



AMENDED REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, July 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. Spanish interpretation may be provided upon request, subject to availability. Please email the City at least three days in advance to coordinate this service.

- 1) City Council meeting called to order by Mayor Michael J. Badagliacco
- 2) The Pledge of Allegiance
- 3) Roll call by the City Clerk
- 4) Changes to the agenda including additions and deletions
- 5) **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.

6) **APPROVAL OF MINUTES** (5 minutes)

City Council consideration of the minutes of the July 6, 2026, special City Council meeting and the July 7, 2026, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the July 6, 2026, special City Council meeting and the July 7, 2026, regular City Council meeting as presented.

7) **BALLOT QUESTION FOR NOVEMBER 2026 COORDINATED ELECTION** (30 minutes)

City Council consideration to give notice to the Montrose County Clerk regarding the addition of a question on the November 3, 2026, Coordinated Election ballot related to amending the Montrose City Charter. *Staff: City Attorney Chris Dowsey*

Action: Accept public comment. Consider making a motion to notify the Montrose County Clerk regarding the addition of a question on the November 3, 2026, Coordinated Election ballot related to amending the Montrose City Charter.

8) **GOOGLE WORKSPACE EXPENSE AUTHORIZATION** (10 minutes)

City Council consideration of the purchase of Google Workspace Enterprise software licenses at the total cost of \$54,432.00. *Staff: Information Systems Director Greg Story*

Action: Accept public comment. Consider making a motion to approve the purchase of Google Workspace Enterprise software licenses at the total cost of \$54,432.00 as presented.

9) **2026 STREETLIGHT UPGRADE AND REPLACEMENT AUTHORIZATION** (10 minutes)

City Council consideration of the 2026 Streetlight Upgrade and Replacement Authorization in partnership with Delta-Montrose Electric Association for the not-to-exceed amount of \$240,000.00. *Staff: Public Works Operations Manager Nikolas Pridy*

Action: Accept public comment. Consider making a motion to approve the 2026 Streetlight Upgrade and Replacement Authorization in partnership with Delta-Montrose Electric Association for the not-to-exceed amount of \$240,000.00 as presented.



10) **PAVILION DESIGN (PHASE 1) CONTRACT AWARD** (10 minutes)

City Council consideration of the authorization of \$400,000.00 for the first phase of design work on the Montrose Pavilion Renovation including a contract with Blythe Group and Company (BG+Co). *Staff: Public Works Director Jim Scheid*

Action: Accept public comment. Consider making a motion to authorize \$400,000.00 for the first phase of design work on the Montrose Pavilion Renovation including a contract with Blythe Group and Company (BG+Co) as presented.

11) **HILLCREST SIDEWALK REPLACEMENT CONSTRUCTION CONTRACT** (10 minutes)

City Council consideration of the award of a contract to Precision Dirt Work in the amount of \$489,577.00 for construction of the South Hillcrest Drive Sidewalk Replacement Project. *Staff: Public Works Director Jim Scheid*

Action: Accept public comment. Consider making a motion to award a contract to Precision Dirt Work in the amount of \$489,577.00 for construction of the South Hillcrest Drive Sidewalk Replacement Project as presented.

12) **2026 ANNUAL COLORADO FLIGHTS ALLIANCE CONTRIBUTION** (10 minutes)

City Council consideration of the approval of the City's annual contribution to the Colorado Flights Alliance (CFA) in the total amount of \$300,000.00. *Staff: City Manager Bill Bell*

Action: Accept public comment. Consider making a motion to approve the City's annual contribution to the Colorado Flights Alliance (CFA) in the total amount of \$300,000.00 as presented.

13) **ORDINANCE 2725 - FIRST READING** (15 minutes)

City Council consideration of Ordinance 2725 on first reading, an Ordinance of the City of Montrose, Colorado, amending Title XI Chapter 7, Zoning Regulations; Title XI Chapter 11, Supplementary Uses; and Title XI Chapter 15, Definitions, to allow for Temporary Workforce Housing within the City of Montrose, Colorado. *Staff: Community Development Director Jace Hochwalt*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2725 on first reading as presented.



14) **QUASI-JUDICIAL ITEMS**

A) **ORDINANCE 2717 - SECOND READING** (10 minutes)

City Council consideration of Ordinance 2717 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the El Chapin Addition. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2717 on second reading as presented.

B) **ORDINANCE 2718 - SECOND READING** (10 minutes)

City Council consideration of Ordinance 2718 on second reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the El Chapin Addition as an "R-3," Medium Density District. *Staff: Senior Planner William Reis.*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2718 on second reading as presented.

C) **ORDINANCE 2719 - SECOND READING** (10 minutes)

City Council consideration of Ordinance 2719 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of a portion of Lot 39 of the Amended Ponderosa Ranch Subdivision Filing No. 2 Lots Park and 39 from "R-6," Medium Density/Manufactured Housing District to "B-3," General Commercial District. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2719 on second reading as presented.

D) **ORDINANCE 2720 - SECOND READING** (15 minutes)

City Council consideration of Ordinance 2720 on second reading, an Ordinance of the City of Montrose, Colorado, designating the Lathrop Hardware, with an historic address of 439 East Main Street, as a City of Montrose Historic Property pursuant to § 11-3 of the Official Code of the City of Montrose. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2720 on second reading as presented.



E) **ORDINANCE 2721 - SECOND READING** (15 minutes)

City Council consideration of Ordinance 2721 on second reading, an Ordinance of the City of Montrose, Colorado, designating the E.A. Lee Garage, with an historic address of 219 East Main Street as a City of Montrose Historic Property pursuant to § 11-3 of the Official Code of the City of Montrose. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2721 on second reading as presented.

15) **STAFF REPORTS**

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

16) **CITY COUNCIL COMMENTS**

17) **MOTION TO ADJOURN**



MONTROSE CITY COUNCIL

July 6, 2026

A special meeting of the Montrose City Council was held on Monday, July 6, 2026, at 12:00 p.m. or immediately following the City Council work session in the City Council Chambers located in the Elks Civic Building at 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT

Michael Badagliacco, Ed Ulibarri, Dave Frank, J. David Reed, Adam Woodden, Bill Bell, Ann Morgenthaler, Chris Dowsey, Blaine Hall, Greg Story, Lisa DelPiccolo

CALL TO ORDER

Mayor Michael Badagliacco called the special meeting to order at 12:49 p.m.

RESOLUTION 2026-09

City Council considered Resolution 2026-09, temporarily banning the sales of fireworks within the City of Montrose, Colorado.

City Manager Bill Bell reported that because of the fire emergencies in the region, it was prudent to ban the sales of fireworks. The City Manager has the authority to implement a ban for a maximum of seven days, and Mr. Bell requested that the City Council extend the restriction by adopting Resolution 2026-09. Mr. Bell stated that the ban does not restrict the use of legal fireworks that have already been purchased.

City Attorney Chris Dowsey stated that the Resolution will temporarily ban the sale of fireworks within the City limits until September 1, 2026. A ban was enforced in 2018 during similar circumstances and that ban was also extended until September 1.

City Council discussed the necessity of extending the ban.

A motion was made by Dave Frank, seconded by J. David Reed, to adopt Resolution 2026-09 as presented. Adam Woodden and Ed Ulibarri voted no. All others voted yes. Motion passed.

EMERGENCY ORDINANCE 2722

City Council considered Emergency Ordinance 2722, an Emergency Ordinance of the City Council of the City of Montrose, Colorado, extending the City Manager's declaration of a local emergency.

City Attorney Chris Dowsey stated that an emergency ordinance requires a unanimous vote to be adopted. Mr. Dowsey stated that Emergency Ordinance 2722 gives the City Manager additional authority and provides flexibility that allows the City to assist with the response to the emergency. Within 30 days after the emergency ends, the City Manager must document all decisions made during the emergency for ratification by the City Council. The emergency declaration also allows for reimbursement from the state and federal governments.

City Manager Bill Bell provided examples of assistance provided by the City over the past week including allowing the use of City property for livestock, allowing the use of water from hydrants, and lending City staff to the emergency response efforts. Mr. Bell stated that reimbursement from the state or federal government is very difficult to get without the emergency declaration in place. The declaration also removes City liability.

Mr. Bell said timely actions are needed during emergency situations and it is impractical to call an emergency City Council meeting for every decision. The City Manager must operate within the scope of authority, but the emergency declaration removes some procurement, expenditure, and staffing rules. Mr. Bell said an extensive report will be presented to City Council at the conclusion of the emergency.

Mr. Dowsey stated that this emergency declaration is specific to the ongoing fires and does not include an end date. Once the fires are controlled, the emergency declaration will officially end with a majority vote of City Council.

City Council discussed the wording of the emergency declaration signed by Mr. Bell on June 29. The emergency declaration is attached to Ordinance 2722 as Exhibit A and includes wording related to the ban on the sale of fireworks. City Councilor J. David Reed requested a modification of the wording to state, "attached hereto for reference purposes as Exhibit A."

A motion was made by Dave Frank, seconded by J. David Reed, to adopt Emergency Ordinance 2722 with the modification as requested by Mr. Reed. All voted yes. Motion passed.

ADJOURNMENT

The special meeting adjourned at 1:30 p.m.

ATTEST:

Michael J. Badagliacco, Mayor

Lisa DelPiccolo, City Clerk



MONTROSE CITY COUNCIL

July 7, 2026

A regular meeting of the Montrose City Council was held on Tuesday, July 7, 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

Michael Badagliacco, Ed Ulibarri, Dave Frank, J. David Reed, Adam Woodden, Bill Bell, Ann Morgenthaler, Chris Dowsey, Greg Story, Lisa DelPiccolo, Matt Magliaro, David Bries, Tim Cox, Blaine Hall, Terri Wilcox, Jim Scheid, Michelle Wingfield, William Reis, Leif Bettancourt-Ege

GUESTS

Bob Nicholson, Greg Cairns, Dave Stockton, Beth McCorkle, Debbie Reed, Janet Eckerdt, Neonila Martyniuk, Ralph Files, Judy Ann Files, Kim Spangrude, Jim Haugsness, Phoebe Benziger, Valerie Hudson, Rachel Bettancourt-Ege, Alice Murphy, Karen Sherman, Ricardo Perez, Jodi Woodden, Evelyn Greenman-Baird, Tonya Maddox, Cliff Faurer, Leah Vandersluis, LuAnne Tyrrell, Dave Bowman, Clara Carrasco, Brian White, Holly Speaks, Howie Walser, Aaron Ranstrom, Gabrielle Walker, Kate Rohrer, Debbie Adams, Regina Sowell, Barb Fine, Katrina Davis, Jacquelyn Corday, John English

CALL TO ORDER

Mayor Michael Badagliacco called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

MOMENT OF SILENCE

City Councilor J. David Reed requested a moment of silence to acknowledge the deaths of three wildland fire fighters and in appreciation of all first responders and support organizations.

STATEMENT REGARDING PUBLIC COMMENT

Mayor Michael Badagliacco made a statement requesting respect and decorum during public comment.

CHANGES TO THE AGENDA

No changes were made to the agenda.

CALL FOR PUBLIC COMMENT

Kim Spangrude spoke regarding an article written by Mayor Michael Badagliacco in a Colorado DOGE newsletter. Ms. Spangrude spoke in support of elected officials representing everyone in the community.

Brian White spoke in opposition to citizen committees and in favor of elected officials making decisions.

Evelyn Greenman-Baird expressed disappointment at the lack of a Pride Month proclamation by City Council and in opposition to the current ban on proclamations. City Council discussed the mayor's current moratorium on proclamations.

Beth McCorkle spoke in favor of establishing a charter advisory commission.

A person who did not provide a name spoke in favor of a citizen charter commission.

Dave Bowman commented on the success of the Fourth of July events. Mr. Bowman thanked Mayor Michael Badagliacco for attending and acknowledged organizers of a laser light show in lieu of the canceled fireworks display.

John English spoke in support of holding contractors and employees accountable for poor quality road repairs, specifically on Woodgate Road.

Regina Sowell spoke in opposition to the mayor's stance on advisory committees and in opposition to a charter amendment that would place the police chief and city clerk under the direction of the City Council.

APPROVAL OF MINUTES

City Council considered the minutes of the June 15, 2026, special City Council meeting and the June 16, 2026, regular City Council meeting.

A motion was made by J. David Reed, seconded by Ed Ulibarri, to approve the minutes of the June 15, 2026, special City Council meeting and the June 16, 2026, regular City Council meeting as presented. Dave Frank abstained because he was not present at the meetings. All others voted yes. Motion passed.

FORMATION OF A CHARTER COMMISSION

City Council considered directing the City Attorney to begin drafting a resolution to form a City Charter Commission.

City Attorney Chris Dowsey reviewed previous City Council discussions regarding City Charter changes that led to this agenda item. Mr. Dowsey stated that the original City Charter was drafted by a charter commission and adopted in 1914 making Montrose one of the first home rule municipalities. A charter commission was formed for amendments in 1967, and a commission has not been implemented since. Most recently, a Public Safety Citizen Advisory Committee was formed for the 2019 public safety sales tax question. Mr. Dowsey said a commission would have no actual authority, and recommendations from the commission would be subject to City Council modification and approval before being placed on a ballot.

Mr. Dowsey reviewed the statutory model, where up to 21 citizens would be elected to the commission. A commission could also be formed via resolution and appointments made by City Council. Mr. Dowsey stated that the question on this agenda is whether the City should form a commission and not how.

City Councilor J. David Reed made a statement outlining the significance of amending the City Charter and the benefits of including citizens in the process. Mr. Reed asked City Councilors to authorize a charter commission comprised of residents from throughout the community to study charter and bring recommendations to City Council.

City Councilor Dave Frank spoke in support of a commission. Mayor Pro Tem Ed Ulibarri and Adam Woodden said they were not in support.

Public comment was accepted.

Dave Stockton spoke in support of a charter commission with nine members, two from each council district and one at large, with names drawn to avoid bias, with a former City Councilor as a facilitator, and with community input meetings.

Bob Nicholson spoke in support of City Councilors taking time to understand the workings of the City organization before putting charter amendments forward and spoke in opposition to moving municipal elections to November.

Holly Speaks spoke in support of engaging citizens and retaining objectivity. Ms. Speaks also spoke in opposition to rushing to place amendments on the November 2026 ballot.

Barb Fine, Tonya Maddox, and Karen Sherman spoke in support of a charter commission.

Cliff Faurer spoke in support of transparency, representation, and trust.

Katrina Davis and Jacquelyn Corday spoke in favor of Mr. Reed's comments.

Clara Carrasco spoke in support of a charter commission using a statistical representation by random sample.

Jim Haugsness spoke in support of Mr. Ulibarri standing by his initial support of a charter commission.

Mayor Michael Badagliacco stated that his interest in amending the charter stems from conversations with citizens while he was campaigning. He said he is not proposing a full charter review, but is making suggestions for amendments for the citizens to vote on. Mayor Badagliacco said all proposed amendments would be open to public comment.

A motion was made by Dave Frank, seconded by J. David Reed, to direct the City Attorney to begin drafting a resolution to form a City of Montrose Charter Commission. Michael Badagaliacco, Ed Ulibarri, and Adam Woodden voted no. Dave Frank and J. David Reed voted yes. Motion failed.

DART BUDGET CORRECTION RELATED TO PROFESSIONAL CONTRACT SERVICES

City Council considered the correction of a typographical error in the 2026 budget to fully fund the DART Professional Contract Services budget at \$272,620.00.

City Manager Bill Bell reported that this agenda item is to correct a typographical error in the 2026 budget. Mr. Bell said documents included in the meeting packet show the detailed ledger reviewed at the budget retreat with City Council and includes notes that detail what was intended to be approved by City Council. Mr. Bell requested City Council approval to move forward with intended budgeted items through the DART program.

Adam Woodden made a statement outlining citizen complaints and his concerns with the DART program. Mr. Woodden requested that all decisions are brought before City Council for the remainder of the year.

Public comment was accepted.

Beth McCorkle spoke in support of the DART Program and encouraged community members to attend the update meetings.

Dave Bowman spoke in support of the DART program and in support of correcting of the budget error.

Bob Nicholson spoke in support of the DART program and Community Initiatives Manager Michelle Wingfield. Mr. Nicholson suggested forwarding complaints to the City Manager.

Kim Spangrude requested a copy of Mr. Woodden's written statement. Mr. Woodden declined to provide his notes and declined to answer follow-up questions. Ms. Spangrude spoke in support of funding DART at the requested level.

Deborah Walker spoke in opposition to any changes to DART operations and in support of Ms. Wingfield.

Mr. Bell reported that DART is an award-winning program at the state and national level, and many business owners spoke in support of the DART program at the June 15 work session. Mr.

Bell said the program has blossomed and is inclusive of all business owners. He invited anyone with concerns to speak with him, Deputy City Manager Ann Morgenthaler, or Ms. Wingfield.

A motion was made by Dave Frank, seconded by J. David Reed, to approve the correction of a typographical error in the 2026 budget to fully fund the DART Professional Contract Services budget at \$272,620.00 as presented. Adam Wooden voted no. All others voted yes. Motion passed.

BRIEF RECESS

A brief recess was taken at 7:54 p.m. The meeting resumed at 8:02 p.m.

EL CHAPIN ADDITION ANNEXATION HEARING

A hearing was held on the annexation of the El Chapin Addition.

Senior Planner William Reis reviewed the annexation schedule and the location of the 12.28 acre parcel. Mr. Reis stated that the property is located within the City's urban growth boundary and within City of Montrose sewer and water service areas.

Mr. Reis reviewed the requested zoning of "R-3," Medium Density District, and the zoning of adjacent properties.

Mr. Reis recommended approval of Resolution 2026-08, Ordinance 2717, and Ordinance 2718, stating that the area is urbanizing, the property meets contiguity requirements, and the proposal is consistent with public health, safety, welfare, City annexation policies, and the Comprehensive Plan. An annexation agreement and an annexation impact report are required. The Planning Commission unanimously recommended approval of the zoning designation on June 10.

Resolution 2026-08: City Council considered Resolution 2026-08, Findings of Fact for the El Chapin Addition annexation.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to adopt Resolution 2026-08 as presented. All voted yes. Motion passed.

Ordinance 2717 – First Reading: City Council considered Ordinance 2717 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the El Chapin Addition. A hearing was held.

Mayor Michael Badagliacco opened the hearing.

Public comment was accepted. No comments were received.

Mayor Badagliacco closed the hearing.

A motion was made by Adam Woodden, seconded by Ed Ulibarri, to pass Ordinance 2717 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2718 – FIRST READING

City Council considered Ordinance 2718 on first reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the El Chapin Addition as an "R-3," Medium Density District. A hearing was held.

Mayor Michael Badagliacco opened the hearing.

Public comment was accepted. No comments were received.

Mayor Badagliacco closed the hearing.

A motion was made by Adam Woodden, seconded by J. David Reed, to pass Ordinance 2718 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2719 – FIRST READING

City Council considered Ordinance 2719 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of a portion of Lot 39 of the Amended Ponderosa Ranch Subdivision Filing No. 2 Lots Park and 39 from "R-6," Medium Density/Manufactured Housing District, to "B-3," General Commercial District. A hearing was held.

Senior Planner William Reis reported that this agenda item is the result of a boundary line adjustment between an open space tract within the Ponderosa Ranch Subdivision and 1269 Spring Creek Road. The boundary line adjustment transfers 1.12 acres from the open space tract to the Spring Creek Road property. Mr. Reis said that boundary line adjustments are approved administratively, but the rezone is requested to avoid a split zoning designation on the parcel.

Mr. Reis reviewed the intent of the proposed zoning designation of “B-3,” General Commercial District, and the zoning of surrounding properties.

Mr. Reis recommended approval stating that the proposal meets rezone criteria and is compatible with existing uses in the surrounding area. The Planning Commission unanimously recommended approval on June 24.

Mayor Michael Badagliacco opened the hearing.

Public comment was accepted.

Aaron Ranstrom spoke regarding possible uses for the property and questioned the impact on open space requirements for the subdivision. Mr. Reis stated that this property was annexed when the City was not placing open space requirements on annexation agreements. An existing park within the HOA will remain.

Mayor Badagliacco closed the hearing.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to pass Ordinance 2719 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2720 – FIRST READING

City Council considered Ordinance 2720 on first reading, an Ordinance of the City of Montrose, Colorado, designating the Lathrop Hardware building, with an historic address of 439 East Main Street, as a City of Montrose Historic Property pursuant to § 11-3 of the Official Code of the City of Montrose. A hearing was held.

