CONTRACT EXTENSION RECOMMENDATION

TO: Honorable Mayor, and Montrose City Council
Cc: William Bell, *City Manager*
Ann Morgenthaler, *Deputy City Manager*
Jim Scheid, *Public Works Director*
FROM: Nikolas Pridy, *Streets Superintendent*
DATE: April 6th, 2026
Subject: 2026 Pavement Marking Contract Award Recommendation



Recommendation

Consider the authorization of \$300,000.00 for the extension of the existing pavement marking contract with Stripe-A-Lot LLC of Montrose, Colorado, for the application and refreshing of regulatory pavement markings on streets and parking lots within the City of Montrose.

Background

In March 2025, the City of Montrose entered into a professional services agreement with Stripe-A-Lot LLC for the installation and maintenance of regulatory pavement markings in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) standards. Under that agreement, Stripe-A-Lot has provided specialized pavement marking services including annual long-line striping of City streets and biannual application of crosswalks, stop bars, directional arrows, and other essential regulatory markings that support safety, visibility, and consistency throughout the City's transportation network. The contract also includes bid alternates for parking lot striping as needed.

As Montrose continues to grow, with new roundabouts, expanding roadway infrastructure, evolving traffic patterns, and aging parking facilities, the need for a reliable and responsive pavement marking program remains essential.

Based on Stripe-A-Lot's proven performance, strong working relationship with the City, and satisfactory service under the current agreement, staff recommends extending the existing contract for the 2026 pavement marking program.

Company	Proposal Amount
Stripe-A-Lot - Montrose, CO	\$ 271,496.00 for regulatory markings \$16,303.93 Bid Alternates (Parking Lots) TOTAL = \$ 287,799.83

Net Financial Impact

The 2026 budget includes \$300,000.00 in the Streets Professional/Contract Service Budget (100-5115-353-000) for pavement marking services.

This contract extension is recommended in a not-to-exceed amount of \$300,000.00. Staff anticipates prioritizing core regulatory pavement markings first, with parking lot striping and any additional work completed as funding allows. Any remaining budget capacity may also be used to further evaluate and expand long-line epoxy applications in high-traffic areas as part of ongoing pavement marking improvements.

PURCHASE RECOMMENDATION

TO: Honorable Mayor and City Council Members
CC: City Manager William Bell, Deputy City Manager Ann Morgenthaler
FROM: Police Chief Blaine Hall
DATE: April 6th, 2026
SUBJECT: Montrose Police Department Axon Taser 10 Purchase Recommendation



Action

Consider the approval of a purchase from Axon Enterprises in the amount of \$59,147.40

Background

The Montrose Police Department currently uses the Axon Taser System and is entering year two of a five-year master services contract to utilize the Axon Taser 10 less-than-lethal device. The Taser 10 is currently deployed and used by all law enforcement and animal control staff members of the Montrose Police Department. The approval of this lease contract allows the Montrose Police Department to continue using this tool and to train our staff in its use to reduce the risk of deadly-force encounters during high-risk incidents, thereby further reducing injuries to citizens, officers, and suspects.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
AXON TASER 10 CERTIFICATION BUNDLE	65	\$909.96	\$59,147.40

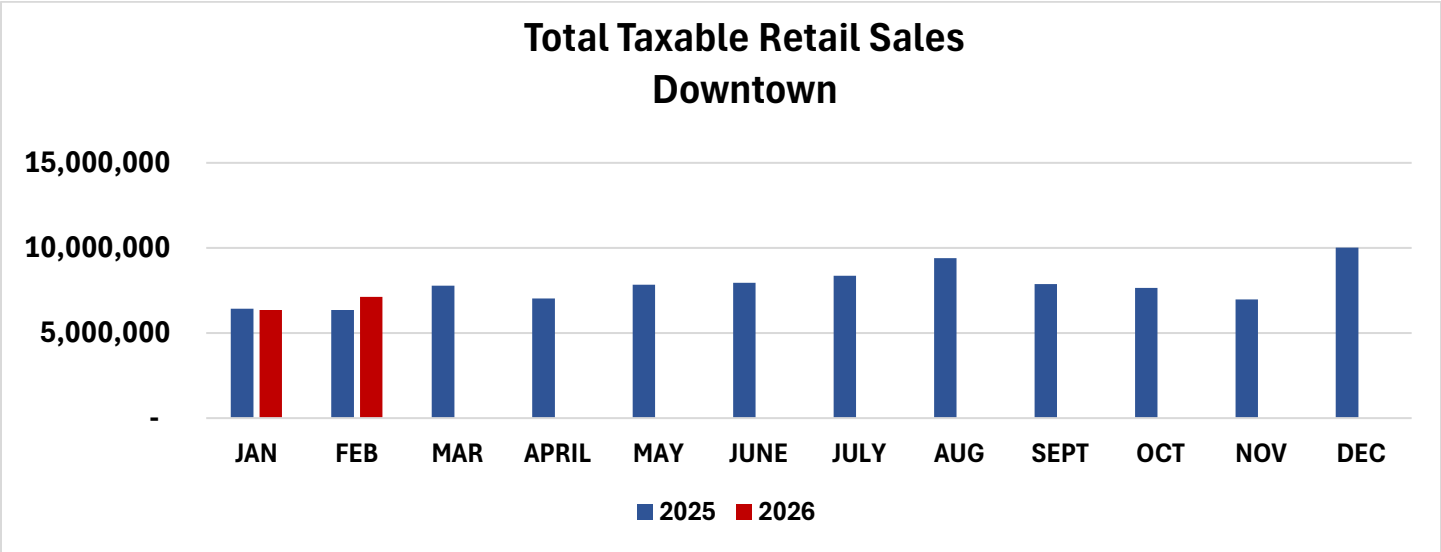
Net Financial Impact

This purchase was anticipated and is included in the 2026 Public Safety Fund Budget in the amount of \$60,000.00

February 2026 Business Area Report

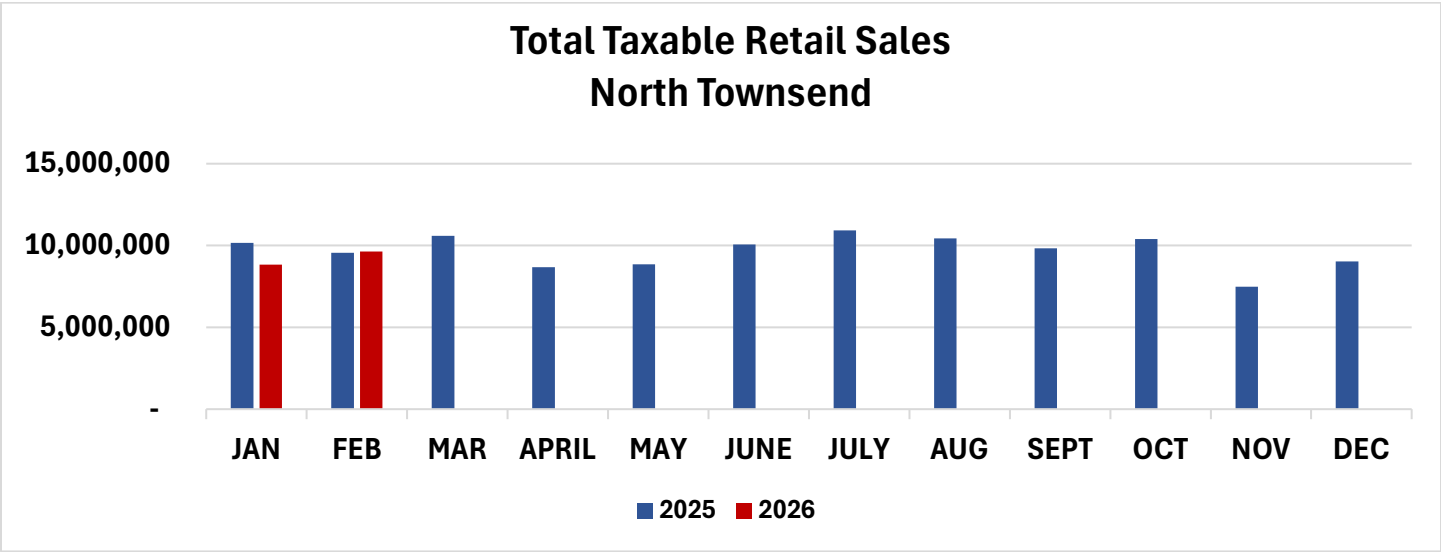
Downtown Total Taxable Retail Sales

February 2026 taxable retail sales in the Downtown business area were higher than February 2025.



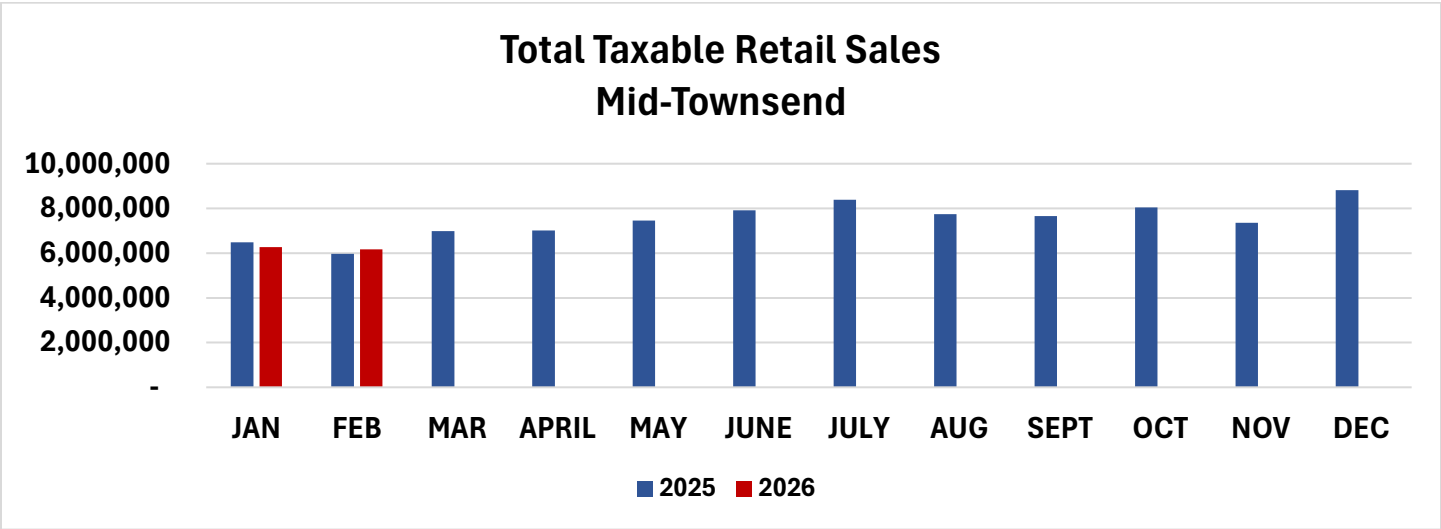
North Townsend Total Taxable Retail Sales

February 2026 taxable retail sales in the North Townsend business area were higher than February 2025.