Senior Planner William Reis reported that an application was received to place the building at 439 E. Main Street on the City’s register of historic places. Mr. Reis stated that the building meets

eligibility criteria due to its age and its association with the history of downtown Montrose. It was the site of one of the City's earliest and longest lived hardware stores.

Mr. Reis reviewed the history of J.B. Lathrop and the property at 439 E. Main Street. Mr. Reis said the front façade has been modified but represents a post-World War I commercial style, and the back of the building retained some of the original architectural features.

Mr. Reis recommended approval stating that the building meets eligibility and integrity criteria. The Historic Preservation Commission unanimously recommended approval on May 26.

Mayor Michael Badagliacco opened the hearing.

Public comment was accepted. No comments were received.

Mayor Badagliacco closed the hearing.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to pass Ordinance 2720 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2721 – FIRST READING

City Council considered Ordinance 2721 on first reading, an Ordinance of the City of Montrose, Colorado, designating the E.A. Lee Garage, with an historic address of 219 East Main Street as a City of Montrose Historic Property pursuant to § 11-3 of the Official Code of the City of Montrose. A hearing was held.

Senior Planner William Reis reported that this building was an early automotive garage and meets eligibility criteria due to its age and its association with the history of transportation in Montrose. Mr. Reis provided an overview of the history of E.A. Lee and the structure at 219 E. Main Street.

Mr. Reis stated that the building is heavily modified from its original appearance but some of the original architectural features are evident on the sides of the building.

Mr. Reis recommended approval stating that the E.A. Lee Garage building meets eligibility and integrity criteria. The Historic Preservation Commission unanimously recommended approval on June 23.

Mayor Michael Badagliacco opened the hearing.

Public comment was accepted. No comments were received.

Mayor Badagliacco closed the hearing.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to pass Ordinance 2721 on first reading as presented. All voted yes. Motion passed.

HORSESHOE RIDGE SUBDIVISION AMENDED PRELIMINARY PLAT

City Council considered the Horseshoe Ridge Subdivision Amended Preliminary Plat.

Senior Planner William Reis reviewed the location of the 4.13 acre site on Outlot B of the Horseshoe Ridge Subdivision Filing No. 2, also addressed as 66391 Crestview Drive. Mr. Reis stated that this Preliminary Plat renews and amends previous subdivision plats for this property. Mr. Reis reviewed the current zoning designation of "R-1B," Small Estate District. The original approvals for this site were for 6 lots, but this amended plat proposes 5 residential lots.

Mr. Reis reviewed subdivision and PD processes, zoning regulations, the intent of the current zoning, and the zoning of adjacent properties.

Mr. Reis recommended approval with the standard condition stating that the proposal is in compliance with subdivision regulations and the Comprehensive Plan, and the proposal meets the intent of the "R-1B," Small Estate District. The Planning Commission unanimously recommended approval on June 10.

Public comment was accepted. No comments were received.

A motion was made by Adam Woodden, seconded by Dave Frank, to approve the Horseshoe Ridge Subdivision Amended Preliminary Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinance and Municipal Code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. All voted yes. Motion passed.

STAFF REPORTS

Wastewater Treatment Plant Project Update

Utilities Director David Bries provided an update on the progress of the Wastewater Treatment Plant Project. A total of \$33,622,298.00 was authorized for the project, with expenditures to date at \$7,555,981.70.

CITY COUNCIL COMMENTS

City Councilor Dave Frank acknowledged City Enhancement Division Superintendent Jon Sullivan for his efforts to produce a laser light show on July 4.

City Councilor Adam Woodden thanked the Police Department for supporting the July 4 events.

Mayor Pro Tem Ed Ulibarri acknowledged City Manager Bill Bell for temporarily halting the sale of fireworks within the City limits.

Mayor Michael Badagliacco commented on the positivity of the July 4 events and said he received no negative comments regarding the lack of fireworks.

ADJOURNMENT

The meeting adjourned at 8:45 p.m. with no further action taken.

ATTEST:

Michael J. Badagliacco, Mayor

Lisa DelPiccolo, City Clerk

PURCHASE AUTHORIZATION

TO: City Council
CC: William Bell, Ann Morgenthaler
FROM: Greg Story, IS Director
DATE: 7.21.2026
SUBJECT: Google Workspace license



Action Requested

It is requested that the City Council consider the authorization of a purchase for Google Workspace Enterprise software licenses. The total expenditure is \$54,432.00, to be procured through the Statewide Internet Portal Authority (SIPA).

Background

Google Workspace provides essential business collaboration and productivity tools, including Gmail, Calendar, Meet, Chat, Drive, Docs, and Sheets. Through SIPA, the City has secured a discounted annual rate of \$170.10 per user. This purchase covers a total of 320 users. There are a few types of users that have received Google Workspace licenses. One type is Admin profiles. These profiles are used for back office operations, like help desk tickets, info email addresses and the like. Staff are just that, City or PD staff. Also, WestCO profiles are included under our license count.

Admin	27
Staff	266
WestCO	23
Total Assigned	316
Total Unassigned	4

Financial Impact

Funding for this procurement was formally allocated within the 2026 fiscal year budget, which received Council approval in November 2025.

PROJECT EXPENSE AUTHORIZATION

TO: Honorable Mayor and Members of the City Council
CC: William Bell, Ann Morgenthaler, Jim Scheid
FROM: Nikolas Pridy, Operations Manager
DATE: July 6, 2026
SUBJECT: 2026 Streetlight Upgrade and Replacement Recommendation



Action

Consider approving the 2026 Streetlight Upgrade and Replacement Authorization in partnership with Delta-Montrose Electric Association in a total not-to-exceed amount of \$240,000.00.

Background

The City of Montrose and Delta-Montrose Electric Association have worked together over the past several years to improve the City's street lighting system through two separate but related efforts: the Citywide LED Streetlight Conversion Project and the replacement of older overhead streetlight poles along Main Street.

This authorization includes those two separate scopes of work:

1. Final year of the Citywide LED Streetlight Conversion Project, not to exceed \$120,000.00.
2. Continued overhead streetlight pole replacements along Main Street, not to exceed \$120,000.00.

DMEA owns and maintains the City's street lighting infrastructure. Through the LED conversion project, the City has assisted DMEA with the replacement of existing High Pressure Sodium and Mercury Vapor street light fixtures with more efficient LED fixtures. The purpose of this project has been to improve energy efficiency, reduce long-term operating costs, modernize the City's street lighting system, and provide more consistent lighting throughout the community.

The 2026 LED conversion work will serve as the final year of this project. DMEA has completed the majority of LED conversions across the City, and the remaining 2026 scope includes the purchase and installation of the final non-LED overhead streetlights and decorative residential fixtures.

To date, the LED conversion project has included the following improvements:

- 96 72W 4000K fixtures replaced over major arterials.
- 120 38W 4000K fixtures installed over minor arterials.
- 519 38W 3000K fixtures installed over collector and residential streets.
- 107 decorative residential fixtures replaced to date, with an additional 81 decorative fixtures planned for 2026, for a total of 188 decorative residential LED replacements.

DMEA has reported that the LED conversion project is producing an estimated savings to the City of approximately \$5,853.55 per month. Based on this savings calculation, the City's initial investment is expected to be fully recovered in slightly under 40 months, or approximately 3.3 years. Completion of the 2026 work will conclude the full scope of the City's LED changeout program and will eliminate the remaining High-pressure Sodium and Mercury Vapor street lights from the City's street lighting system. The new LED fixtures are Dark Sky compliant, marking a major milestone for the community.

The second scope of work is the continuation of overhead streetlight pole replacements along Main Street. This will be the third year of investment in replacing older, deteriorated overhead streetlight poles in the Main Street corridor. The original intent of this project was to move away from continued refurbishment of aging painted poles and instead invest in full pole replacements where appropriate. Prior review showed that replacement was more cost-effective over the long term than refurbishment, reduced the need for recurring repainting, eliminated the need for costly foundations, and aligned with DMEA's current direct-bury fiberglass pole standard.

Over the previous two years, the City and DMEA have successfully replaced overhead streetlight poles along Main Street from Chipeta Road to Nevada Avenue. The 2026 scope will continue this work from Nevada Avenue to San Juan Avenue, completing this segment of the Main Street corridor.

Each overhead streetlight pole location has unique setback limitations, underground and overhead utility conflicts, constructability considerations, and site-specific conditions. Because the cost per pole can vary significantly depending on these conditions, it is not appropriate to list a fixed estimated quantity of pole replacements. For this reason, a not-to-exceed authorization is the most appropriate method for completing this work within the available budget.

Net Financial Impact

The total requested authorization is not to exceed \$240,000.00.

This includes:

- \$120,000.00 for the final year of the Citywide LED Streetlight Conversion Project.
- \$120,000.00 for overhead streetlight pole replacements along Main Street from Nevada Avenue to San Juan Avenue.

Both scopes are included in the 2026 Streets Division Streetlights budget line item 100-5115-342-000.

PROJECT AUTHORIZATION RECOMMENDATION

TO: Honorable Mayor and Montrose City Council
CC: William Bell, Ann Morgenthaler
FROM: Jim Scheid, Public Works Director
DATE: July 6, 2026
SUBJECT: Pavilion Renovation Design Phase 1



Action

Consider authorization of \$400,000.00 for the first phase of design work on the Montrose Pavilion including a contract with Blythe Group and Company (BG+Co).

Background

Built in 1990, the 30,000-square-foot Montrose Pavilion is a heavily utilized, year-round community hub for events, theater, and fundraisers. While well-maintained, several core facility systems are reaching the end of their operational lifespan. Minor, surface-level updates (like lighting and flooring) are handled during normal operations, but major infrastructure systems—specifically the roof, HVAC, and fire suppression systems (which share piping)—face worsening failures and obsolete replacement parts.

To address this, City staff partnered with BG+Co. in 2025 and 2026 to conduct a comprehensive facility assessment. The resulting report prioritizes necessary repairs and outlines a phased renovation schedule designed to minimize impacts on budget and pavilion operations.

Phase 1 design will complete the most critical mechanical (HVAC) and fire suppression upgrades to the Construction Document level, while advancing roof renovations, kitchen remodeling, and egress improvements to the Design Development level. This timeline positions the critical systems for a 2028 construction start, while pushing secondary items to future years. Phase 1 design would run from July 2026 through mid-to-late 2027, with Phase 2 design potentially launching in late 2027.

BG+Co was selected as the design consultant for this project, leveraging a long-standing and highly collaborative partnership with the City. This history provides BG+Co with an understanding of City operations, standard practices, and infrastructure needs—an institutional knowledge that adds significant value and continuity to this initiative. To ensure fiscal responsibility and consistency, the project will be billed on an hourly basis. BG+CO's rate structure remains unchanged, matching the pre-established, competitive rates from their ongoing municipal projects.

Net Financial Impact

The estimated cost for Phase 1 design is \$400,000, which will be split across the 2026 and 2027 fiscal years. The contract with Blythe Group + Co. is structured as Hourly Not-to-Exceed, ensuring budget control. Because the 2026 capital budget allocated \$500,000 for this project, this authorization is \$100,000 under budget.

MEMORANDUM



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: July 21, 2026
RE: South Hillcrest Drive Sidewalk Replacement Contract Award Consideration

Action

Consider the award of a contract to Precision Dirt Work in the amount of \$489,577.00 for construction of the South Hillcrest Drive Sidewalk Replacement Project.

Background

As part of the Moving Montrose Forward street maintenance efforts, the City plans to replace deteriorated sidewalk along the western side of South Hillcrest Drive between Sunnyside and Miami Roads as shown in Figure 1 below. The existing sidewalk is an older driveover style and has deteriorated to the point that it is essentially impassable in most reaches. The new sidewalk will be widened towards the west by reclaiming existing rights of way and will utilize standard vertical curb and gutter, which will provide a safer condition than the existing driveover style.

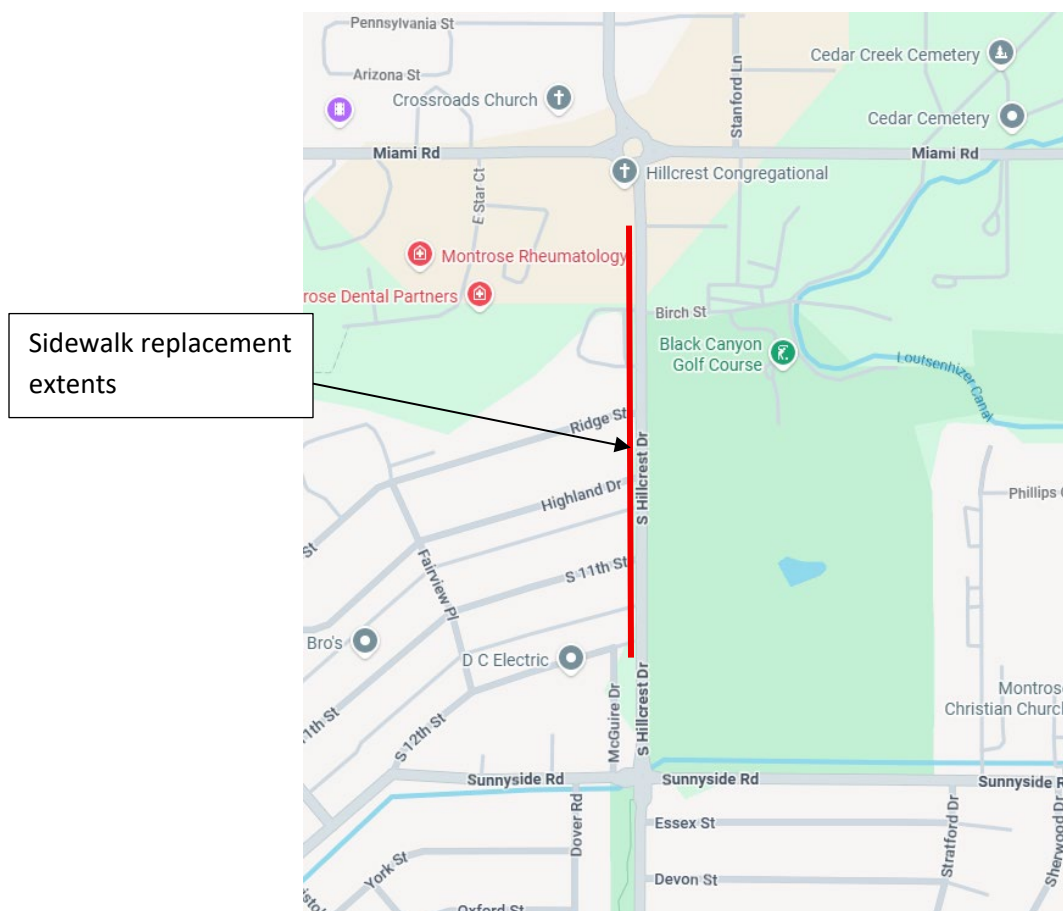


Figure 1: Sidewalk Replacement Extents

Project Bidding and Associated Expenditures

Construction of the South Hillcrest Drive Sidewalk Replacement Project was put out for bid on June 8th and bids were publicly received on June 30, 2026 from six contractors as summarized in Table 1 below. Bid totals presented include a 10 percent contingency.

TABLE 1
Summary of Bid Results

Contractor	Location	Bid Total
Precision Dirt Work	Montrose, CO	\$489,577.00
Ridgway Valley Enterprises	Montrose, CO	\$559,673.95
Mountain Ridge Enterprise	Montrose, CO	\$609,911.34
Montrose Excavation	Montrose, CO	\$699,825.15
K&D Construction	Grand Junction, CO	\$720,965.96
Tri-M Construction	Ridgway, CO	\$912,065.51

The City has never contracted with Precision Dirt Work in the past but their reference checks were positive and projects of these type and scale are excellent starting projects for contractors new to the City's bidding pool. As a result, it is recommended that the construction contract be awarded to Precision Dirt Work. It should be noted that the City's local preference policy or best-value rating system would not change the outcome of bidding in this instance.

Project Schedule and Traffic Control

The project is scheduled to run from August to November 2026. While mainline sidewalk work is taking place, traffic on Hillcrest Drive will be shifted towards the east but will maintain at least one lane of traffic in each direction at all times. While sidewalk work is taking place at side-street connections, the side streets will be closed and detours set up to route traffic and pedestrians to nearby roadways.

Contract Administration and Project Financials

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

The sidewalk replacement project was anticipated to cost \$650k and was initially planned to be split into both the 2026 and 2027 budgets. Along these lines, \$325k was allocated within the 2026 Moving Montrose Forward (MoveMo) Contracted Street Maintenance allocation for this project. Given the favorable bidding results and in an attempt to limit disruption to the public, it is recommended that the entire project be constructed in 2026. This would place the proposed contract approximately \$165k over the \$325k allocation; however, funding is available from savings on other capital projects that would provide budget capacity to do so without a supplemental budget for this item.

MEMO



To: Honorable Mayor and Members of the City Council
From: City Manager's Office
Date: July 6, 2026
Re: 2026 Annual Colorado Flights Alliance Contribution
Attachments: None

Action

Consider the approval of the City's annual contribution to the Colorado Flights Alliance (CFA). The contribution of \$300,000 is included in the City's 2026 budget. The amount exceeds the City Manager's \$50,000 maximum spending authority and requires Council approval.

Background

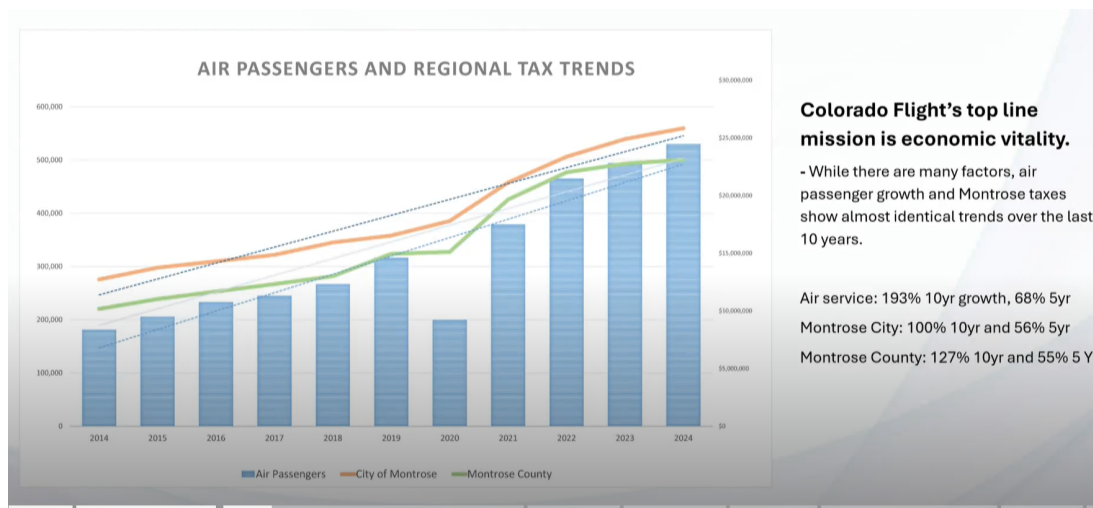
CFA supports economic sustainability and vitality on Colorado's western slope through air service development and corresponding programs. CFA CEO Matt Skinner attended the November 17, 2025 City Council work session to share information with City Council regarding CFA's operations and economic impacts. The [video of the work session](#) is available on the City of Montrose Public Meetings Portal for additional information.

CFA currently partners with multiple major and regional airlines to secure non-stop service and connections worldwide to Montrose Regional Airport and Telluride Regional Airport, providing some of the most comprehensive air service in western Colorado.

The City of Montrose has financially contributed to the Colorado Flights Alliance for over 10 years to secure flights to the Montrose Regional Airport that otherwise would not exist without support from CFA. These flights contribute significantly to our local economy and also benefit local citizens who make use of the expanded flight options.

Economic Impacts

CFA research and data collection has shown that increased air traffic at Montrose Regional Airport correlates with increased tax collections in the City of Montrose. The image below was presented to the City Council on November 17, 2025.



CFA research and data collection has shown that in 2024, regional air services drove \$235 million in tourism economic impact in Montrose County (including the City of Montrose) and supported over 1400 jobs.