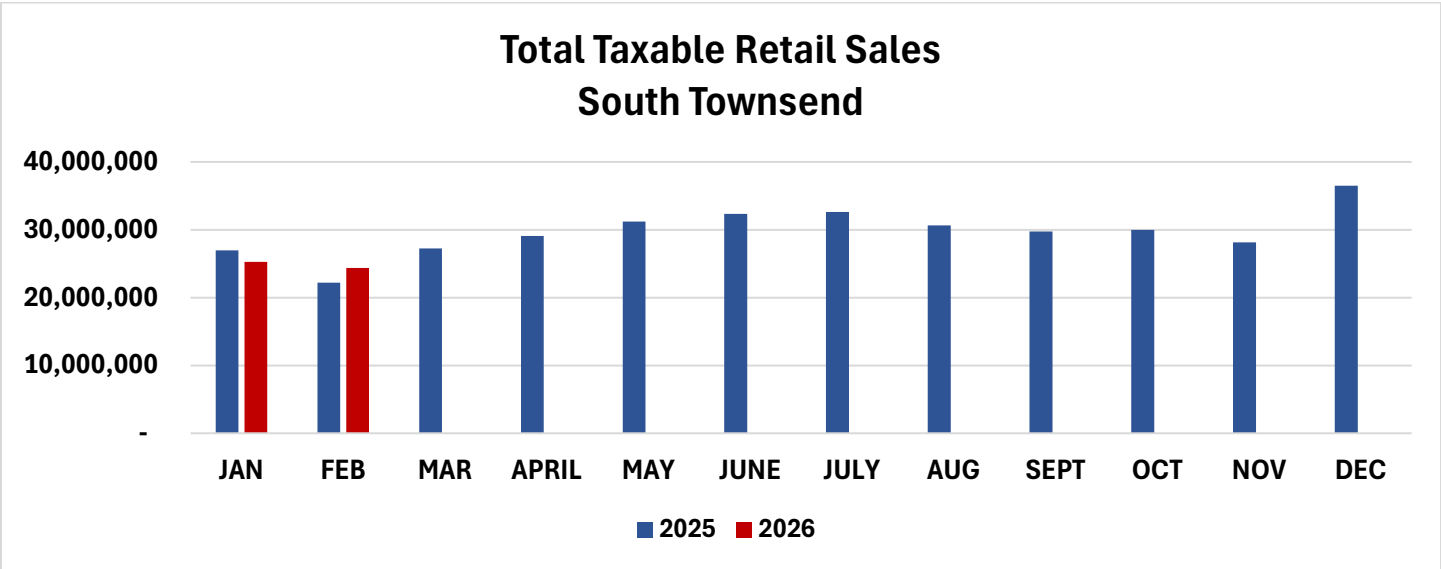
Mid-Townsend Total Taxable Retail Sales

February 2026 taxable retail sales in the Mid-Townsend business area were higher than February 2025.



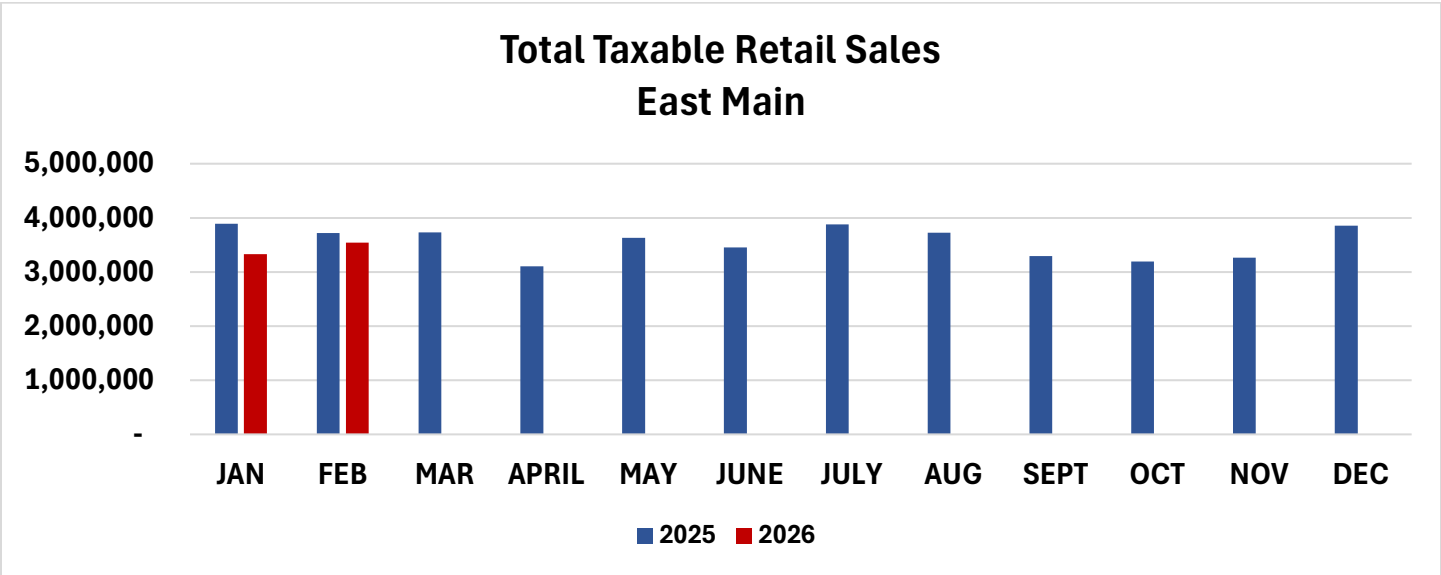
South Townsend Total Taxable Retail Sales

February 2026 taxable retail sales in the South Townsend business area were higher than February 2025.



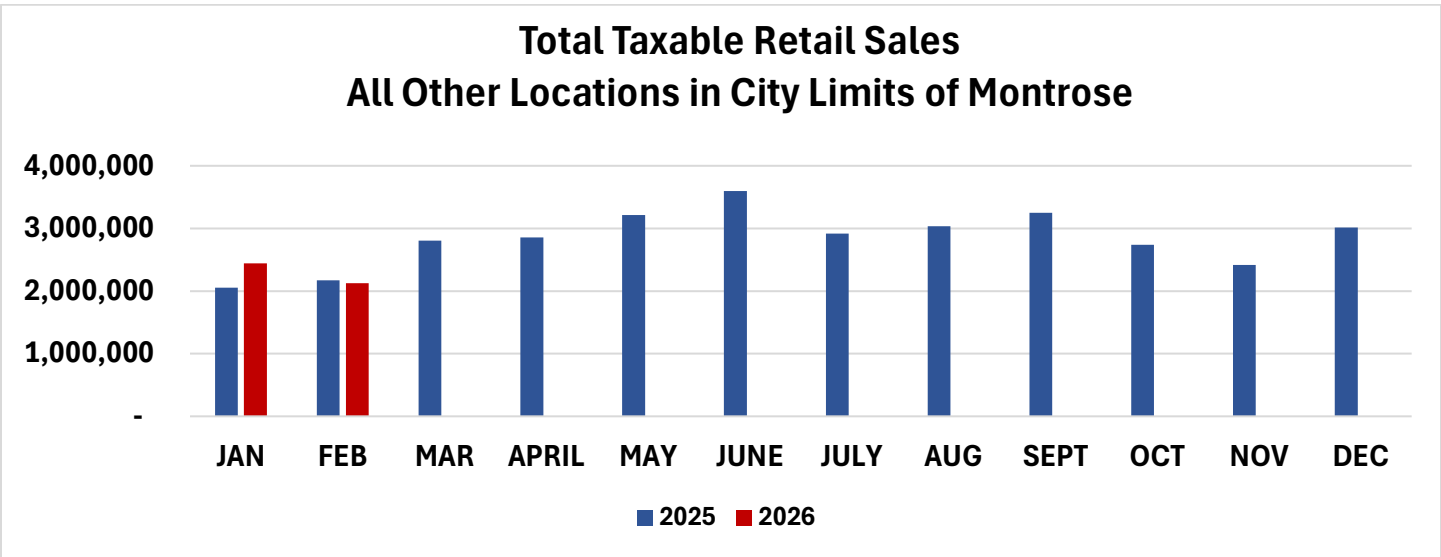
East Main Total Taxable Retail Sales

February 2026 taxable retail sales in the East Main business area were lower than February 2025.



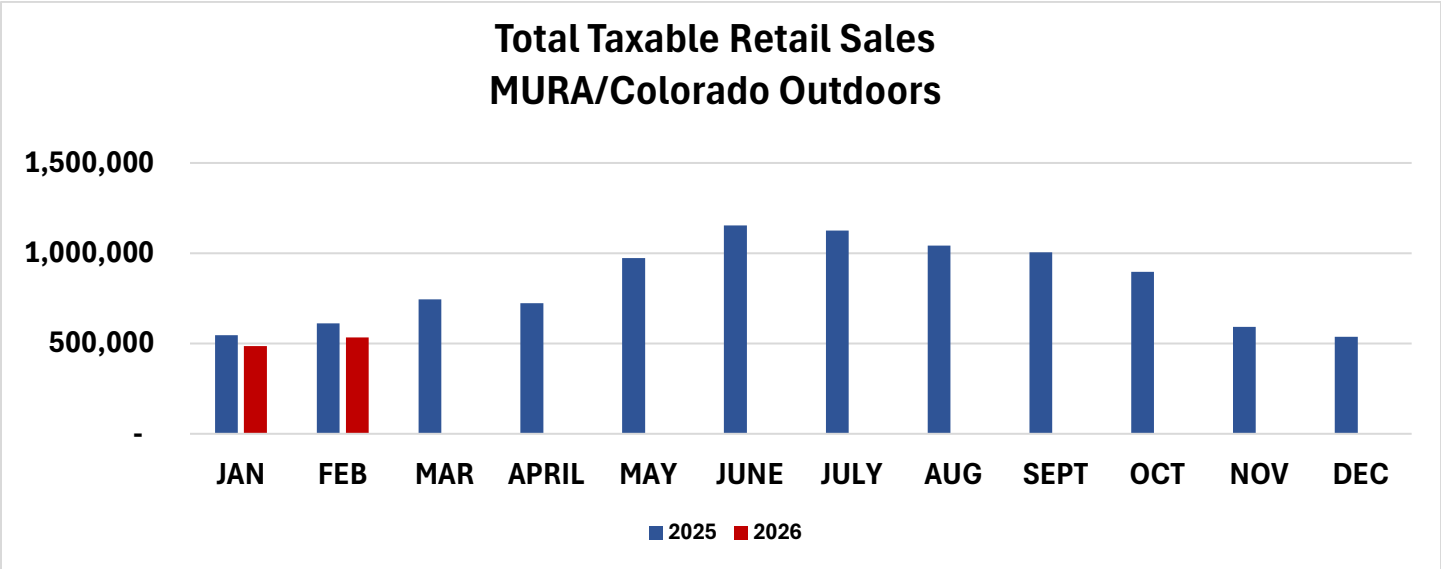
All Other Locations in City Limits of Montrose

February 2026 taxable retail sales from All Other Locations in the City Limits of Montrose were lower than February 2025.