Impact Type (total effects)	Sum Total	County of Impact			Montrose Share
		Montrose	Ouray	San Miguel	
2024 economic impacts:					
Jobs attributable to tourism (2024)	9,062	3,244	1,520	4,297	36%
Jobs attributable to airline flights to MTJ & TEX	4,502	1,427	411	2,664	32%
Jobs attributable to drive / other modes	4,559	1,817	1,110	1,633	40%
Output attributable to tourism (\$ million) (2024)	\$1,449	\$461	\$201	\$787	32%
Output attributable to airline flights to MTJ & TEX (\$ million)	\$774	\$235	\$74	\$464	30%
Output attributable to drive / other modes (\$ million)	\$675	\$226	\$127	\$323	33%

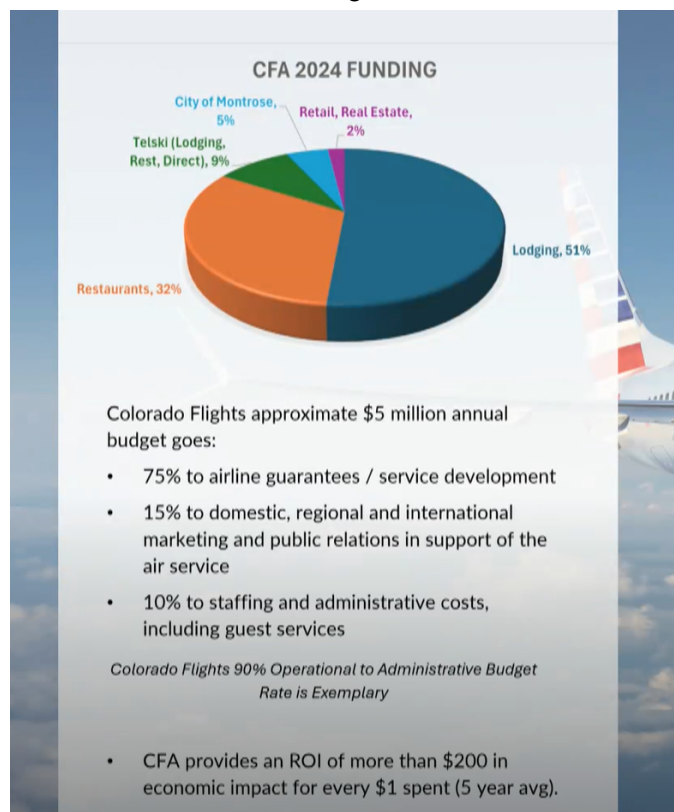
- In a 2024 draft update to the Regional Tourism Study by RRC – CU Leeds School of Business Study, air service drives \$235 million in tourism economic impact and supports 1400+ jobs in Montrose County/City.
- Montrose City/County receives 30%+ of the total direct and indirect impacts.
- 2024 Update: *It's likely that the share of tourism employment and output attributable to MTJ/TEX flights has increased in proportionate terms to the growth since 2018.*

Summary of City Contributions and CFA Funding Sources

The City's contributions to CFA over the last 5 years are listed below.

2020: \$275,000
 2021: \$275,000
 2022: \$300,000
 2023: \$300,000
 2024: \$300,000
 2025: \$300,000

CFA funding comes from a variety of sources across the region, including lodging and restaurants, local governments, retailers, real estate, transportation, private businesses and individuals. The image below shows the composition of CFA's 2024 funding and was presented to City Council on November 17, 2025. In 2024, the City of Montrose's contributions comprised 5% of CFA's overall funding.



Fiscal Impact

The 2026 \$300,000 contribution is budgeted, with \$175,000 coming from the Economic Development and Community Programming budget within the General Fund, \$25,000 from the Retail Sales Enhancement Fund, and \$100,000 from the Tourism Promotion Fund.

MEMO



To: Honorable Mayor and Members of the City Council
From: Jace Hochwalt, Community Development Director
Date: July 21, 2026
Re: Update to Title 11 of the Montrose Municipal Code (Land Development Regulations)
Specific to Temporary Workforce Housing
Attachments:

- Exhibit A - Ordinance 2725

Action

Consider the approval of Ordinance 2725 on first reading, an Ordinance of the City of Montrose, Colorado, amending Title XI Chapter 7, Zoning Regulations; Title XI Chapter 11, Supplementary Uses; and Title XI Chapter 15, Definitions, to allow for Temporary Workforce Housing within the City of Montrose, Colorado.

Background

As discussed at the City Council Work Session on July 6, 2026, the City of Montrose Municipal Code currently does not include a defined land use category or regulatory framework for temporary workforce housing. As a result, there is limited clarity regarding where such facilities may be located or how they should be reviewed and approved. The purpose of this item is to amend Title 11 – Land Development Regulations to formally incorporate temporary workforce housing into the Municipal Code by establishing a clear definition, identifying appropriate zoning districts, and outlining specific standards and procedural requirements. These amendments are intended to provide a consistent, transparent, and enforceable approach for evaluating temporary workforce housing proposals while ensuring alignment with the City’s zoning intent and community objectives.

In order to incorporate a new land use into Title 11 of the Montrose Municipal Code, several coordinated steps are required to ensure the regulations are comprehensive and internally consistent. Staff has identified the following three-step process to achieve this for temporary workforce housing:

1. Add a definition for “Temporary Workforce Housing” to [Chapter 11-15 - Definitions](#).
2. Establish use-specific criteria for “Temporary Workforce Housing” within [Chapter 11-11 - Supplementary Uses](#).
3. Incorporate “Temporary Workforce Housing” to [Section 11-7-6 - Use Table](#) to clearly identify the zoning district(s) where the use is permitted.

Step One – Define the use:

The first step in incorporating Temporary Workforce Housing into the Municipal Code is to establish a clear definition. The proposed definition was developed after reviewing definitions and regulatory approaches used by other jurisdictions.

Chapter 11-15 – Definitions

Temporary Workforce Housing - A residential use providing temporary housing accommodations for individuals employed in temporary, seasonal, or project-based work assignments, where occupancy is tied to employment duration and does not constitute permanent residency.

In addition to defining Temporary Workforce Housing, a definition for "Sleeping Unit" is needed because the term is referenced in the use-specific standards below. The following definition is proposed:

Sleeping Unit - A room or space within a Temporary Workforce Housing development designed for overnight occupancy by one or more persons without cooking facilities. A Sleeping Unit is not a dwelling unit. Occupants may rely on shared kitchen, dining, bathing, laundry, and other common facilities.

Step Two – Define the use-specific criteria/procedural requirements:

Several uses within the Municipal Code are subject to use-specific standards, including group homes, accessory dwelling units, manufactured home parks, travel home (RV) parks, and unhoused shelters. Following detailed staff discussion, it was determined that incorporating use-specific standards is appropriate to ensure clear and consistent criteria are established prior to approval of temporary workforce housing developments. The proposed standards and procedural requirements are outlined below.

Section 11-11-8. – Temporary Workforce Housing

Temporary Workforce Housing, as defined in Chapter 11-15-2, shall comply with the following standards:

- A. Applications for Temporary Workforce Housing shall be reviewed through the Site Development Plan – Major Development process in accordance with Section 11-8-1(C).
- B. Approval of Temporary Workforce Housing shall not exceed two (2) years. One (1) administrative extension of up to one (1) additional year may be approved by the City Manager upon demonstration of continued need and compliance with all applicable conditions of approval.
- C. Temporary Workforce Housing may be established on a parcel only once within any five (5) year period. The five (5) year period shall be measured from the date of the initial approval of the Temporary Workforce Housing use. A parcel that has received approval under this section shall not be eligible for another Temporary Workforce Housing approval until the five (5) year period has elapsed.

- D. Occupancy shall be limited to persons employed in seasonal, temporary, or project-based employment activities, and their immediate family members where permitted.
- E. Residential density shall not exceed the maximum number of dwelling units permitted within the underlying zoning district, as determined by the parcel size and applicable multifamily residential density standards. For Temporary Workforce Housing, the number of approved sleeping units shall establish site density and shall not exceed the equivalent dwelling unit density permitted in the zoning district.
- F. All developments shall be connected to municipal water, wastewater, and sanitary sewer utilities. Off-street parking areas and internal drive aisles may be constructed of gravel or other all-weather surfaces approved by the City Engineer and the Montrose Fire Protection District. A minimum of 0.75 off-street parking spaces shall be provided per sleeping unit.
- G. Landscaping and irrigation standards otherwise applicable to multifamily or commercial development shall not apply; however, landscaping, irrigation, fencing, or a combination thereof may be required as a condition of approval for buffering, screening, erosion control, security, public safety, or other site-specific mitigation purposes.
- H. The application shall include an operational and management plan identifying maximum occupancy (based on sleeping units), parking management, waste collection procedures, cleaning plans for community facilities, on-site management contact information, quiet hours, and procedures for maintaining compliance with this section. Adequate areas for employee pick-up, drop-off, and shuttle operations shall be provided where determined necessary by the City.
- I. Common kitchen, dining, restroom, bathing, laundry, and recreation facilities may be provided to serve the approved occupancy.
- J. All structures and facilities shall comply with applicable building, fire, health, and safety regulations and shall be designed and maintained to present a cohesive and orderly appearance compatible with surrounding land uses. Modular units not installed on continuous, fully enclosed CMU block or other permanent foundations shall be skirted. CMU piers or similar support systems shall be considered non-permanent foundations and shall also require skirting. Exterior lighting shall comply with Chapter 11-9 – Outdoor Lighting and shall be fully shielded and directed away from adjacent properties and public rights-of-way.
- K. A Temporary Workforce Housing use may be revoked by the City Manager upon reasonable notice to the applicant for violation of this section, any condition of approval, or any applicable law, ordinance, or regulation. Upon expiration, termination, or revocation of the use, all temporary housing units shall be removed from the site within a time period established by the City Manager unless otherwise approved through a separate land use approval.

- L. Prior to approval of a Temporary Workforce Housing application, the applicant shall provide an estimate of the costs associated with the removal and disposal of all temporary housing units, accessory structures, utilities, and related site improvements. The City Manager may require the applicant to establish a financial security, in a form acceptable to the City Manager, in an amount sufficient to ensure completion of such removal and disposal. A separate financial security shall not be required where the City Manager determines that adequate security for removal and disposal has already been provided through a lease agreement, development agreement, performance bond, letter of credit, or other comparable instrument, subject to approval by the City Manager.

Step 3 – Incorporate the use within the use table

Once the use, associated use-specific standards, and procedural requirements are established, the use must be incorporated into the Use Table in Section 11-7-6 to clearly identify where it is permitted.

Following staff discussion, it was determined that the most appropriate zoning district for Temporary Workforce Housing is the I-1 (Light Industrial) District. Temporary Workforce Housing is intended to accommodate employees engaged in seasonal, temporary, or project-based employment, much of which is associated with industrial, construction, manufacturing, utility, and similar employment sectors.

The I-1 District also provides characteristics that are well suited for this type of development. Industrial-zoned properties are generally larger and better able to accommodate temporary housing units, shared facilities, parking, and internal circulation while maintaining appropriate setbacks and buffering. In contrast, locating Temporary Workforce Housing within established residential neighborhoods could create compatibility concerns due to its temporary nature and operational characteristics.

Lastly, requiring Temporary Workforce Housing to locate within the I-1 District ensures that the use remains closely tied to employment-generating areas rather than functioning as a form of conventional residential development. This approach supports local and regional employers by providing housing options for workers needed to complete seasonal and project-based work while allowing those employees to reside within the community during their employment. As a result, workers are more likely to purchase goods, meals, fuel, and other services locally, generating additional sales tax revenue that benefits the City. Combined with the proposed use-specific standards, this approach provides a balanced framework that addresses temporary workforce housing needs, supports economic development, protects the character of surrounding neighborhoods, and ensures compatibility with adjacent land uses.

Land Use	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
RESIDENTIAL USES									
<u>Temporary Workforce Housing (See Section 11-11-8)</u>								P	
Legend: Zoning District				Legend: Use Type					
OR: Office-Residential				P: Permitted Use					
P: Public				C: Conditional Use					
B-1: Central Business				A: Accessory Use					
B-2: Highway Commercial				T: Temporary Use					
B-2A: Regional Commercial				Note: Any uses not listed in a zone district are prohibited—see Sec. 11-7-6(F)(1).					
B-3: General Commercial									
B-4: Neighborhood Shopping									
I-1: Light Industrial									
I-2: General Industrial									

Fiscal Impact

The proposed amendments to Title 11 are not expected to have a direct fiscal impact on the City; however, they may generate indirect economic benefits over time by supporting workforce availability for local and regional employers and contributing to increased local spending and associated sales tax revenues. Any administrative costs associated with application review and enforcement are anticipated to be absorbed within existing staff resources and development review processes.

Conclusion

The proposed amendments establish a comprehensive regulatory framework for Temporary Workforce Housing within the Montrose Municipal Code by defining the use, adopting use-specific standards and procedural requirements, and identifying the I-1 (Light Industrial) District as the appropriate location for this type of development. Collectively, these amendments provide a clear and predictable review process while ensuring that Temporary Workforce Housing remains temporary in nature, is appropriately managed, and is compatible with surrounding land uses.

The proposed regulations also position the City to better accommodate the workforce needs of local and regional employers without creating unintended impacts on established residential neighborhoods. By providing temporary housing opportunities near employment centers, the City can support economic development, improve housing availability for seasonal and project-based workers, and capture additional local spending that contributes to sales tax revenue. Overall, the proposed code amendments balance the needs of employers, workers, neighboring properties, and the community by creating a transparent regulatory framework that can be consistently administered as future applications are received.

ORDINANCE NO. 2725

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, UPDATING TITLE XI, CHAPTERS 7, 11, AND 15 TO ALLOW FOR TEMPORARY WORKFORCE HOUSING WITHIN THE CITY OF MONTROSE, COLORADO.

WHEREAS, the City's Municipal Code is updated from time to time; and

WHEREAS, City Council finds that Temporary Workforce Housing supports the workforce needs associated with major economic opportunities, fostering economic growth throughout the City; and

WHEREAS, City Council finds there is a need to allow for Temporary Workforce Housing within the City of Montrose.

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

SECTION 1:

Section 11-7-6. (H) (District uses.) of the Official Code of the City of Montrose, Colorado is hereby amended to read as follows:

(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
RESIDENTIAL USES									
Accessory Dwelling Unit								P	P
Dwelling, Duplex	C			P	P	P			
Dwelling, Fourplex	P	P	P	P	P	P	P	P	P
Dwelling, Multi-household			P	P	P	P			
Dwelling, Single Household Attached			P	P	P	P			
Dwelling, Single Household Detached	P	C	P	P	P	P	P	P	P
Dwelling, Tiny Home	P	P	P	P	P	P	P	P	P
Dwelling, Triplex	P								
Group home - handicapped/disabled 8 persons or less (see Sec. 11-11-2)		P	P	P	P	P			
Group home - handicapped/disabled > 8 persons (see Sec. 11-11-2)		P	P	P	P	P			
Group home (See Sec. 11-11-	P	P	P	P	P	P			

2)									
Home occupation (See Sec. 11-11-3)			P	P	P	P	C		
Supportive housing			P	P	P	P		C	C
Accessory Dwelling Unit	P	P	P	P	P	P	P	C	C
Dwelling, Duplex	C	P	C	C	C	C	C		
Temporary Workforce Housing								P	
Legend: Zoning District				Legend: Use Type					
OR: Office-Residential				P: Permitted Use					
P: Public				C: Conditional Use					
B-1: Central Business				A: Accessory Use					
B-2: Highway Commercial				T: Temporary Use					
B-2A: Regional Commercial									
B-3: General Commercial				Note: Any uses not listed in a zone district are prohibited—see Sec. 11-7-6(F)(1).					
B-4: Neighborhood Shopping									
I-1: Light Industrial									
I-2: General Industrial									

SECTION 2:

Section 11-11-8. (Temporary Workforce Housing.) of the Official Code of the City of Montrose, Colorado is hereby added to read in its entirety as follows:

Temporary Workforce Housing, as defined in Chapter 11-15-2, shall comply with the following criteria:

- (A) Applications for Temporary Workforce Housing shall be reviewed through the Site Development Plan – Major Development process in accordance with Section 11-8-1(C).
- (B) Approval of Temporary Workforce Housing shall not exceed two (2) years. One (1) administrative extension of up to one (1) additional year may be approved by the City Manager upon demonstration of continued need and compliance with all applicable conditions of approval.
- (C) Temporary Workforce Housing may be established on a parcel for a maximum of three (3) years within any five (5) year period. The five (5) year period shall be measured from the date of the initial approval of the Temporary Workforce Housing use. A parcel that has received approval under this section shall not be eligible for another Temporary Workforce Housing approval until the five (5) year period has elapsed.
- (D) Occupancy shall be limited to persons employed in seasonal, temporary, or project-based employment activities, and their immediate family members, where permitted.
- (E) Residential density shall not exceed the maximum number of dwelling units permitted within the underlying zoning district, as determined by the parcel size and applicable multifamily residential density standards. For Temporary Workforce Housing, the number of approved Sleeping Units shall establish site density and shall not exceed the equivalent dwelling unit density permitted in the zoning district.

- (F) All developments shall be connected to municipal water, wastewater, and sanitary sewer utilities. Off-street parking areas and internal drive aisles may be constructed of gravel or other all-weather surfaces approved by the City Engineer and the Montrose Fire Protection District. A minimum of 0.75 off-street parking spaces shall be provided per Sleeping Unit.
- (G) Landscaping and irrigation standards otherwise applicable to multifamily or commercial development shall not apply; however, landscaping, irrigation, fencing, or a combination thereof may be required as a condition of approval for buffering, screening, erosion control, security, public safety, or other site-specific mitigation purposes.
- (H) The application shall include an operational and management plan identifying maximum occupancy (based on Sleeping Units), parking management, waste collection procedures, cleaning plans for community facilities, on-site management contact information, quiet hours, and procedures for maintaining compliance with this section. Adequate areas for employee pick-up, drop-off, and shuttle operations shall be provided where determined necessary by the City.
- (I) Common kitchen, dining, restroom, bathing, laundry, and recreation facilities may be provided to serve the approved occupancy.
- (J) All structures and facilities shall comply with applicable building, fire, health, and safety regulations and shall be designed and maintained to present a cohesive and orderly appearance compatible with surrounding land uses. Modular units not installed on continuous, fully enclosed CMU block or other permanent foundations shall be skirted. CMU piers or similar support systems shall be considered non-permanent foundations and shall also require skirting. Exterior lighting shall comply with Chapter 11-9 – Outdoor Lighting and shall be fully shielded and directed away from adjacent properties and public rights-of-way.
- (K) A Temporary Workforce Housing use may be revoked by the City Manager upon reasonable notice to the applicant for violation of this section, any condition of approval, or any applicable law, ordinance, or regulation. Upon expiration, termination, or revocation of the use, all temporary housing units shall be removed from the site within a time period established by the City Manager unless otherwise approved through a separate land use approval.
- (L) Prior to approval of a Temporary Workforce Housing application, the applicant shall provide an estimate of the costs associated with the removal and disposal of all temporary housing units, accessory structures, utilities, and related site improvements. The City Manager may require the applicant to establish a financial security, in a form acceptable to the City Manager, in an amount sufficient to ensure completion of such removal and disposal. A separate financial security shall not be required where the City Manager determines that adequate security for removal and disposal has already been provided through a lease agreement, development agreement, performance bond, letter of credit, or other comparable instrument, subject to approval by the City Manager.

SECTION 3:

Section 11-15-2. (Definitions.) of the Official Code of the City of Montrose, Colorado is hereby amended to read as follows:

S

...

Sleeping Unit means a room or space within a Temporary Workforce Housing development designed for overnight occupancy by one or more persons without cooking facilities. A Sleeping Unit is not a Dwelling Unit. Occupants may rely on shared kitchen, dining bathing laundry, and other common facilities.

T

...

Temporary Workforce Housing means a residential use providing temporary housing accommodations for individuals employed in temporary, seasonal, or project-based work assignments, where occupancy is tied to employment duration and does not constitute permanent residency.

...

SECTION 4:

Except as specifically amended hereby, the Official Municipal Code of the City of Montrose, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

SECTION 5:

The City Council hereby finds, determines and declares that this Ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the City of Montrose and the inhabitants thereof.

SECTION 6:

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. City staff is hereby authorized to take additional actions as may be necessary to implement the provisions of this Ordinance, and have the authority to correct formatting and/or typographical errors discovered during codification.

SECTION 7:

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 8:

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 9:

This Ordinance shall become effective as set forth in the City of Montrose Charter.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on first reading on Tuesday, the 21st day of July 2026, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 21st day of July 2026.

ATTEST:

Lisa DelPiccolo, City Clerk

Michael Badagliacco, Mayor

INTRODUCED, READ and ADOPTED on second reading this 4th day of August 2026.

ATTEST:

Lisa DelPiccolo, City Clerk

Michael Badagliacco, Mayor



CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: William Reis, Senior Planner
DATE: July 21, 2026
RE: El Chapin Addition Annexation
ATTACHMENTS:

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

City Council Consideration:

City Council is considering the annexation application and the associated zoning of the El Chapin Addition. Council will consider all of the information in this memo in making a decision.

Proposed schedule:

May 18:	Council Work Session Overview
June 2:	Council Resolution to set a hearing date
June 10:	Planning Commission zoning hearing
July 7:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
July 21:	2nd reading of annexation and zoning ordinances

Application Background:

The El Chapin Addition is a proposed annexation approximately 12.28 acres in size. The annexation consists of Parcel #376723210005, adjacent to 6600 Road. It is within the City's Urban Growth Boundary, the City of Montrose Sewer Service Area, and the City of Montrose Water Service Area.

Proposed Zoning: "R-3" Medium Density District

Applicant: Selvin Sandoval, El Chapin Investment Group, LLC



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-3" Medium Density District is intended to provide for an area which is suitable primarily for single-household detached, attached 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-3A" Medium High Density District and properties outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the El Chapin Addition as Residential Mixed Density Low and Residential Mixed Density Medium. The Residential Mixed Density Low district provides primarily for single-family homes, as well as small amounts of attached residential dwellings 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. The Residential Mixed Density Medium district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed.



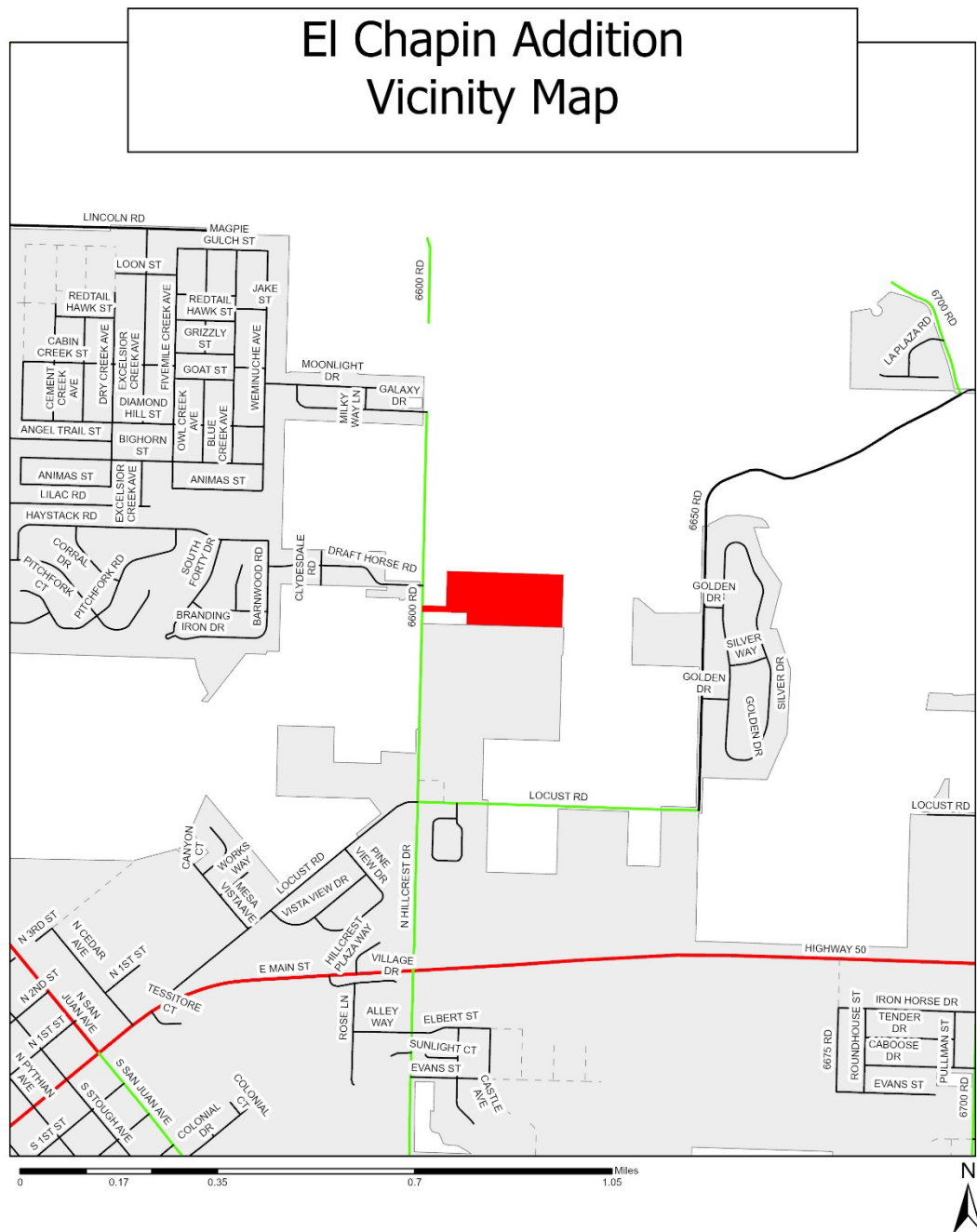
5. The property is located within Growth Area 2. According to the Comprehensive Plan, Growth Area 2 contains an area that has some level of, or moderate proximity to, existing infrastructure.
6. The “R-3” zoning does not appear to be averse to the public health, safety and welfare. The Planning Commission made a unanimous recommendation of approval of the “R-3” zoning designation during the June 10, 2026 Planning Commission meeting.

Staff Recommendation:

Staff recommends approval of the annexation and the “R-3” Medium Density District zoning designation.



EXHIBIT A: Maps



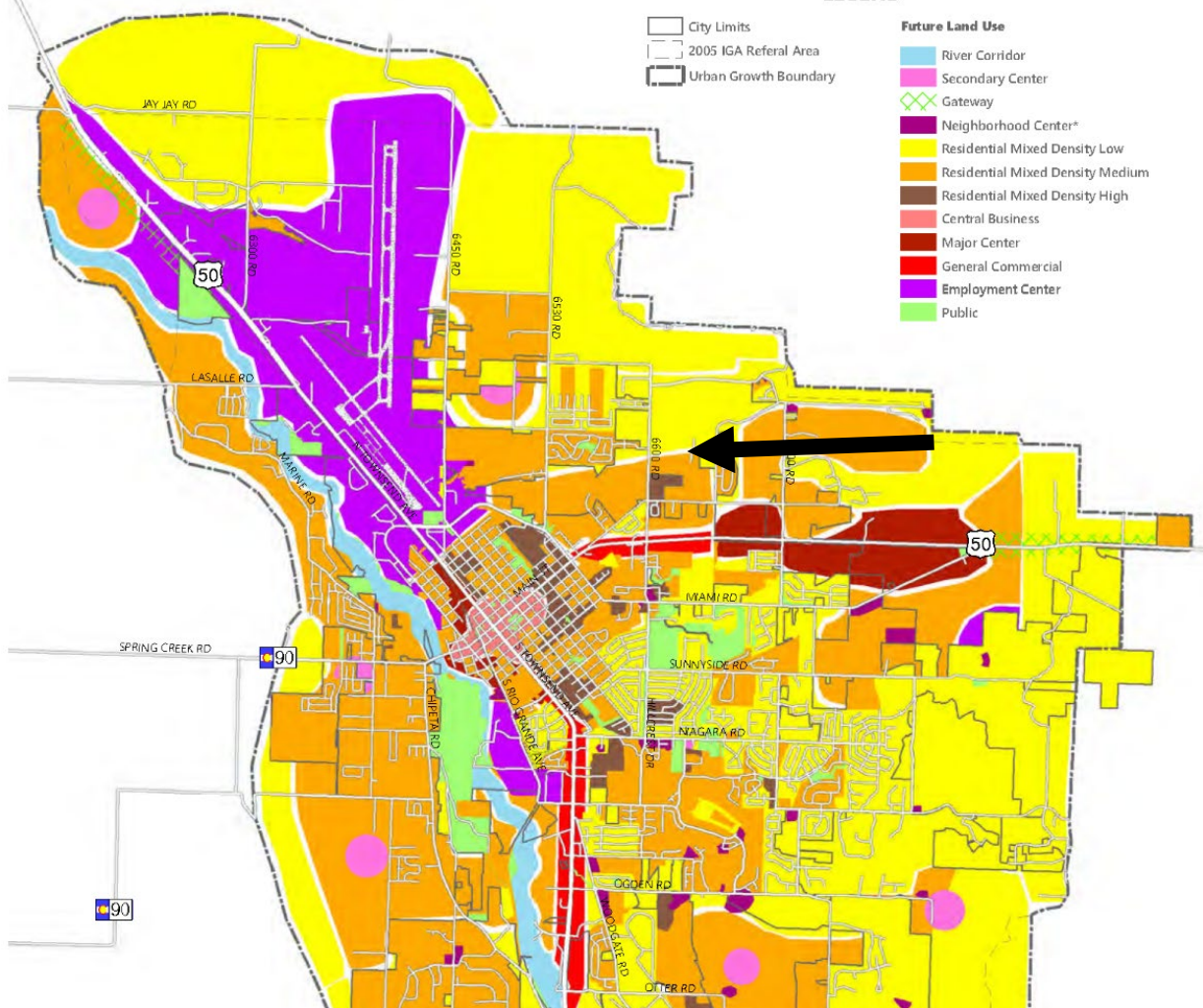
El Chapin Addition Proposed Zoning: "R-3"



Comprehensive Plan Future Land Use Map

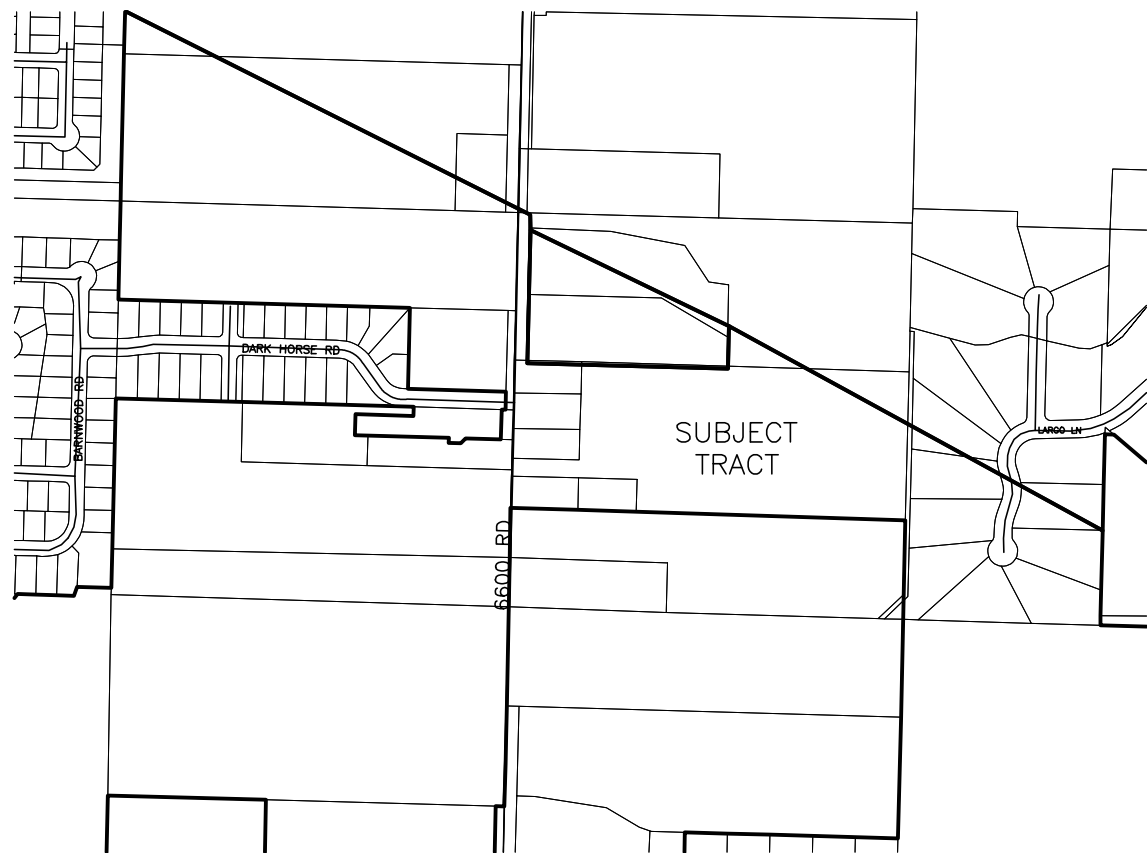
FUTURE LAND USE

MAP 5.1



EL CHAPIN ADDITION

SITUATED IN SW1/4NW1/4 SECTION 23, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP
N.T.S.

LEGEND

- //// = CITY LIMITS
—— = PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

TOTAL PERIMETER = 3630.71'
PERIMETER CONTIGUOUS TO CITY LIMITS 899.57'

NOTE:

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

PROPERTY DESCRIPTION:

A TRACT OF LAND SITUATED IN THE S1/2 N3/4 SW1/4 NW1/4 OF SECTION 23, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN MONTROSE COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE S1/2 N3/4 SW1/4 NW1/4 SECTION 23; THENCE SOUTH 00°00'54" EAST, 495.84 FEET TO THE SOUTHEAST CORNER OF SAID S1/2 N3/4 SW1/4 NW1/4; THENCE NORTH 89°38'19" WEST ALONG THE SOUTH LINE OF SAID S1/2 N3/4 SW1/4 NW1/4, A DISTANCE OF 899.57 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH, 108.19 FEET; THENCE WEST, 419.52 FEET TO A POINT ON THE WEST LINE OF SAID S1/2 N3/4 SW1/4 NW1/4; THENCE NORTH ALONG SAID WEST LINE S1/2 N3/4 SW1/4 NW1/4, A DISTANCE OF 60 FEET; THENCE LEAVING SAID WEST LINE EAST, 224.76 FEET; THENCE NORTH, 328.63 FEET TO A POINT ON THE NORTH LINE OF SAID S1/2 N3/4 SW1/4 NW1/4; THENCE SOUTH 89°39'06" EAST ALONG SAID NORTH LINE A DISTANCE OF 1094.20 FEET TO THE POINT OF BEGINNING, AS SHOWN AS TRACT NO. 1 ON PLAT OF SURVEY RECORDED FEBRUARY 10, 2022 UNDER RECEPTION NO. 946776, COUNTY OF MONTROSE, STATE OF COLORADO.

SURVEYORS CERTIFICATE:

I, Frederick Ballard, a Professional Land Surveyor in the State of Colorado, do hereby certify Sandoval Addition Annexation Map prepared under my direct supervision.

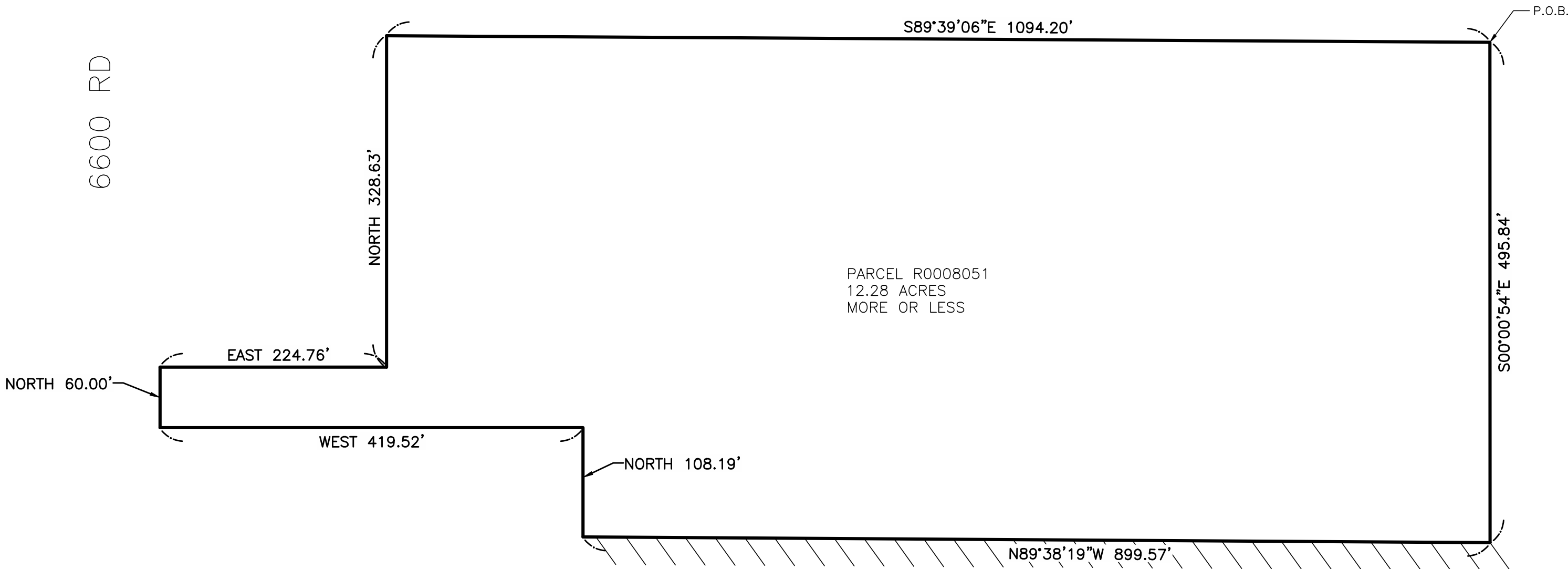
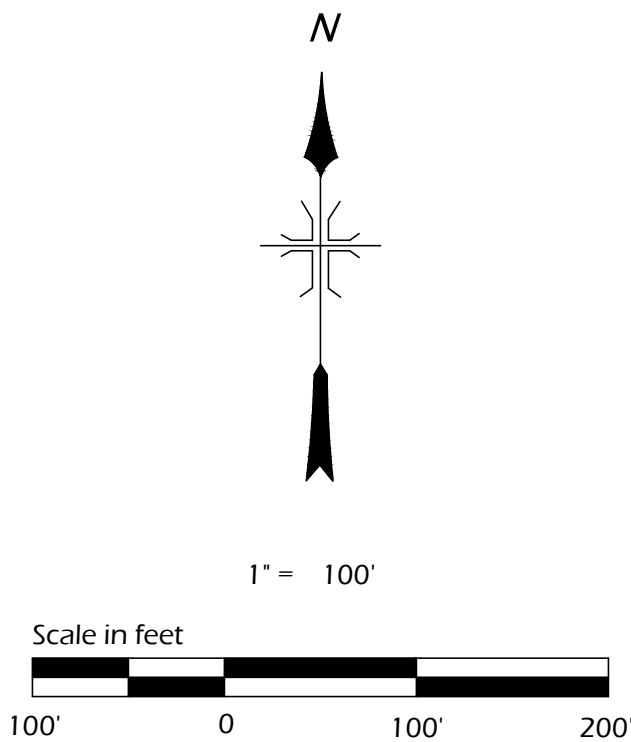
FOR REVIEW

Frederick A. Ballard P.L.S. 37690

RECORDER'S CERTIFICATE:

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

County Clerk & Recorder by Deputy



SUNSET VILLAGE ADDITION
RECEPTION NO. 963700

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.
\\DMS14\PROJECTS\ACTIVE PROJECTS\2025\25186-SANDOVAL 6600 ROAD SUBDIVISION\C3D\25186V_ANNX.DWG

TITLE			
EL CHAPIN ADDITION			
CLIENT:		EL CHAPIN INVESTMENT GROUP LLC	
ADDRESS & PHONE:		PO BOX 3538 MONTROSE, CO	
DATE:		2026-02-04	
JOB NO.:		25186	
TYPE:		ANNEX	
DRAWN BY:		TRS	
FILE:		25186V_ANNX	
SHEET:		1 of 1	

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)



EXHIBIT B: Zoning Code Excerpt

Sec. 11-7-6. District uses.

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

- (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.
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 - (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. 2717

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, FOR THE ANNEXATION OF THE EL CHAPIN ADDITION.

WHEREAS, a petition for the annexation of a tract of land known as the **El Chapin 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.