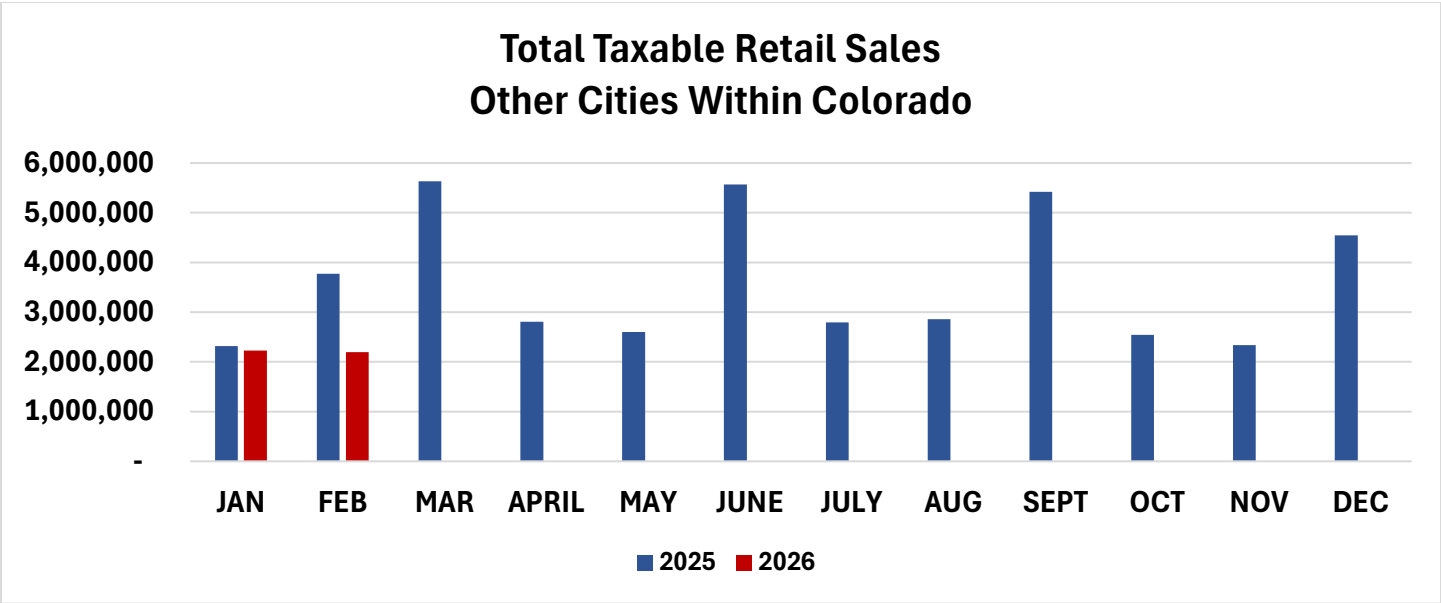
MURA/Colorado Outdoors

February 2026 taxable retail sales in the MURA/Colorado Outdoors business area were lower than February 2025.



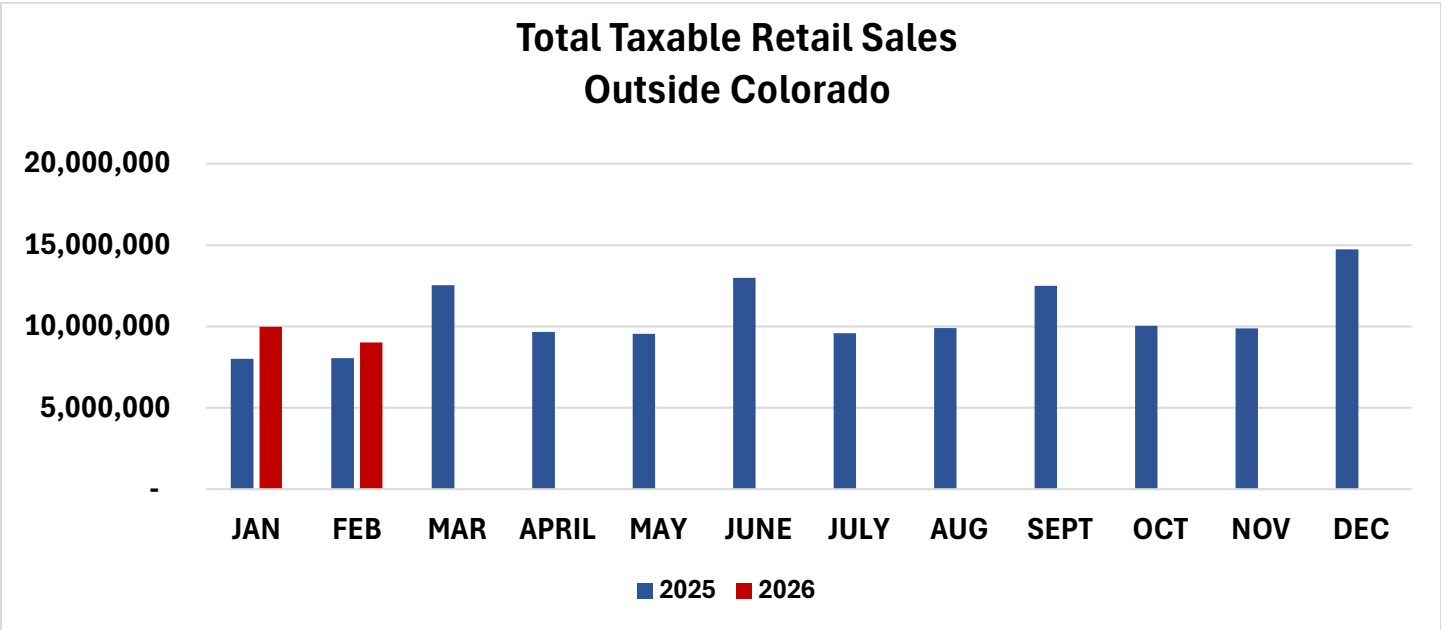
Other Cities Within Colorado

February 2026 taxable retail sales from businesses located in Other Cities Within Colorado were lower than February 2025.



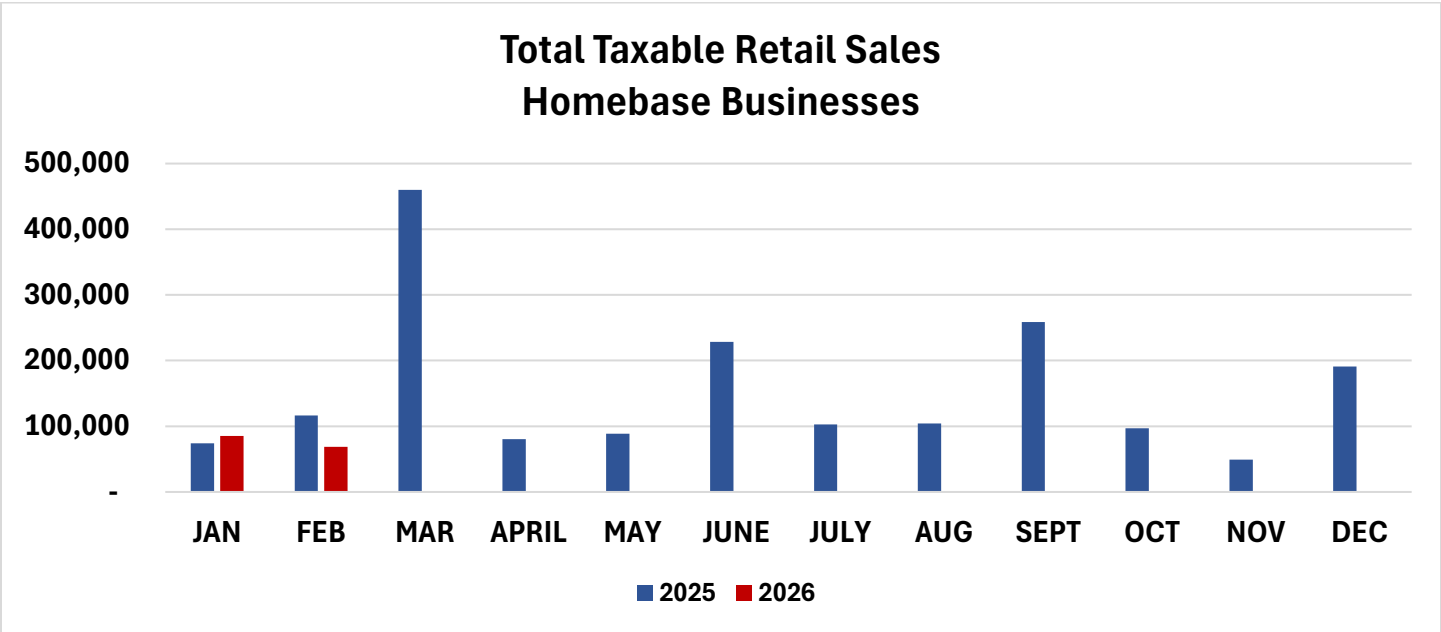
Outside Colorado

February 2026 taxable retail sales from businesses Outside Colorado were higher than February 2025.



Homebase Businesses

February 2026 taxable retail sales from Homebase Businesses were lower than February 2025.



February 2026 City of Montrose Sales, Use & Excise Tax Collections Report

General Fund Sales and Use Tax

General Fund Retail Sales Tax

Retail sales tax collected in February 2026 at the General Fund tax rate of 3% was \$1,884,785. This amount is 5.3% higher than the revenue collected in February 2025, which totaled \$1,790,588.

2026 year-to-date collections total \$3,773,232, demonstrating an increase of 1.6% compared to the year-to-date total in February 2025, which was \$3,713,396.

General Fund Retail Sales Tax (3%)

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$1,888,446	\$1,884,785	\$3,773,232
2025 Revenue	\$1,922,808	\$1,790,588	\$3,713,396
Percentage Increase or Decrease	- 1.8%	5.3%	1.6%

General Fund Construction Use Tax

Construction use tax collected in February 2026 at the General Fund tax rate of 3% was \$16,992. This amount is 43.7% lower than the revenue collected in February 2025, which totaled \$30,200.