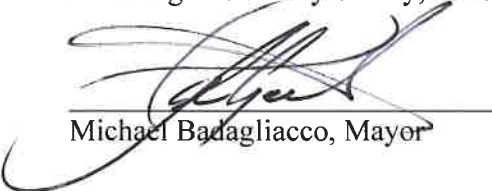
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

SECTION 1:

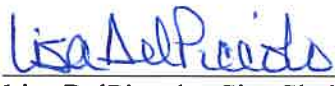
The property described in **Exhibit A**, known as the **EL CHAPIN ADDITION**, is hereby annexed to the City of Montrose, Colorado.

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 7th day of July, 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 7th day of July, 2026.


Michael Badagliacco, Mayor

ATTEST:


Lisa DelPiccolo, City Clerk



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

Michael Badagliacco, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

EXHIBIT A

Legal Description

A TRACT OF LAND SITUATED IN THE S1/2 N3/4 SW1/4 NW1/4 OF SECTION 23, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN MONTROSE COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE S1/2 N3/4 SW1/4 NW1/4 SECTION 23; THENCE SOUTH 00°00'54" EAST, 495.84 FEET TO THE SOUTHEAST CORNER OF SAID S1/2 N3/4 SW1/4 NW1/4; THENCE NORTH 89°38'19" WEST ALONG THE SOUTH LINE OF SAID S1/2 N3/4 SW1/4 NW1/4, A DISTANCE OF 899.57 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH, 108.19 FEET; THENCE WEST, 419.52 FEET TO A POINT ON THE WEST LINE OF SAID S1/2 N3/4 SW1/4 NW1/4; THENCE NORTH ALONG SAID WEST LINE S1/2 N3/4 SW1/4 NW1/4, A DISTANCE OF 60 FEET; THENCE LEAVING SAID WEST LINE EAST, 224.76 FEET; THENCE NORTH, 328.63 FEET TO A POINT ON THE NORTH LINE OF SAID S1/2 N3/4 SW1/4 NW1/4; THENCE SOUTH 89°39'06" EAST ALONG SAID NORTH LINE A DISTANCE OF 1094.20 FEET TO THE POINT OF BEGINNING, AS SHOWN AS TRACTS NO. 1 AND NO. 2 ON PLAT OF SURVEY RECORDED FEBRUARY 10, 2022 UNDER RECEPTION NO. 946776, COUNTY OF MONTROSE, STATE OF COLORADO.

ORDINANCE NO. 2718

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, PROVIDING FOR THE ZONING OF THE EL CHAPIN ADDITION AS AN "R-3," MEDIUM DENSITY DISTRICT.

WHEREAS, the **El Chapin 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 is hereby amended to designate the **El Chapin Addition**, according to the Official Annexation Map thereof, as an "R-3", Medium Density District.

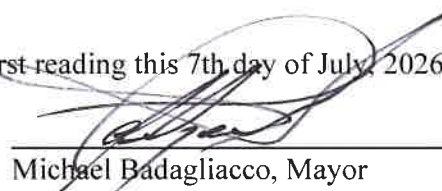
You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its passage on first reading on Tuesday, the 7th day of July 2026, at the hour of 6:00 p.m. at the Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 7th day of July, 2026.

ATTEST:


Lisa DelPiccolo, City Clerk




Michael Badagliacco, Mayor

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

Michael Badagliacco, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Senior Planner
DATE: July 21, 2026
RE: Ponderosa Ranch BLA Rezone
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Excerpts from City of Montrose Municipal Code

City Council Consideration:

City Council is considering the approval of the Ponderosa Ranch BLA Rezone. The City Council will consider all of the information in this memo in making a decision.

Applicant: BAM Investments, LLC

Application Background:

The proposal is to rezone a portion of Lot 39 of the Amended Ponderosa Ranch Subdivision Filing No. 2, approximately 1.12 acres, from “R-6” Medium Density/Manufactured Housing District to “B-3” General Commercial District. The property is more particularly described as follows:

Beginning at the North West Corner of Lot 39 Monumented by a rebar and cap LS 36067; thence S 88°34’22” E a distance of 153 feet to a rebar and cap LS 16840; thence S 01°22’22” W a distance of 321.06 feet to a number five rebar; thence N 88°10’35” W a distance of 151.83 feet to a rebar and cap LS 16840; thence N 01°09’45” E a distance of 319.99 feet to the point of beginning.

Containing 1.12 Acres +/-



The Planning Commission unanimously voted to recommend approval of this rezone request during the June 24, 2026 Planning Commission meeting.

Proposed Zoning: “B-3” General Commercial District

Staff Analysis:

1. Municipal Code, Section 11-7-12(A), Rezoning.
“Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:
 - a) The amendment is not adverse to the public health, safety and welfare; and
 - b) The amendment is in substantial conformity with the master plan; or:
 - i. The existing zoning is erroneous; or
 - ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.”
2. The City Council should consider the merits of the proposed rezone only and make a decision based on whether it should be rezoned to “B-3” General Commercial District. The current zoning is “R-6” Medium Density/Manufactured Housing District.
 - Zoning Regulations. The “B-3” General Commercial District is intended to provide for a large variety of goods and services including outdoor storage areas and a limited group of commercial/industrial uses.
3. This property is adjacent to properties that are zoned “R-6” Medium Density/Manufactured Housing District, “P” Public District, “B-3” General Commercial District, and properties outside of City limits.
4. General Conformance with the Comprehensive Plan:
 - The Comprehensive Plan Future Land Use Map (Chapter 5) designates this area as Residential Mixed Density Medium. The Residential Mixed Density Medium district provides for a variety of residential types mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed.
5. The “B-3” zoning designation does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements and zoning in the surrounding area.

Staff Recommendation:

Staff finds that the rezone criteria has been met; it is in compliance with the Comprehensive Plan; it is compatible with existing uses in the surrounding area; and therefore, recommends approval of the “B-3” General Commercial District.



City Council Options:

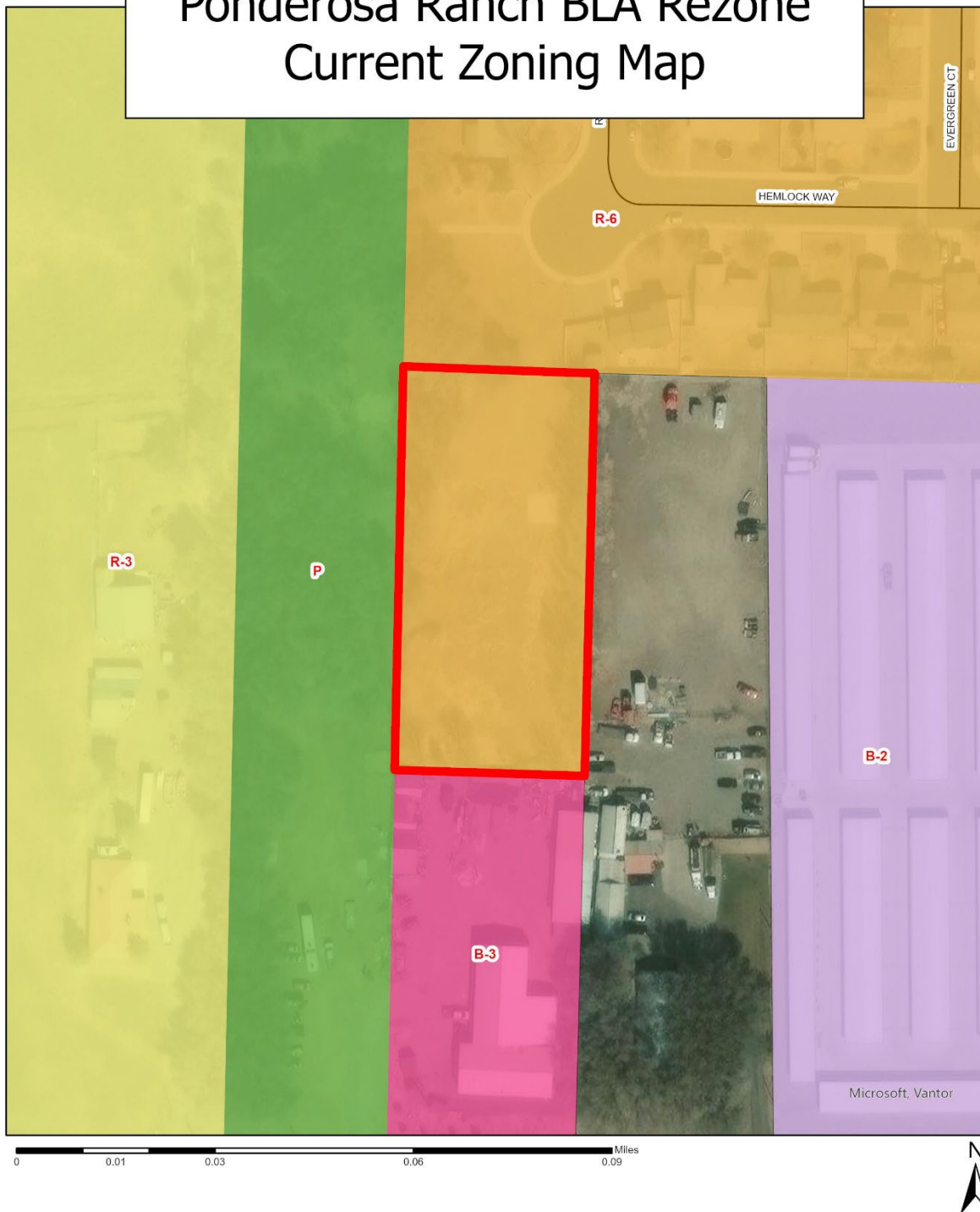
1. Accept the Planning Commission recommendation and approve the rezone.
2. Deny the request for a rezone and schedule a de novo hearing. The hearing date should be established in consultation with the City Attorney.



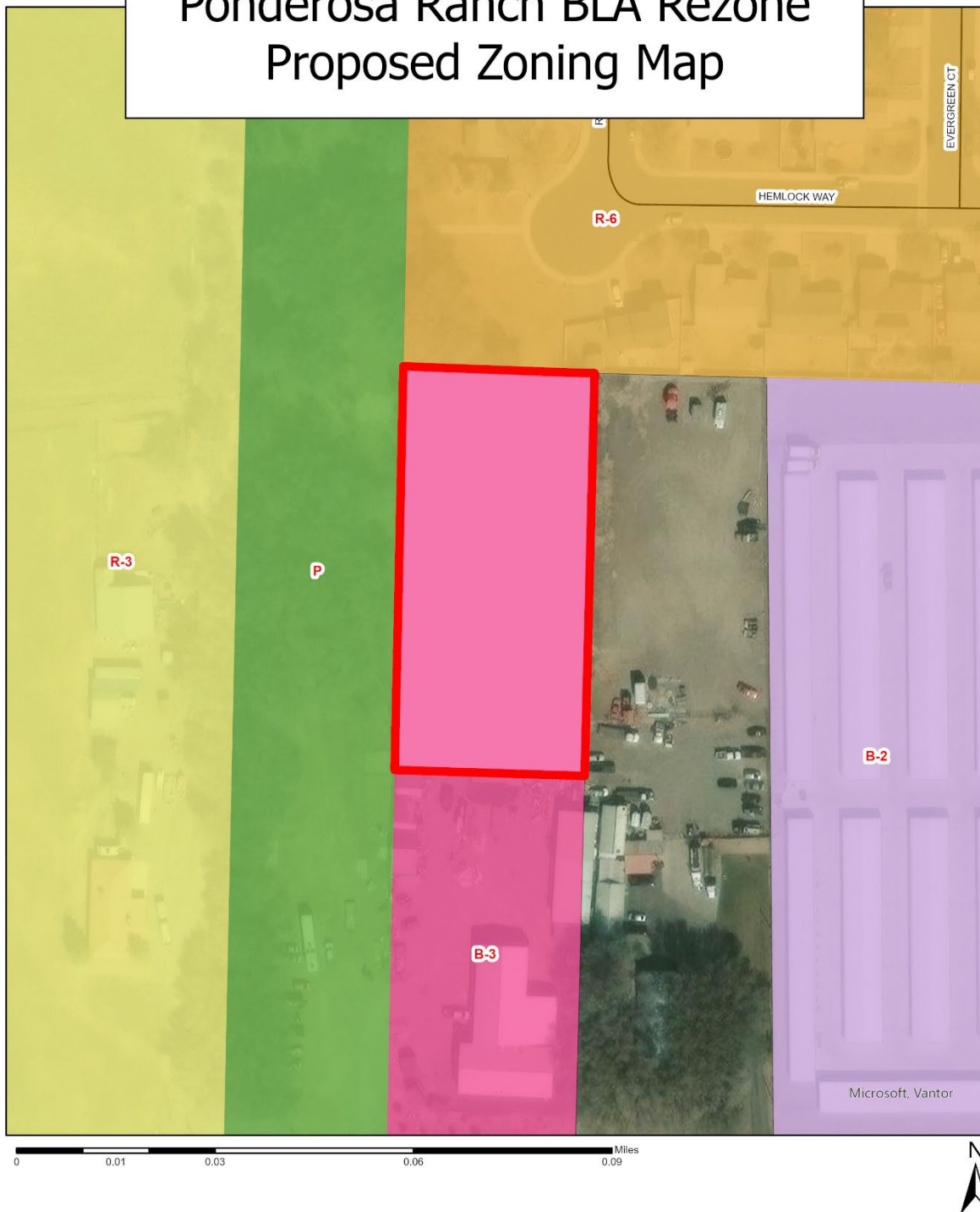
EXHIBIT A: Maps



Ponderosa Ranch BLA Rezone Current Zoning Map



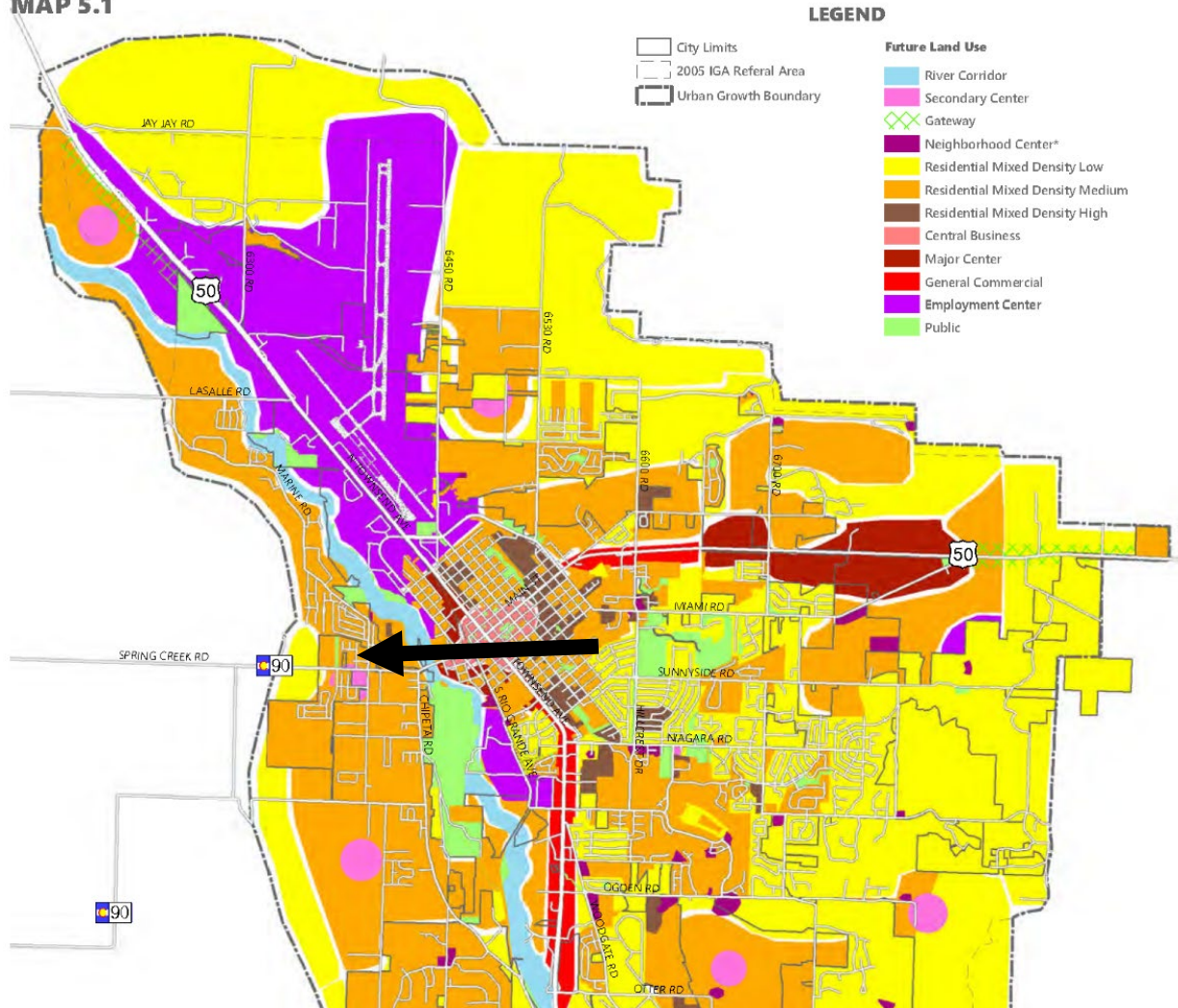
Ponderosa Ranch BLA Rezone Proposed Zoning Map



Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1



CHAPTER 11-7. ZONING REGULATIONS¹

Sec. 11-7-1. General provisions.

- (A) This Chapter, as amended from time to time, and the Official Zoning Map of the City, as amended from time to time, may be cited as the City's Zoning Regulations or Zoning Ordinance.
- (B) The purpose of these Zoning Regulations is to promote the public health, safety and welfare of the present and future inhabitants of Montrose, as described at Section 11-1-4 of this Title.
- (C) The City hereby declares that the regulation and development of land, including regulation by these Zoning Regulations, is exclusively a matter of local and municipal concern, and any provisions of any Statute or regulation of the state in conflict with the provisions of these Zoning Regulations, or any limitation imposed by any Statute or regulation of the state otherwise applicable are hereby superseded; provided, however, the City shall retain all powers authorized by state law with respect to land development regulations and zoning even though not specified within this Chapter, and such powers may be exercised in any lawful manner free from any limitations imposed by State Statute or regulation.
- (D) No business or use involving the sale or distribution of products or services, or the pursuit of activities, whether for profit or not for profit, which is in contravention of any federal, state or local law or regulation, shall be considered a use by right, a conditional use, or a lawful nonconforming use under this Chapter, in any zoning district within the City limits.

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

Sec. 11-7-2. Official zoning map.

- (A) The March, 2016 Revised Zoning Map of the City, as such may be amended from time to time, may be known or cited as the Official Zoning Map of the City.
- (B) Amendments to the Official Zoning Map may be made by an ordinance enacting a revised map or by an ordinance amending portions of the Official Zoning Map by specifying the legal description of the property to be rezoned. The City Manager may cause technical corrections to the Official Zoning Map to be made without any requirement that they first be approved by ordinance, provided such corrections simply implement the terms of previously-approved rezoning ordinances and are consistent with the zone district boundary rules of interpretation in Section 11-7-3.

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

¹Ord. No. 2677, § 1(exh. A), adopted Dec. 17, 2024, repealed the former Ch. 11-7, §§ 11-7-1—11-7-13, and enacted a new Ch. 11-7 as set out herein. The former Ch. 11-7 pertained to similar subject matter and derived from Ord. No. 2626, § 3(exh. A), adopted May 16, 2023; Ord. No. 2646, §§ 1, 2, adopted Nov. 14, 2023; and Ord. No. 2672, §§ 1, 2, adopted Sept. 17, 2024.

Sec. 11-7-3. Zone district boundaries.

The regulations for the various residential, mixed use, commercial and industrial districts provided for in this Chapter shall apply within the boundaries of each such district as indicated on the Official Zoning Map. In establishing the boundaries of the zoning districts shown on the Official Zoning Map, the following rules shall apply:

- (1) *General Rules of Interpretation.* For unsubdivided property or where a zoning boundary divides a property, or if the zoning boundaries cannot otherwise be determined, the boundaries on the Official Zoning Map shall be based upon the individual zoning or rezoning map approved for the property.
- (2) *Lot or Block Lines.* Where no rights-of-way exist and the zoning boundaries are indicated as approximately following lot, tract, block or subdivision boundary lines, such limits shall be considered as the zoning district boundaries.
- (3) *Rights-of-Way.* Unless otherwise indicated, the zoning district boundaries are the centerlines of streets, alleys, waterways, and railroad rights-of-way. The area within any of the rights-of-way is not granted any of the use rights associated with the overlying or adjacent zoning district(s).
- (4) *Vacated Rights-of-Way.* Whenever a public street, alley or other right-of-way has been vacated, the zoning district adjoining each side of the right-of-way shall be extended to include the portion of the vacated street, alley, or other right-of-way adjacent to such adjoining property.
- (5) *City Boundaries.* Boundaries indicated as approximately following the City limits shall be considered as following the City limits.
- (6) *Other Boundaries.* Boundaries indicated as approximately parallel to or extensions of centerlines, lot, or tract lines, City limits, or similar geographic lines shall be considered as the boundaries when no or other reliable documentation is available.
- (7) *Map Discrepancies.* Should an actual street layout or stream course vary from that shown on the map or any other uncertainty remain as to the location of a zoning district boundary, the City Manager shall interpret the map based on the best information available and according to the intent of this title and any other applicable provisions of the Municipal Code.