2026 year-to-date collections total \$61,252, demonstrating a decrease of 50.7% compared to the year-to-date total in February 2025, which was \$124,218.

General Fund Construction Use Tax (3%)

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$44,260	\$16,992	\$61,252
2025 Revenue	\$94,018	\$30,200	\$124,218
Percentage Increase or Decrease	-52.9%	-43.7%	-50.7%

General Fund Use and Auto Use Tax

Use and auto use tax collected in February 2026 at the General Fund tax rate of 3% was \$86,620. This amount is 11.9% lower than the revenue collected in February 2025, which was \$98,320.

2026 year-to-date collections total \$213,751, demonstrating a decrease of 6.7% compared to the year-to-date total in February 2025, which was \$228,985.

General Fund Use and Auto Tax (3%)

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$127,131	\$86,620	\$213,751
2025 Revenue	\$130,665	\$98,320	\$228,985
Percentage Increase or Decrease	-2.7%	-11.9%	-6.7%

Total Collections, General Fund Sales and Use Tax

Total sales and use tax revenue collected in February 2026 at the General Fund tax rate of 3% was \$1,988,398. This amount is 3.6% higher than the revenue collected in February 2025, which totaled \$1,919,108.

2026 year-to-date collections total \$4,048,235, demonstrating a decrease of 0.5% compared to the year-to-date total in February 2025, which was \$4,066,599.

Total Collected General Fund Sales and Use Tax (3%)

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$2,059,837	\$1,988,398	\$4,048,235
2025 Revenue	\$2,147,491	\$1,919,108	\$4,066,599
Percentage Increase or Decrease	-4.1%	3.6%	-0.5%

General Fund Sales and Use Tax Budget

The sales and use tax budget for February 2026 was \$2,045,834. Actual collections totaled \$1,988,398, resulting in a negative budget variance of 2.8%.

The cumulative year-to-date budget for 2026 totals \$4,183,521, while actual year-to-date collections total \$4,048,235, resulting in a negative budget variance of 3.2%.

General Fund Sales and Use Tax Budget

Revenue Category	January	February	Year-to-Date
2026 Budget	\$2,137,687	\$2,045,834	\$4,183,521
2026 Actual Collections	\$2,059,837	\$1,988,398	\$4,048,235
Percentage of Variance	-3.6%	-2.8%	-3.2%

Montrose Urban Renewal Authority (MURA) Tax Increment Financing (TIF) Collections

Sales and use tax revenues collected by businesses under the Montrose Urban Renewal Authority (MURA) Tax Increment Financing (TIF) agreement during February 2026 totaled \$20,441. This amount is 13.7% lower than the revenue collected in February 2025, which totaled \$23,689.

2026 year-to-date collections total \$38,076, demonstrating a decrease of 14.56% compared to the year-to-date total in February 2025, which was \$44,565.

MURA TIF Collections

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$17,635	\$20,441	\$38,076
2025 Revenue	\$20,877	\$23,689	\$44,565
Percentage Increase or Decrease	-15.5%	-13.7%	-14.56%

Public Safety Sales and Use Tax

Public Safety Retail Sales Tax

Retail sales tax collected in February 2026 at the Public Safety Sales Tax rate of 0.58% was \$367,195. This amount is 4.9% higher than the revenue collected in February 2025, which was \$350,063.

2026 year-to-date collections total \$734,129, demonstrating an increase of 1.3% compared to the year-to-date total in February 2025, which was \$724,957.

Public Safety Sales Tax – Retail Sales (0.58%)

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$366,934	\$367,195	\$734,129
2025 Revenue	\$374,894	\$350,063	\$724,957
Percentage Increase or Decrease	-2.1%	4.9%	1.3%

Public Safety Sales Tax, Construction Use Tax

Construction use tax collected in February 2026 at the Public Safety Sales Tax rate of 0.58% was \$3,308. This amount is 44.9% lower than the revenue collected in February 2025, which totaled \$6,007.

2026 year-to-date collections total \$11,865, demonstrating a decrease of 54.2% compared to the year-to-date total in February 2025, which was \$25,933.

Public Safety Sales Tax – Construction Use Tax (0.58%)

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$8,557	\$3,308	\$11,865
2025 Revenue	\$19,926	\$6,007	\$25,933
Percentage Increase or Decrease	-57.1%	-44.9%	-54.2%

Public Safety Sales Tax, Use and Auto Use Tax

Use and auto use tax collected in February 2026 at the Public Safety Sales Tax rate of 0.58% was \$16,747. This amount is 11.9% lower than the revenue collected in February 2025, which totaled \$19,009.

2026 year-to-date collections total \$41,325, demonstrating a decrease of 6.7% compared to the year-to-date total in February 2025, which was \$44,270.

Public Safety Sales Tax – Use and Auto Use Tax (0.58%)

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$24,579	\$16,747	\$41,325
2025 Revenue	\$25,262	\$19,009	\$44,270
Percentage Increase or Decrease	-2.7%	-11.9%	-6.7%

Total Collections, Public Safety Sales and Use Tax

Total sales and use tax revenue collected in February 2026 at the Public Safety Sales Tax rate of 0.58% was \$387,250. This amount is 3.2% higher than the revenue collected in February 2025, which totaled \$375,079.

2026 year-to-date collections total \$787,319, demonstrating a decrease of 1% compared to the year-to-date total in February 2025, which was \$795,160.

Public Safety Sales Tax – Total Collections (0.58%)

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$400,070	\$387,250	\$787,319
2025 Revenue	\$420,082	\$375,079	\$795,160
Percentage Increase or Decrease	-4.8%	3.2%	-1%

Public Safety Sales and Use Tax Budget

The Public Safety Sales and Use Tax budget for February 2026 was \$405,227. Actual collections totaled \$387,250 which results in a negative budget variance of 4.4%.

The cumulative year-to-date budget for 2026 totals \$820,124, while actual year-to-date collections total \$787,319, resulting in a negative budget variance of 4%.

Public Safety Sales and Use Tax Budget

Revenue Category	January	February	Year-to-Date
2026 Budget	\$414,897	\$405,227	\$820,124
2026 Actual Collections	\$400,070	\$387,250	\$787,319
Percentage of Variance	-3.6%	-4.4%	-4%

Montrose Recreation District Collections

In February 2026, sales and use tax collections at the Montrose Recreation District rate of 0.3% totaled \$200,302. This amount is 3.2% higher than the revenue collected in February 2025, which totaled \$194,007.

2026 year-to-date collections total \$407,235, demonstrating a decrease of 1% compared to the year-to-date total in February 2025, which was \$411,292.

Montrose Recreation District (0.3%)

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$206,933	\$200,302	\$407,235
2025 Revenue	\$217,285	\$194,007	\$411,292
Percentage Increase or Decrease	-4.8%	3.2%	-1%

Hotel, Lodging, Short-Term Rental and Restaurant Excise Taxes

Hotel Excise Tax (6%)

Hotel excise taxes collected at the rate of 6% on hotel, lodging and short-term rental retail sales in February 2026 totaled \$51,187. This amount is 3.7% lower than the revenue collected in February 2025, which was \$53,147.

2026 year-to-date collections total \$95,938, demonstrating a decrease of 3.2% compared to the year-to-date total in February 2025, which was \$99,102.

Hotel Excise Tax (6%)

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$44,751	\$51,187	\$95,938
2025 Revenue	\$45,955	\$53,147	\$99,102
Percentage Increase or Decrease	-2.6%	-3.7%	-3.2%

Restaurant Excise Tax (0.8%)

Restaurant excise taxes collected at the rate of 0.8% on restaurant retail sales in February 2026 totaled \$58,547. This amount is 18.1% higher than the revenue collected in February 2025, which was \$49,588.

2026 year-to-date collections total \$114,126, demonstrating an increase of 12.5% compared to the year-to-date total in February 2025, which was \$101,483.

Restaurant Excise Tax (0.8%)

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$55,579	\$58,547	\$114,126
2025 Revenue	\$51,895	\$49,588	\$101,483
Percentage Increase or Decrease	7.1%	18.1%	12.5%

Total Collections, Hotel and Restaurant Excise Tax

Total hotel and restaurant excise tax revenues collected in February 2026 at the rates of 6% and 0.8%, respectively, total \$109,734. This amount is 6.8% higher than the revenue collected in February 2025, which was \$102,735.

2026 year-to-date collections total \$210,064, demonstrating an increase of 4.7% compared to the year-to-date total in February 2025, which was \$200,585.

Total Collections, Hotel (6%) and Restaurant (0.8%) Excise Tax

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$100,330	\$109,734	\$210,064
2025 Revenue	\$97,850	\$102,735	\$200,585
Percentage Increase or Decrease	2.5%	6.8%	4.7%

Hotel and Restaurant Excise Tax Budget

The Hotel and Restaurant Excise Tax Budget for February 2026 was \$60,482. Actual collections totaled \$109,734, resulting in a positive budget variance of 81.4%.

The cumulative year-to-date budget for 2026 totals \$121,604, while actual year-to-date collections total \$210,064, resulting in a positive budget variance of 72.7%.

Hotel (6%) and Restaurant (0.8%) Excise Tax Budget

Revenue Category	January	February	Year-to-Date
2026 Budget	\$61,121	\$60,482	\$121,604
2026 Actual Collections	\$100,330	\$109,734	\$210,064
Percentage of Variance	64.1%	81.4%	72.7%

Montrose Urban Renewal Authority (MURA) Tax Increment Financing (TIF) Hotel and Restaurant Excise Tax Collections

Hotel and restaurant excise tax revenues collected by businesses under the Montrose Urban Renewal Authority (MURA) Tax Increment Financing (TIF) agreement in February 2026 totaled \$14,956. This amount is 10.2% lower than the revenue collected in February 2025, which totaled \$16,652.

2026 year-to-date collections total \$26,907, demonstrating a decrease of 18.2% compared to the year-to-date total in February 2025, which was \$32,888.

MURA TIF Hotel and Restaurant Excise Tax

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$11,951	\$14,956	\$26,907
2025 Revenue	\$16,236	\$16,652	\$32,888
Percentage Increase or Decrease	-26%	-10.2%	-18.2%

Retail Enhancement Program Collections

Revenues collected by the Retail Enhancement Program in February 2026 totaled \$48,878. This amount is 2.6% higher than the revenue collected in February 2025, which totaled \$47,643.

2026 year-to-date collections total \$98,766, demonstrating an increase of 3% compared to the year-to-date total in February 2025, which was \$95,906.

Retail Enhancement Program Collections

Revenue Category	January	February	Year-to-Date
2026 Revenue	\$49,888	\$48,878	\$98,766
2025 Revenue	\$48,263	\$47,643	\$95,906
Percentage Increase or Decrease	3.4%	2.6%	3%

Graphs and Charts:

Total City Sales and Use Tax