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

Sec. 11-7-4. Zoning annexed land.

All annexed land shall be zoned within 90 days of annexation following the procedure for rezoning at Section 11-7-12. Zoning of property proposed for annexation may be processed simultaneously with the petition for annexation, provided no ordinance zoning such property may be finally adopted prior to final adoption of an ordinance or ordinances annexing such property.

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

Sec. 11-7-5. Districts established.

- (A) The residential districts described below are established to promote stability in residential neighborhoods; to protect such property from incompatible land uses; to protect property values; and to encourage the appropriate use of such land. Certain other uses are permitted which are compatible with residential dwellings.

-
- (1) The "RL" Rural Living District is intended to provide for farms, ranches, and clustered development with open space, and is designed to dovetail with allowed County residential densities.
 - (2) The "R-1" Very Low Density District is intended to provide for large lot rural residential development with a maximum density of one dwelling unit per acre.
 - (3) The "R-1A" Large Estate District and "R-1B" Small Estate District are intended to provide for large single-household detached dwelling residential lots within a semi-rural environment.
 - (4) 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.
 - (5) The "R-3" Medium Density District is intended to provide for an area which is suitable primarily for single-household detached, attached and duplex dwellings, along with certain other compatible land uses.
 - (6) The "R-3A" Medium High Density District is intended to provide for an area which is suitable primarily for single household attached, triplex, fourplex and other medium density multi-household dwellings, along with certain other compatible land uses.
 - (7) The "R-4" High Density District is intended to provide primarily for high density multi-household dwellings and to allow variety in higher density single household and duplex dwellings and other forms of innovative housing development types.
 - (8) The "R-5" Low Density/Manufactured Housing District is intended to provide primarily for low density development of single-household detached and duplex manufactured home dwellings, along with certain other compatible land uses.
 - (9) The "R-6" Medium Density/Manufactured Housing District is intended to provide primarily for medium-density development for single-household attached,, triplex and fourplex manufactured home dwellings, along with certain other compatible land uses.
 - (10) The "MHR" Manufactured Housing Residential District is intended to provide a suitable environment for manufactured housing developments or tiny home communities, along with certain other compatible land uses.
- (B) The mixed-use district described below is established to promote stability in areas in transition; to protect such property from incompatible land uses; to protect property values; and to encourage the appropriate use of such land.
- (1) The "OR" Office-Residential District is intended to provide for a mix of offices and residential dwellings in areas adjacent to commercial zones or in areas in transition from residential to commercial uses.
- (C) The commercial districts described below are established to provide a location for convenient exchange of goods and services in a reasonable and orderly manner.
- (1) The "P" Public District is intended to provide for uses and services of a public, nonprofit, or charitable nature.
 - (2) The "B-1" Central Business District is intended to reflect the character of the original Downtown while allowing additional uses that will strengthen and expand the core of the City.
 - (3) The "B-2" Highway Commercial District is intended to provide for businesses oriented toward serving the motoring public, encouraging the convenient exchange of goods and services along the major thoroughfares of the City.
 - (4) "B-2A" Regional Commercial District is intended to provide for a full spectrum of goods and service uses along the major thoroughfares of the City.

-
- (5) The "B-3" General Commercial District is intended to provide for a large variety of goods and services including outdoor storage areas and a limited group of commercial/industrial uses.
 - (6) The "B-4" Neighborhood Shopping District is intended to provide for small scale retail shopping and services convenient to residential neighborhoods.
 - (D) The industrial districts described below are established to provide for normal manufacturing activities and related uses.
 - (1) The "I-1" Light Industrial District is intended to provide for a limited group of research and manufacturing uses promoting the creation and maintenance of an employment center which will serve the mutual interests of the community as a whole.
 - (2) The "I-2" General Industrial District is intended to provide for most industrial and manufacturing uses, subject to performance standards.
 - (E) Dimensional requirements are set out in Section 11-7-7.
- (Ord. No. 2677, § 1(exh. A), 12-17-2024)

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 averse to the 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.* Except where specifically modified by this Chapter, accessory uses shall comply with all requirements for the principal use, and the following additional 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) *Permit Required.* The City Manager may issue a temporary use permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a limited period of time in accordance with this Subsection. The temporary use permit may be issued by the City Manager only after it determines 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.
- (2) *Permit Conditions.* The City Manager may approve a temporary use permit subject to conditions appropriate to ensure compliance with this Subsection. Such conditions may include, but are not limited to, setting requirements for, or imposing restrictions upon, size, massing, location, open space, landscaping, buffering, screening, lighting, noise, signage, traffic and pedestrian circulation and control, parking design and operations, duration, hours of operation, setbacks, building materials and architectural design, sanitation, trash removal, dust control, drainage, erosion control, and provision of utilities and services.
- (3) *Permit Renewal.* A temporary use permit will generally not be renewed unless the use is a seasonal use; a temporary improvement associated with an established business; or associated with a construction activity; or as stated otherwise herein. These applications may be renewed for up to one year at any one time using the same procedures as for an initial application.
- (4) *Exempt Activities.* The following temporary activities are exempt from these regulations:
 - (a) Storage or moving containers for a business or residence actively moving or a related activity and not exceeding 14 days in any one year.
 - (b) Dumpsters for a business or residence actively undergoing construction or a related activity and not exceeding 14 days in any one year.
 - (c) Temporary uses, structures, and/or vehicles/trailers needed as the result of a natural disaster or other health and/or safety emergency are allowed for the duration of the emergency or as needed to address conditions caused by the emergency.
- (5) *Prohibited Uses or Activities.* The following uses and activities are prohibited due to negative visual or other impacts:
 - (a) Storage in trailers or roll-off containers for longer than 14 days unless associated with an active construction site or a non-residential use, business or residence in the process of moving.
 - (b) Outdoor storage other than accessory storage for an active construction site. Any other outdoor storage shall conform to the requirements for the zone district in which the property is located.
 - (c) Outdoor sales of durable goods as a principal use not associated with a farmer's market, special event, business promotional event, or with an approved site plan, unless the operation meets the requirements for a mobile vendor in accordance with the Montrose Regulations Manual.
- (6) *Allowed Uses and Activities.* Temporary uses of land are permitted subject to the specific zone districts and time periods listed in Table 7.1. The City Manager may approve other temporary uses and activities if it is determined that such uses meet the intent and criteria of this section.

Table 7.1
Allowed Temporary Uses

Use	Zone Districts	Period
Construction trailer, temporary building, or yard for construction management office and/or storage of materials during active construction within an approved development.	All	Time to be specified by City Manager; must be concurrent with Building Permit; must be terminated within 30 days of issuance of project Certificate of Occupancy for all types of construction.
Temporary office for the sale and/or rental of dwelling units under construction within an approved development.	All	Time to be specified by City Manager; must be terminated within 60 days of completion of the sales period.
Seasonal or off-site retail sales, which include, but are not limited to: sale of seasonal fruits and vegetables; sale of fireworks; and sale of Christmas trees.	Commercial and Industrial zone districts only	Not to exceed 180 days, and provided that any permits required by law are obtained

(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
COMMERCIAL USES										
Bed and breakfast (See Sec. 11-11-1)					C		C		C	
Farms and ranches	P									
Short-term rentals	P	P	P	P	P	P	P	P	P	P
INSTITUTIONAL USES										
Assisted living facility					C	C	C		C	C
Childcare facility	C	C	C	C	C	C	C	C	C	C

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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	P	P	P	P	P	P	P	P	P	P
Schools; Elementary, Middle and High	C	C	C	C	C	C	C	C	C	C
<i>RECREATIONAL USES</i>										
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P	P	P	P	P	P	P
<i>RESIDENTIAL USES</i>										
Accessory Dwelling Unit (See Sec. 11-11-5)	C	C	C	P	P	P	P	P	P	
Dwelling, Duplex				P	P	P	P	P	P	
Dwelling, Fourplex					C	P	P		C	
Dwelling, Multi-household					C	P	P		C	
Dwelling, Single-Household Attached					P	P	P		P	
Dwelling, Single-Household Detached	P	P	P	P	P	P	C	P	P	P
Dwelling, Tiny Home									P	P
Tiny Home Community										P
Dwelling, Triplex					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 home				¹				P	P	P
Manufactured home park (See Sec. 11-13)										P
<i>UTILITIES AND TELECOMMUNICATION FACILITIES</i>										
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
<i>OTHER USES</i>										

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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))	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	T
Legend: Zoning Districts				Legend: Use Type						
RL: Rural Living				P: Permitted Use						
R-1: Very Low Density				C: Conditional Use						
R-1A: Large Estate				A: Accessory Use						
R-1B: Small Estate				T: Temporary Use						
R-2: Low Density										
R-3: Medium Density										
R-3A: Medium High Density				Note: Any uses not listed in a zone district are prohibited—see Sec. 11-7-6(F)(1).						
R-4: High Density										
R-5: Low Density/Manufacture Housing										
R-6: Medium Density/Manufacture Housing										
MHR: Manufactured Housing Residential										

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
COMMERCIAL USES									
Vehicle sales, rental, repair or service establishments			C	C	P	P		P	P
Bed and breakfast (See Sec. 11-11-1)	P								
Building materials business			C	P	P	P		P	P
Commercial greenhouse				C	C	P	C	P	P
Electric vehicle charging station, retail		P	P	P	P	P	C		
Farm implement sales or service establishment					P	P		P	P
Food truck court		P	P	P	P	P	P	C	C
Fueling station or other retail use having fuel pumps (See Sec. 11-11-4)			P	P	P	P	C	C	C
Funeral home			C	C	C	C			
Hotels and motels			P	P	P	P			
Laundry facility, self-service				P	P	P	P		

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Manufactured home, tiny home and travel home sales or service establishments					P	P		P	P
Medical clinic	P		P	P	P	P	P	P	C
Micro-brewery, micro-distillery, or micro-winery			P	P	P	P	P	P	C
Office, business	P		P	P	P	P	P	P	P
Outpatient drug treatment clinic	P								
Travel home park (See Sec. 11-13)				C	C	C			
Campground				C	C	C			
Rental business					P	P		C	C
Restaurant			P	P	P	P	P	C	C
Drive-in or drive-through			C	P	P	P	C	C	C
Retail sales and personal service establishments	C		P	P	P	P	P	P	C
Retail sales and personal service establishments with limited manufacturing				C	C	C		P	C
Sexually oriented business (See Sec. 11-12-1)									P
Shooting range, indoor						C		C	C
Short-term rentals	P		P	P	P	P	P	P	P
Bar or tavern			P	P	P	P	C	C	C
Theater			C	P	P	P			
Veterinary clinic or hospital, small animal				P	P	P		C	C
Veterinary clinic or hospital, large animal					P	P		C	C
INDUSTRIAL USES									
Storage facilities, fuels and chemicals						P		P	P
Aircraft support services								P	P
Construction equipment storage facility						P		P	P
Feed storage and sales establishments						P		P	P
Fulfillment Center				C	C	C		P	P
Manufacturing and non-manufacturing uses (See Sec. 11-11-4)					C	C		P	P
Industrial use, other								C	P
Storage facilities, indoor			C	P	P	P	C	P	P

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Storage facilities, outdoor					C	P		P	P
Warehouse and wholesale distribution operation			C	C	C	C		P	P
<i>INSTITUTIONAL USES</i>									
Airport								P	P
Assisted living facility	C			P	P	P			
Childcare facility	P	P	P	P	P	P	P	P	P
College or other place of adult education			P	P	P	P			
Daytime social service activities			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
Hospital	P								
Library		P	P	P	P	P			
Museum or visitor center		P	P	P	P	P			
Parking facility	P	P	P	P	P	P			
Private and fraternal clubs			P	P	P	P	C		
Public transportation facilities			P	P	P	P		C	C
Religious assembly	P	P	P	P	P	P	P	C	C
Schools; Elementary, Middle and High	C	P	C	C	C	C	C		
<i>MIXED USES</i>									
Live/work unit	P	P	P	P	P	P	P	P	P
Mixed use building	P	P	P	P	P	P	P	P	P
<i>RECREATIONAL USES</i>									
Golf course		C							
Parks, open space and recreation facilities	P	P	P	P	P	P	P	P	P
Private recreation facility, indoor		C	C	P	P	P	C	P	P
Private recreation facility, outdoor		C		P	P	P		P	P
<i>RESIDENTIAL USES</i>									
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P
Dwelling, Duplex	P	P	P	P	P	P	P	P	P
Dwelling, Fourplex	P	P	P	P	P	P	P	P	P
Dwelling, Multi-household	P	P	P	P	P	P	P	P	P
Dwelling, Single Household Attached	P	P	P	P	P	P	P	P	P

Dwelling, Single Household Detached	P	P	P	P	P	P	P	P	P
Dwelling, Tiny Home		P							
Dwelling, Triplex	P	P	P	P	P	P	P	P	P
Group home - handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P		P	P	P	P	P	P	P
Group home - handicapped/disabled > 8 persons (see Sec. 11-11-2)	C		C	C	C	C	C	C	C
Group home (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
Supportive housing	C					C		C	
UTILITIES AND TELECOMMUNICATION FACILITIES									
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P
Solar farms								P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C
OTHER USES									
Accessory uses (See Sec. 11-7-6 (D))	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6 (E))	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6 (2))	T		T	T	T	T	T	T	T
Legend: Zoning District				Legend: Use Type					
OR: Office-Residential				P: Permitted Use					
P: Public				C: Conditional Use					
B-1: Central Business				A: Accessory Use					
B-2: Highway Commercial				T: Temporary Use					
B-2A: Regional Commercial									
B-3: General Commercial				Note: Any uses not listed in a zone district are prohibited—see Sec. 11-7-6(F)(1).					
B-4: Neighborhood Shopping									
I-1: Light Industrial									
I-2: General Industrial									

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

Sec. 11-7-7. District standards.

(A) Tabulated requirements for principal uses by right are as follows (all dimensions in feet or square feet unless otherwise noted):

District	Use ^{2,3}	Maximum Density	Minimum Lot Size ⁴	Minimum Setbacks				Maximum Building Height
				Front	Rear	Side	Corner Lot	
RL	Dwelling, Single Household Detached	TBD - see footnote #4	⁵	25	20	10	20	35
R-1	Dwelling, Single Household Detached	1 dwelling unit/acre	1 acre	25	20	10	20	35
R-1A	Dwelling, Single Household Detached	2 dwelling units/acre	½ acre	25	20	10	20	35
R-1B	Dwelling, Single Household Detached	3 dwelling units/acre	⅓ acre	25	20	10	20	35
R-2	Dwelling, Single Household Detached	5.8 dwelling units/acre	7,500	25	20	5	20	35
	Duplex	7.75 dwelling units/acre	11,250	25	20	5	20	35
R-3	Single-household detached	7 dwelling units/acre	6,250	15	20	5	15	35
	Duplex	9.3 dwelling units/acre	9,375	15	20	5	15	35
	Single-household attached	9.3 dwelling units/acre	4,700/dwelling unit	15	20; 5 w/ rear-loaded garage	10 to bldg. lot line	15	35
	Triplex or Fourplex	9.3 dwelling units/acre	4,700/dwelling unit	15	20; 10 w/alley	15 to bldg. lot line	20	35
	Multi-household	15 dwelling units/acre	2,900/dwelling unit	15	20	10	15	40
R-3A	Single-household detached	8.7 dwelling units/acre	5,000	15	20	5	15	35
	Duplex	9.3 dwelling units/acre	9375	15	20	5	15	35

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	Single-household attached	15 dwelling units/acre	2,900/dwelling unit	15	20; 5 w/ rear-loaded garage	10 to bldg. lot line	15	35
	Triplex or Fourplex	15 dwelling units/acre	2,900/dwelling unit	15	20; 10 w/alley	15 to bldg. lot line	20	35
	Multi-household	15 dwelling units/acre	2,900/dwelling unit	15	20	10	15	40
R-4	Single-household detached	17.4 dwelling units/acre	2,500	15	20; 5 w/ rear-loaded garage	5	10	35
	Duplex	17.4 dwelling units/acre	5,000	15	20	5	15	35
	Single-household attached	18.9 dwelling units/acre	2,300/dwelling unit	15	20; 5 w/ rear-loaded garage	10 to bldg. lot line	15	35
	Triplex or Fourplex	18.9 dwelling units/acre	2,300/dwelling unit	15	20; 10 w/alley	15 to bldg. lot line	20	35
	Multi-household	24 dwelling units/acre	1,815/dwelling unit	15	20	10	15	40
R-5	Single-household detached	3.6 dwelling units/acre	12,000	25	20	5	20	35
	Duplex	7.2 dwelling units/acre	12,000	25	20	5	20	35
	Manufactured Home	3.6 dwelling units/acre	12,000	25	20	10	20	35
R-6	Single-household detached	5.8 dwelling units/acre	7,500	25	20	5	15	35
	Duplex	9.3 dwelling units/acre	9,375	15	20	5	15	35
	Single-household attached	9.3 dwelling units/acre	4,700/dwelling unit	25	20; 5 w/ rear-loaded garage	10 to bldg. lot line	20	35
	Triplex or Fourplex	9.3 dwelling units/acre	4,700/dwelling unit	15	20; 10 w/alley	15 to bldg. lot line	20	35
	Multi-household	15 dwelling units/acre	2,900/dwelling unit	15	20	10	15	40
	Manufactured Home	5.8 dwelling units/acre	7,500	25	20	5	20	35

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	Tiny Home	5.8 dwelling units/acre	7,500	15	20	5	15	35
MHR	Manufactured Homes except MH Parks ⁶	14.5 dwelling units/acre	3,000	5	10	10	10	35
	Dwelling, Single Household Detached	14 dwelling units/acre	3,125	5	10	10	10	35
	Tiny Home except Tiny Home Communities ⁷	14.5 dwelling units/acre	3,000	5	10	10	10	35
OR	All Non-Residential		6,250	15	15	5	15	35
P ⁸	All Non-Residential		N/A	15	N/A	N/A	15	N/A
B-1	No Req.		No Req., except for fueling stations	No Req.	No Req.	No Req.	No Req.	No Req.
B-2	All Non-Residential		N/A	15	N/A	N/A	15	N/A
B-2A	All Non-Residential		N/A	25	N/A	N/A	25	35
B-3	All Non-Residential		N/A	25	N/A	N/A	25	35
B-4	All Non-Residential		N/A	25	N/A	N/A	25	35
I-1	All Non-Residential		½ acre	25	N/A	N/A	25	N/A
I-2	All Non-Residential		½ acre	25	N/A	N/A	25	N/A

² Residential uses in the OR, P, B-2, B-2A, B-3, B-4, I-1 and I-2 zone districts shall comply with the applicable dimensional requirements as set out for the R-3A zone. Residential uses in the B-1 District are not required to comply with the dimensional or density standards.

³ Commercial and institutional uses in the RL, R-1, R-1A, R-1B, R-2, R-3, R-3A, R-4, R-5, R-6 and MHR zone districts shall comply with the applicable dimensional requirements as set out for the "OR" zone.

⁴ Applies per lot; not per primary dwelling unit. Where specified as square footage per dwelling unit for multiple unit dwelling types does not imply a minimum dwelling unit size; there is no minimum dwelling unit size.

⁵ A minimum lot size shall be determined as a condition of initial zoning of property as "RL." Such lot size shall be designed to limit overall residential units per acre to no more than allowed by Montrose County in comparable areas in the County where sewer is available, and to implement the City Comprehensive Plan as feasible while remaining economically competitive with allowed County densities.

⁶ Dimensional requirements for manufactured home parks are controlled by Chapter 11-13-5 of this Title.

⁷ Dimensional requirements for tiny home communities are controlled by Chapter 11-13-12 of this Title.

⁸ City facilities are exempt from these standards.

(B) Additional Dimensional Requirements.

- (1) Accessory use structures or buildings in residential districts may be located on those rear and side property lines which do not abut a street, if the structure is at least ten feet to the rear of the building line of the principal structure and does not occupy more than 30 percent of the rear yard area. In all other situations, accessory structure setbacks are the same as principal structure setbacks.

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- (2) In a block where a setback line has been established by existing structures 50 percent or more of the block, the average setback of the existing buildings may be used as the minimum setback.
 - (3) Garage doors which face an alley require a five-foot minimum setback.
 - (4) In zone districts where residential front setbacks are 15 feet or less, the garage setback shall be a minimum of 20 feet.
 - (5) Accessory structures shall not be located in the front yard of a principal structure, except for minor and commonplace accessory structures such as public utility installations, mail boxes, lamp posts and structures of a like nature.
 - (6) Lot depth and width is determined through the subdivision process in Section 11-5-13(b)(3) of these regulations.
 - (7) Other permitted exceptions and encroachments into required setbacks and height limits are specified in Section 11-8-10 of this title.

(Ord. No. 2677, § 1(exh. A), 12-17-2024; Ord. No. 2683, §§ 1, 2, 8-5-2025)

Sec. 11-7-8. Planned Development (PD).

- (A) *Intent.* The intent of this Section is to encourage the development of tracts of land in accordance with an overall development plan by providing flexibility with respect to dimensional requirements of residential units.
- (B) *General Provisions.*
 - (1) A planned development must be in substantial conformity with the Comprehensive Plan.
 - (2) A minimum of 20 percent of the gross area of the planned development must be preserved as useable open space, as defined in Section 11-15-2. The 20 percent useable open space requirement shall not apply to a proposed PD containing six or fewer units and processed under Subsection C(5).
 - (3) Planned developments in the "RL" zoning district must consider and reasonably minimize adverse impacts on existing agricultural uses or other property in the area.
 - (4) Residential dwellings may be clustered, including the use of single-household dwelling, duplex and multi-household dwellings.
 - (5) Affordable housing, as defined in Section 11-15-2, may be included in a planned development.
 - (6) Approval of a planned development by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the developer does not accept all conditions, that development must adhere to standard subdivision and zoning requirements.
- (C) *Permitted Uses in a PD.*
 - (1) Any use permitted in the underlying zone district, limited as to its status as a use by right, a conditional use, or a temporary use, unless otherwise limited or permitted on the PD plan.
- (D) *Administrative PD Procedure.* This procedure is applicable for planned developments containing six or fewer units:
 - (1) All lots or tracts are adjacent to a dedicated and accepted public street;
 - (2) The lots are part of a subdivision or PD plat that has been previously approved and/or accepted by the City and recorded in the Montrose County Records;

-
- (3) All improvements required by applicable City ordinances and regulations, including those related to PD Plans, are already in existence and available to serve each lot, or secured;
 - (4) No part of the Administrative PD has been approved as part of an Administrative PD within three years prior to the date of submission of the Administrative PD plat;
 - (5) No material changes to prior restrictions or easements are proposed; and
 - (6) Provisions of Section 11-5-3(B) through and including (E) of this Title shall apply.
 - (7) Approval of an Administrative PD by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the applicant does not accept all conditions, that development must adhere to standard subdivision or PD requirements, and proceed through the applicable approval process.
 - (8) Prior to any review of the Administrative PD, the applicant shall provide written consent of all property owners within the proposed Administrative PD plan area. To the extent only a portion of a prior-approved Administrative PD plan area is proposed to be amended by the Administrative PD Plan application, then only the consent of the property owners within such portion shall be required.
 - (9) Amendments to Administrative PDs may be submitted for review and approval in the same manner as the initial Administrative PD.

(E) *Dimensional Requirements, Densities.*

- (1) Dimensional requirements, except those relating to overall residential density, which would otherwise be required by the City Zoning Regulations, or other City regulations for the district affected, may be deviated from in accordance with the plan as approved, if the Review Board determines that such deviations are in compliance with the Comprehensive Plan and will promote the public health, safety and welfare.
- (2) The Review Board may impose conditions as necessary or appropriate. The total number of residential units shall not exceed the area of the site divided by the minimum lot sizes specified for the zoning districts included.

(F) *Review of Sketch, Preliminary and Final PD Plan.*

- (1) The sketch plan, preliminary plan and final PD plans shall be reviewed pursuant to the procedures and requirements for subdivisions as set out in Chapter 11-5 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. For the approval of any preliminary PD Plan or a substantial amendment to a PD plan, a hearing shall be held before City Council.
- (2) Prior to any review of the Sketch, Preliminary and Final PD Plan, the applicant shall provide written consent of all property owners within the proposed PD plan area. For the purposes of this Section, "PD plan area" is the entirety of the territory proposed to be included in a PD plan; provided, however, that for applications for PD plan amendments, only the portion of the PD plan area being amended or affected shall constitute the PD plan area for such application for purposes of consent; nevertheless, all owners of property within the PD must be given notice of the public hearing at which the amendment is to be considered.
- (3) Conditions may be imposed as appropriate to assure that the PD plan is consistent with the Comprehensive Plan and promotes the public health, safety and welfare.
- (4) The plan shall show the location, size, number of dwelling units, and other uses, and shall further set out the location of all parks, open space, parking areas, streets, sidewalks, trails, bike paths and other improvements and structures. All information necessary to show compliance with the requirements of

this Section shall be submitted. Where appropriate, in lieu of exact locations, numbers and sizes, parameters or limits may be set out.

(5) The PD Plan as approved shall be recorded.

(6) The final PD plan may be treated as a vested right pursuant to the procedure in 11-4-9.

(G) *Required Improvements.*

(1) All PDs shall provide the same improvements as required for subdivisions in Chapter 11-5 of this Title, and security therefore shall be provided as set out in Section 11-5-12 of this Title.

(2) All improvements shall be constructed in accordance with standard City design and construction specifications and standards, in substantial conformity with the PD plan, and in accordance with subdivision design standards as set out in Chapter 11-5 of this Title, except as modified by the PD plan.

(3) An entity shall be established or provided for ownership and maintenance of all facilities and open spaces, which are approved for common ownership or not dedicated to the City.

(4) Flexibility in the scope and design of required improvements and design standards may be allowed to provide for innovative urban design which promotes the public health, safety and welfare. A public street shall be dedicated to the City and developed at the developer's cost to provide direct access to each building with residential units or to the parking lot serving the building.

(H) *Enforcement and Amendments.*

(1) The PD plan may be enforced in accordance with or in the same manner as the provisions of the Planned Unit Development Act of 1972, as amended, C.R.S. 1973, § 24-67-101 et seq., as amended or in any lawful manner. In addition, no occupancy permit shall be issued for any building unless all site improvements to serve that unit and any commonly-owned facilities have been completed and approved unless security for completion is provided substantially similar to the security required for subdivision improvements by 11-5-12 of this Title, except that cash must be placed in the escrow account prior to issuance of the occupancy permit.

(2) Amended PD plans may be submitted for review and approval in the same manner as the initial PD Plan. An applicant for an Amended PD plan shall submit written consent of the property owners of the portion of the PD plan area to which the application applies, prior to and as a condition of the initiation of review of the application. Written consent from all property owners within the prior-approved PD plan area is not required as part of the Amended PD plan application. Advance notice of any review of an Amended PD plan application by the Planning Commission shall occur pursuant to Chapter 11-4 of this Title, with the added requirement that advance written notice shall be provided to all property owners of record within the prior-approved PD plan area, in addition to all property owners of record adjoining or within 300 feet of the proposed Amended PD plan area.

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

Sec. 11-7-9. "REDO" Redevelopment Overlay Zoning District.

(A) *Intent.*

(1) The "REDO" Overlay Zoning District is intended to alleviate certain hardships associated with redevelopment. The district is designed to encourage residential development and redevelopment of existing properties in the core downtown area, with allowances for increased densities compatible with the character of the area.

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- (2) This overlay district allows reduced dimensional standards and a larger variety of housing types than the underlying zoning. Any development making use of the reduced dimensional requirements must meet all applicable criteria in this Section.

(B) *Applicability.*

- (1) The boundaries of the "REDO" Overlay Zoning District shall be as set forth by ordinance of the City Council, may be shown on the City's Official Zoning Map, and shall be fixed in the manner prescribed by Section 11-7-3.
- (2) The "REDO" Overlay Zoning District's provisions shall not be applicable to any property within the boundaries of said district, unless the owner of property therein shall deliver written notice to the City, in the manner set forth at subsection 11-7-9(C) of this Section, of said owner's intent to utilize the "REDO" Overlay Zoning District.
- (3) When selected by a property owner in the manner set forth herein, the "REDO" Overlay Zoning District shall supersede the provisions of the underlying zone for all matters addressed by said "REDO" Overlay Zoning District's provisions; the provisions of the underlying zone shall control all matters not addressed by the "REDO" Overlay Zoning District's provisions.
- (4) Any requests for use of these "REDO" Overlay Zoning District provisions that involve private use of City property, including rights-of-way, shall be entirely subject to the City's discretion, and shall also be subject to the City's ordinances and regulations pertaining to encroachments and permits for the same.
- (5) The provisions of the "REDO" Overlay Zoning District shall have no effect whatsoever unless selected in the manner set forth herein.

(C) *Procedure.*

- (1) Use of the REDO District is initiated by filing an application in the form maintained by the Community Development Department and payment of the application fee.
- (2) The application shall be reviewed as a minor site development plan under the procedure in Section 11-8-1(I). In the event the application also proposes to subdivide real property, a minor subdivision under Section 11-5-3 shall be applied for and processed at the same time.

(D) *Standards.*

- (1) All applications shall be subject to the development standards below. To the extent these standards are inapplicable, the standards of the underlying zone apply.
- (2) Minimum Lot Size: Lots shall be no less than 2,075 square feet in size.
- (3) Minimum setbacks are as follows: Five feet side, rear, and front yard setbacks. See also Section 11-7-7(B)5.
- (4) Height: The height of a building shall be as set forth in the underlying zone.
- (5) Accessory Dwelling Units in the REDO District:
 - (a) ADUs within the REDO District shall comply with the requirements and standards set forth in Section 11-11-5 with the exception of the ADU size limitations in 11-11-5(2), and provided that ADUs may be conveyed separately from the primary dwelling unit.
 - (b) Lots with ADUs shall be no less than 3,125 square feet.
 - (c) An ADU shall not be subject to the 30 percent rear yard area coverage maximum.

(E) *Design Criteria.*

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- (1) All lots within the "REDO" Overlay Zoning District shall be required to have not less than ten feet of street frontage. It is contemplated that lots having a "panhandle" shape may be allowed.
 - (2) If an alley is present, any garage shall be set back a minimum of five feet, when practicable, from the nearest right-of-way line of said alley.
 - (3) Please refer to Section 3-5-12(A)(1) of the Official Code of the City for the water Tap Fees, system investment (capacity) fees, and unit charges for accessory dwelling units in need of new water service, located on the same lot as the primary dwelling in the "REDO" Overlay Zoning District.
 - (4) Please refer to Section 3-5-12(G)(4) of the Official Code of the City for the sewer Tap Fees, system investment (capacity) fees, and unit charges for accessory dwelling units in need of new sewer service, located on the same lot as the primary dwelling in the "REDO" Overlay Zoning District.
- (F) *Variances.* Variance applications may be considered as to any requirements set forth in Subsections (D) and (E) of this Section. Use of the "REDO" Overlay Zoning District is expressly declared to be elective on the part of the property owner, and is entirely at the property owner's discretion.
- (Ord. No. 2677, § 1(exh. A), 12-17-2024)

Sec. 11-7-10. Uncompahgre river buffer overlay zone.

The Uncompahgre River Buffer Zone (URBZ) applies to all land lying within 100 feet of the HWM of the Uncompahgre River, as defined above. The standards of the URBZ and its two sub-areas are not applicable to parcels to which stricter standards may apply via separate agreements (e.g., a pre-annexation agreement).

- (1) The purpose of the URBZ is to establish minimal acceptable requirements for the design of buffers to protect the Uncompahgre River, its wetlands, and floodplains within the City limits; to protect the water quality of the Uncompahgre River within said jurisdiction; to protect riparian and aquatic ecosystems within said jurisdiction; and to provide for the environmentally sound use of land resources within said jurisdiction. Nothing in this Section shall be used as consideration in a pre-annexation agreement or in a negotiation for annexation of land into the City.
- (2) Measurement of the 100 feet URBZ, the two sub-areas within it, and all other related measurements shall be taken as follows: distance is measured horizontally from the HWM, as defined herein, to the location in question. The HWM location used for any given measurement shall be taken from the side of the river closest to the building or other development in issue.
 - (a) The following graphic illustrates how to measure the URBZ:
 - (b) The URBZ provisions shall apply to:
 - (i) Any new development requiring a building permit, except for additions less than 20 percent of the existing building size that do not include any changes to an existing parking lot;
 - (ii) Any new development requiring site development approval;
 - (iii) Subdivision or the division of a tract or parcel of land into two or more parcels;
 - (iv) The improvement of property for any purpose involving construction;
 - (v) Combination of any two or more lots, tracts, or parcels of property for any purpose;
 - (vi) Placement of temporary structures that do not require a building permit or site development plan from the City;
 - (vii) The preparation of land for any of the above purposes.

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- (c) Specific submittal requirements are listed in Appendix One. Upon submittal of the complete application, with all supporting documentation as may be required, City staff shall provide a review of the same. Following City staff review, administrative approval may be granted if the development proposal is an allowed use in the URBZ or applicable URBZ sub-zone, or is a use by right in the URBZ or applicable URBZ sub-zone, and meets all applicable standards. Development proposals which are not allowed uses or uses by right in the URBZ or applicable URBZ sub-zone, or do not meet all the applicable standards, shall be forwarded to the City Planning Commission for review and approval, under procedures set forth below, accompanied by any comments and recommendations from City staff.
 - (d) All proposals shall identify on a site plan the designated Disturbance Envelope for that portion of the project that is proposed to encroach into the URBZ.
 - (e) The applicant shall mark and identify the Disturbance Envelope on the ground in the field and shall maintain construction barrier fencing around the entire perimeter of the Disturbance Envelope throughout the period of construction, until final landscaping is completed. The applicant shall ensure that all surface disturbances are contained within the designated and marked Disturbance Envelope.
 - (f) The URBZ consists of two sub-areas, as follows:
 - (i) *Streamside Zone*. This area is intended to preserve the natural riparian environment. In order to accomplish this goal, there is hereby established a 40-foot buffer area, measured as described above from the HWM. Development in the Streamside Zone is subject to all other applicable permits. Setbacks created herein for the Streamside Zone are in addition to any setbacks which may be applied through the underlying zoning of a parcel.
 - (1) The following are subject to a 40-foot setback from the HWM (i.e., the following shall not be placed or performed within the 40-foot Streamside Zone):
 - (a) Planting of non-native grass turf;
 - (b) Removal of native vegetation;
 - (c) Erection of fences;
 - (d) Construction of hard-surfaced trails that parallel the river;
 - (e) Construction of buildings, other than irrigation pump houses;
 - (f) Construction of parking lots (paved or gravel);
 - (g) Construction or installation of lighting fixtures;
 - (h) Construction or installation of engineered/structural water runoff treatment facilities (such as concrete vaults);
 - (i) Concrete rip-rap;
 - (j) Construction or installation of any other facility not listed in the allowed uses below, and not reasonably compatible with the riparian environment.
 - (2) The following actions, or construction of the following facilities or structures, are permitted within the 40-foot Streamside Zone:
 - (a) Government buildings and facilities;
 - (b) Hard-surfaced trails roughly perpendicular to the river;

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- (c) Soft-surfaced trails (crushed gravel, etc.) whether parallel or perpendicular to the river;
 - (d) Irrigation facilities (including pump houses);
 - (e) Boat put-ins (boat ramps should be soft-surfaced);
 - (f) Planting of native vegetation;
 - (g) Bank stabilization, and river or wildlife habitat restoration;
 - (h) Other uses may be permitted that are directly related to the river, and that do not conflict with the intent of this Section.
 - (3) Exceptions to the above regulations for the Streamside Zone shall be granted or denied through the variance procedures set forth in Section 11-7-13.
- (ii) *Outer Zone.* This area is intended to serve as a buffer between the Streamside Zone, and areas outside the URBZ. Most uses allowed within the underlying zoning district are permitted within the Outer Zone, though certain uses have specific performance standards.
- (1) Uses by right in the Outer Zone:
 - (a) Water runoff treatment structures using swales, native vegetation, and similar measures;
 - (b) Government buildings and facilities;
 - (c) Fences which allow the passage of wildlife; said fences shall be designed as follows:
 - (i) No more than 40 inches in height;
 - (ii) A smooth bottom wire at least 16 inches above ground;
 - (iii) At least 12 inches between the top two wires;
 - (iv) No sharp edges, barbs, or similar devices are permitted;
 - (v) Sheep or woven-wire and wrought-iron style fences with spiked tips are not permitted.
 - (d) Landscaping employing native vegetation types and compatible with the riparian environment;
 - (e) Single household detached dwellings;
 - (f) Recreation trails (all types);
 - (g) Buildings and facilities complying with the underlying zoning district and complying with all of the following performance standards:
 - (i) Structures with windows occupying a minimum of 50 percent of the linear river frontage of the building; and
 - (ii) At least one public entrance directly facing the river; and
 - (iii) Outdoor common areas, seating and/or dining areas; and
 - (iv) High quality building finishes such as brick or stone, or earth tone colors having matte finishes; and
 - (v) Well concealed trash dumpsters; and

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- (vi) Total building facade length shall be less than 50 feet in length parallel to the river; and
 - (vii) Buildings and facilities complying with these performance standards are exempt from the river buffer screening requirements set forth below;
 - (viii) Single household detached dwellings are exempt from these performance standards, except for Subsection (2)(f)(ii)(1)(c) of this Section, as well as the Outer Zone performance standards set forth below.
- (2) The following uses shall not be considered a use by right in the Outer Zone, and are subject to review as Conditional Uses under Section 11-7-6(B) and Chapter 11-4 of this Title:
- (a) Loading docks;
 - (b) Landscaping with non-native vegetation;
 - (c) Engineered or structural water runoff treatment facilities (such as concrete vaults);
 - (d) Other industrial uses;
 - (e) Water treatment facilities employing structural vaults or similar technology are not permitted within the Outer Zone;
 - (f) Parking lots, whether paved or gravel;
 - (g) All other uses not listed in this Subsection.
- (3) *Outer Zone Performance Standards.* If the use or structure does not meet the performance standards in Subsection (2)(f)(ii)(1)(g) of this Section, the following shall be required:
- (a) A minimum 30-foot-wide vegetated buffer with extensive vertical plantings of native vegetation. Said vegetated buffer shall not overlap the 40-foot Streamside Zone.
 - (b) Tree height at maturity shall be as high or higher than the buildings being screened, and vegetation at maturity shall obscure any buildings or other facilities to the maximum extent possible.
 - (c) Said vegetated buffer shall be contiguous to the Streamside Zone, and located between the Streamside Zone, and any parking lot or building.
- (4) *General Standards Applicable within the Outer Zone.*
- (a) Removal of native vegetation is discouraged. Where removal of native vegetation is unavoidable, the removed area shall be mitigated by planting replacement native vegetation, at a minimum 1:1 ratio (measured in square feet, with a result that an equal amount of vegetation is planted, as was removed) within the URBZ.
 - (b) All setbacks oriented toward the river, applicable to or within the Outer Zone, shall be measured from the boundary line between the Streamside Zone, and the Outer Zone.

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- (c) For those zoning districts underlying the URBZ with no side or rear setbacks, the minimum side or rear setbacks shall be ten feet.
 - (d) New buildings, expansions to existing buildings, or parking lots, or driveways shall have a minimum setback of 20 feet from an existing or proposed trail or path.
 - (5) Exceptions to the standards and requirements regarding the Outer Zone shall be approved or denied through the procedures applicable to Conditional Uses, as set forth in Section 11-7-6(B) and Chapter 11-4 of this Title.
 - (6) The following uses and structures are prohibited within the URBZ and its two sub-areas:
 - (a) Confined animal feedlots;
 - (b) Storage of hazardous materials or chemical fuels;
 - (c) Aboveground or underground petroleum storage facilities;
 - (d) Septic systems;
 - (e) Solid waste landfills;
 - (f) Junkyards, and salvage yards;
 - (g) Land application of biosolids;
 - (h) Subsurface discharges from wastewater treatment plants.
 - (7) All development within the URBZ shall obtain all applicable local, state and federal permits prior to undertaking any construction or land-disturbing activity.
 - (8) The provisions of the URBZ shall supersede the provisions of the underlying zone, and any other applicable overlay zone, when the provisions of the URBZ are more restrictive.

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

Sec. 11-7-11. Nonconforming uses, lots and structures

- (A) Any use, building or structure which at the effective date of the ordinance from which this Title is derived or at the time of annexation, if annexed subsequent to the effective date of the ordinance from which this Title is derived, was lawfully existing and maintained in accordance with the previously applicable County or City regulations and ordinances but which does not conform or comply with all of the regulations provided in this Chapter, may continue to be maintained and used as a lawful nonconforming use only in compliance with the provisions and limitations imposed by this Section. Uses, structures, or buildings which were unlawful or illegal and not in compliance with previously applicable regulations shall remain unlawful, illegal, and subject to abatement or other enforcement action.
- (B) If a use, building or structure is lawfully nonconforming in that it is not a use by right, or a conditional use which has been approved pursuant to the review provisions of Sections 11-7-6(B) and 11-4-2 of this Title, the following shall apply:
 - (1) If the building or structure involved in the use is destroyed or damaged so that repair or reconstruction will cost more than 50 percent of the fair market value of the building or structure after repair, it shall

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- no longer be lawful to use the building or premises except in compliance with the use regulations for the district within which it is located.
- (2) If the nonconforming use is abandoned or discontinued for a period of six months, then the premises may only be used in compliance with the use regulations for the district within which it is located.
 - (3) The use may be continued only substantially as it effective date of the ordinance from which this Chapter is derived or of annexation, and no material change in the type of use shall be allowed, unless the Planning Commission determines, following the review procedure provided in Section 11-4-2 of this Title, that the criteria set out in Section 11-7-6(B) will be met, and that the new use is a more restrictive use than the existing nonconforming use. Any change in use allowed pursuant to this provision shall not affect the future status of the use as a nonconforming use for all purposes of this Section.
 - (4) The extent or area of the premises utilized for or by the nonconforming use, building or structure, may not be materially extended or enlarged, or substantially structurally altered, unless the Planning Commission determines, following the review procedure of Section 11-4-2 of this Title, that the criteria set out in Section 11-7-6(B) will be met.
- (C) If the use, building or structure is in compliance with the use regulations for the district within which it is located and is nonconforming only with respect to dimensional requirements, off-street parking requirements, or the regulations governing fences, hedges, walls, or canopies, the following provisions shall apply:
- (1) If the nonconformity of the building, use, or structure is abandoned, removed, or corrected for any length of time, such nonconformity may not be re-established.
 - (2) If the building or structure is damaged so that the cost of replacing or restoring it is greater than 50 percent of its fair market value after replacement, the building or structure may be repaired or replaced only in compliance with these Zoning Regulations.
 - (3) If the building or structure is damaged in such a way as to remove the nonconformity, the nonconforming feature may not be re-established by any repair or reconstruction, unless it is unfeasible to repair the building without re-establishing the nonconforming feature.
 - (4) No alteration may be made to the use, building, or structure which would increase the amount or degrees of the nonconforming feature. Changes in the use, building, or structure may be made which will decrease the degrees or amount of deviation from the requirements of this Chapter.
- (D) *Nonconforming Lots of Record.*
- (1) In any district in which single-household detached dwellings are permitted, a single-household detached dwelling and customary accessory buildings may be erected on any single lot of record, provided that the lot is in separate ownership and not of continuous frontage with other lots under the same ownership. This provision shall apply even though the lot fails to meet the dimensional requirements of the district in which it is located for area, width or both; provided, however, that the requirements of the district for minimum yard dimensions and lot coverage shall be met.
 - (2) If two or more lots or combinations of lots and portion of lots with continuous frontage in single ownership are of record, and part or all of the lots do not meet the requirements of the district in which they are located as to minimum area or frontage or both, the property together shall be considered to be an undivided parcel and no portion of the parcel shall be sold or used in a manner which diminishes compliance with minimum lot width and area requirements.
- (E) This Section shall not apply to signs. Nonconforming signs shall be governed by the provisions of Section 11-10-3 of this Title.

Sec. 11-7-12. Rezoning.

(A) *Rezoning.*

- (1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:
 - (a) The amendment is not averse to the public health, safety and welfare; and
 - (b) The amendment is in substantial conformity with the Comprehensive Plan; or:
 - (i) The existing zoning is erroneous; or
 - (ii) Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.
- (2) Rezoning may be requested or initiated by the City Manager or the owner of any legal interest in the property or such owner's representative. The rezoning shall be reviewed for compliance with the criteria of this Subsection in accordance with the review procedures of Chapter 11-4 of this Title. 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 City Council may initiate rezoning on its own motion, in which case the Council shall hold a hearing either in conjunction with second reading of a rezoning ordinance, or separately, in substantial compliance with the review procedures of Chapter 11-4 of this Title.
- (3) The City shall not impose conditions on a rezone unless otherwise required by this Title.

(B) *Zoning of Additions.*

- (1) 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:
 - (a) The amendment is not averse to the public health, safety and welfare; and
 - (b) 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.
- (2) The City shall not impose conditions on the zoning of an addition unless otherwise required by this Title.

(C) *Legislative Zoning.* Comprehensive review and re-enactment of all or a significant portion of the Official Zoning Map shall be a legislative action, and shall not be subject to the review procedures of Chapter 11-4 of this Title or any criteria set out in this Section.

(D) *Enactment by Ordinance.* No amendment, addition to or re-enactment of the Official Zoning Map shall become effective until enacted by an ordinance.

Sec. 11-7-13. Variances.

- (A) The Planning Commission may grant a variance from the requirements set out in this Chapter, if it determines, following the review procedures of Chapter 11-4 of this Title, that the criteria of this Section will be met. Provided, however, no variance shall be granted from provisions restricting uses by right, accessory and conditional uses within any zoning district.
- (B) Variances shall be granted only if all the following criteria are met:
 - (1) The variance will not adversely affect the public health, safety and welfare.
 - (2) Unusual physical circumstances shall exist, such as unusual lot size or shape, topography, or other physical conditions peculiar to the affected property, and violations of code shown by clear and convincing evidence that they were made in good faith, which make it unfeasible to develop or use the property in conformity with the provisions of this Chapter in question.
 - (3) The unusual circumstances have not been created as a result of the action or inaction of the applicants, other parties in interest with the applicant, or their or his predecessors in interest.
 - (4) The variance requested is the minimum variance that will afford relief and allow for reasonable use of the property.
 - (5) The variance will not result in development incompatible with other property or buildings in the area, and will not affect or impair the value or use or development of other property.
- (C) The burden shall be on the applicant to show that these criteria have been met.
- (D) Variances shall be granted for sign regulations only if all of the following criteria are met, in lieu of the criteria of Subsection (B) of this Section.
 - (1) The variance will not adversely affect the public health, safety and welfare.
 - (2) The variance requested is the minimum variance that will afford relief.
 - (3) The variance will not result in signage incompatible with other properties in the area and will not affect or impair the value, use or development of such properties.
 - (4) Strict compliance with the regulation presents practical difficulties or unnecessary hardships, and the variance sought falls within the spirit of the sign regulations (Chapter 10 of this Title) as a whole.

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

ORDINANCE NO. 2719

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING THE ZONING DISTRICT DESIGNATION OF A PORTION OF LOT 39 OF THE AMENDED PONDEROSA RANCH SUBDIVISION FILING NO. 2 LOTS PARK AND 39 FROM "R-6," MEDIUM DENSITY/MANUFACTURED HOUSING DISTRICT TO "B-3," GENERAL COMMERCIAL DISTRICT.

WHEREAS, the Planning Commission met on June 24, 2026, to consider the rezoning of a portion Lot 39 of the Amended Ponderosa Ranch Subdivision Filing No. 2 Lots Park and 39, an approximately 1.12 acre parcel; and

WHEREAS, the motion carried and Planning Commission has recommended the zoning changes provided herein; and

WHEREAS, the City Council has determined that such zoning will be consistent with the public health, safety and welfare, the City's Master Plan and changed conditions in the area.

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

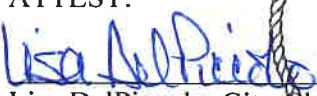
SECTION 1:

The Official Zoning Map is amended to designate a portion Lot 39 of the Amended Ponderosa Ranch Subdivision Filing No. 2 Lots Park and 39, more particularly described on **Exhibit A**, attached hereto, as an "B-3," General Commercial District, according to the Official Zoning Map.

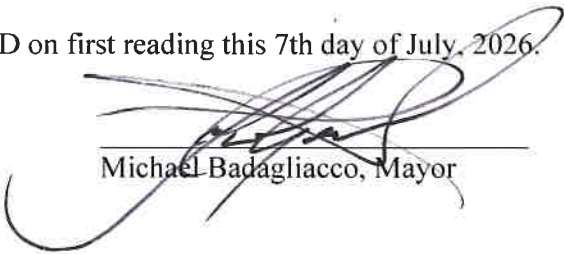
You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its passage on first reading on Tuesday, the 7th day of July, 2026, at the hour of 6:00 p.m. at Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 7th day of July, 2026.

ATTEST:


Lisa DelPiccolo, City Clerk




Michael Badagliacco, Mayor

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

ATTEST:

Michael Badagliacco, Mayor

Lisa DelPiccolo, City Clerk

EXHIBIT A

Beginning at the North West Corner of Lot 39 Monumented by a rebar and cap LS 36067; thence S $88^{\circ}34'22''$ E a distance of 153 feet to a rebar and cap LS 16840; thence S $01^{\circ}22'22''$ W a distance of 321.06 feet to a number five rebar; thence N $88^{\circ}10'35''$ W a distance of 151.83 feet to a rebar and cap LS 16840; thence N $01^{\circ}09'45''$ E a distance of 319.99 feet to the point of beginning.

Containing 1.12 Acres +/-



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Senior Planner
DATE: July 21, 2026
RE: Historic Property Designation Application for Lathrop Hardware

City Council Consideration:

On May 26, 2026, the City of Montrose Historic Preservation Commission considered an application for historic property designation of Lathrop Hardware, located at 439 East Main Street, according to Section 11-3 of the Montrose Municipal Code. The commission voted unanimously to recommend to the City Council for approval as a historic property.

Staff Analysis:

In reviewing the application, City staff submitted and the commission concurred with the following findings:

1. The structure meets the eligibility criteria per Montrose Municipal Code 11-3-3 (B) as follows:
 - a. The building is over fifty years old.
 - b. The building is associated with the history of downtown Montrose, having been the site of one of the city's earliest and longest lived hardware stores.
2. The structure has been found to also meet the integrity criteria per Montrose Municipal Code 11-3-3 (C).

ORDINANCE NO. 2720

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, DESIGNATING THE LATHROP HARDWARE, WITH AN HISTORIC ADDRESS OF 439 EAST MAIN STREET, AS A CITY OF MONTROSE HISTORIC PROPERTY PURSUANT TO § 11-3 OF THE OFFICIAL CODE OF THE CITY OF MONTROSE

WHEREAS, pursuant to Montrose City Code, Chapter 11-3, City Council has established a public policy encouraging the protection, enhancement and perpetuation of historic properties within the City; and

WHEREAS, by motion approved on May 26, 2026, the City of Montrose Historic Preservation Commission (the "Commission") determined the Lathrop Hardware building, with an historic address of 439 East Main Street in Montrose, as more specifically described in the legal description below (the "Property"), is eligible for the historic property designation pursuant to Montrose City Code § 11-3-3 as follows: the building is over fifty (50) years old; it is significant for its association with the history of downtown Montrose, having been the site of one of the City's earliest and longest lived hardware store; and

WHEREAS, the Commission further determined the Property meets the criteria set forth in City Code § 11-3-3, is eligible for designation as an historic property, and has recommended to the City Council the Property be designated as an historic property; and

WHEREAS, the owner of the Property has consented to such historic property designation and desires to protect the Property; and

WHEREAS, such historic property designation will preserve the Property's significance to the community; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to follow such recommendation and designate the Property as an historic property; and

WHEREAS, designation of the Property as an historic property is necessary for the prosperity, civic pride, and welfare of the public.

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

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The Property located in the City of Montrose, Montrose County, Colorado, is described as follows, to wit:

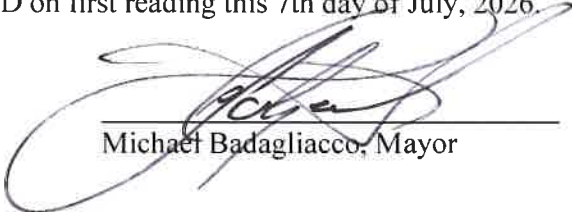
**Lot 22, Block 88, Town of Montrose, now a part of the City of Montrose,
County of Montrose, State of Colorado.**

also known by street and number as 439 EAST MAIN STREET, MONTROSE, CO 81401

Section 3. Alteration, additions, and other changes to the building and structures located on the Property will be reviewed for compliance with Montrose City Code § 11-3-5, as currently enacted or hereafter amended.

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 Tuesday, the 7th day of July, 2026, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 7th day of July, 2026.


Michael Badagliacco, Mayor

ATTEST:


Lisa DelPiccolo, City Clerk



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

Michael Badagliacco, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Senior Planner
DATE: July 21, 2026
RE: Historic Property Designation Application for the E.A. Lee Garage

City Council Consideration:

On June 23, 2026, the City of Montrose Historic Preservation Commission considered an application for historic property designation of the E.A. Lee Garage, located at 219 East Main Street, according to Section 11-3 of the Montrose Municipal Code. The commission voted unanimously to recommend to the City Council for approval as a historic property.

Staff Analysis:

In reviewing the application, City staff submitted and the commission concurred with the following findings:

1. The structure meets the eligibility criteria per Montrose Municipal Code 11-3-3 (B) as follows:
 - a. The building is over fifty years old.
 - b. The building is associated with the history of transportation in Montrose, having been an early automotive garage.
2. The structure has been found to also meet the integrity criteria per Montrose Municipal Code 11-3-3 (C).

ORDINANCE NO. 2721

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, DESIGNATING THE E.A. LEE GARAGE, WITH AN HISTORIC ADDRESS OF 219 EAST MAIN STREET, AS A CITY OF MONTROSE HISTORIC PROPERTY PURSUANT TO § 11-3 OF THE OFFICIAL CODE OF THE CITY OF MONTROSE

WHEREAS, pursuant to Montrose City Code, Chapter 11-3, City Council has established a public policy encouraging the protection, enhancement and perpetuation of historic properties within the City; and

WHEREAS, by motion approved on July 23, 2026, the City of Montrose Historic Preservation Commission (the "Commission") determined the E.A. Lee Garage building, with an historic address of 219 East Main Street in Montrose, as more specifically described in the legal description below (the "Property"), is eligible for the historic property designation pursuant to Montrose City Code § 11-3-3 as follows: the building is over fifty (50) years old; it is significant for its association with the history of transportation in Montrose; and

WHEREAS, the Commission further determined the Property meets the criteria set forth in City Code § 11-3-3, is eligible for designation as an historic property, and has recommended to the City Council the Property be designated as an historic property; and

WHEREAS, the owner of the Property has consented to such historic property designation and desires to protect the Property; and

WHEREAS, such historic property designation will preserve the Property's significance to the community; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to follow such recommendation and designate the Property as an historic property; and

WHEREAS, designation of the Property as an historic property is necessary for the prosperity, civic pride, and welfare of the public.

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

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The Property located in the City of Montrose, Montrose County, Colorado, is described as follows, to wit:

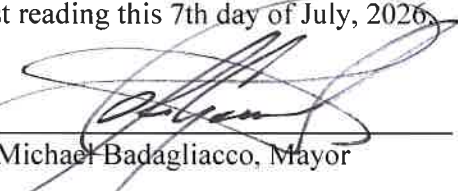
LOTS 17 AND 18, BLOCK 62, SELIG'S ADDITION TO THE TOWN OF MONTROSE, NOW A PART OF THE CITY OF MONTROSE, EXCEPT AN UNDIVIDED 1/2 INTEREST IN THE WEST WALL, AS CONVEYED TO RUTH G. PARSONS, BY DEED RECORDED JANUARY 23, 1953 IN BOOK 354 AT PAGE 360, COUNTY OF MONTROSE, STATE OF COLORADO.

also known by street and number as 219 EAST MAIN STREET, MONTROSE, CO 81401

Section 3. Alteration, additions, and other changes to the building and structures located on the Property will be reviewed for compliance with Montrose City Code § 11-3-5, as currently enacted or hereafter amended.

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INTRODUCED, READ and PASSED on first reading this 7th day of July, 2026.


Michael Badagliacco, Mayor

ATTEST:


Lisa DelPiccolo, City Clerk



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

Michael Badagliacco, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

May 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 May 2026 at the General Fund tax rate of 3% was \$2,320,295. This amount is 7.2% higher than the revenue collected in May 2025, which totaled \$2,165,011.

2026 year-to-date collections total \$10,504,954, demonstrating an increase of 3.2% compared to the year-to-date total in May 2025, which was \$10,181,531.

General Fund Retail Sales Tax (3%)

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$1,888,446	\$1,884,785	\$2,361,899	\$2,049,528	\$2,320,295	\$10,504,954
2025 Revenue	\$1,922,808	\$1,790,588	\$2,253,550	\$2,049,574	\$2,165,011	\$10,181,531
Percentage Increase or Decrease	- 1.8%	5.3%	4.8%	0%	7.2%	3.2%

General Fund Construction Use Tax

Construction use tax collected in May 2026 at the General Fund tax rate of 3% was \$15,629. This amount is 56.3% lower than the revenue collected in May 2025, which totaled \$35,801.

2026 year-to-date collections total \$145,518, demonstrating a decrease of 56.4% compared to the year-to-date total in May 2025, which was \$333,810.

General Fund Construction Use Tax (3%)

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$44,260	\$16,992	\$31,727	\$36,910	\$15,629	\$145,518
2025 Revenue	\$94,018	\$30,200	\$80,558	\$93,233	\$35,801	\$333,810
Percentage Increase or Decrease	-52.9%	-43.7%	-60.6%	-60.4%	-56.3%	-56.4%

General Fund Use and Auto Use Tax

Use and auto use tax collected in May 2026 at the General Fund tax rate of 3% was \$128,012. This amount is 6% higher than the revenue collected in May 2025, which was \$120,712.

2026 year-to-date collections total \$626,141, demonstrating a decrease of 11.5% compared to the year-to-date total in May 2025, which was \$707,130.

General Fund Use and Auto Tax (3%)

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$127,131	\$86,620	\$142,871	\$141,506	\$128,012	\$626,141
2025 Revenue	\$130,665	\$98,320	\$217,072	\$140,362	\$120,712	\$707,130
Percentage Increase or Decrease	-2.7%	-11.9%	-34.2%	0.8%	6%	-11.5%

Total Collections, General Fund Sales and Use Tax

Total sales and use tax revenue collected in May 2026 at the General Fund tax rate of 3% was \$2,463,936. This amount is 6.1% higher than the revenue collected in May 2025, which totaled \$2,321,524.

2026 year-to-date collections total \$11,276,613, demonstrating an increase of 0.5% compared to the year-to-date total in May 2025, which was \$11,222,471.

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

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$2,059,837	\$1,988,398	\$2,536,497	\$2,227,944	\$2,463,936	\$11,276,613
2025 Revenue	\$2,147,491	\$1,919,108	\$2,551,180	\$2,283,169	\$2,321,524	\$11,222,471
Percentage Increase or Decrease	-4.1%	3.6%	-0.6%	-2.4%	6.1%	0.5%

General Fund Sales and Use Tax Budget

The sales and use tax budget for May 2026 was \$2,347,897. Actual collections totaled \$2,463,936 resulting in a positive budget variance of 4.9%.

The cumulative year-to-date budget for 2026 totals \$11,250,899, while actual year-to-date collections total \$11,276,613, resulting in a positive budget variance of 0.2%.

General Fund Sales and Use Tax Budget

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Budget	\$2,137,687	\$2,045,834	\$2,479,842	\$2,239,640	\$2,347,897	\$11,250,899
2026 Actual Collections	\$2,059,837	\$1,988,398	\$2,536,497	\$2,227,944	\$2,463,936	\$11,276,613
Percentage of Variance	-3.6%	-2.8%	2.3%	-0.5%	4.9%	0.2%

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 May 2026 totaled \$31,617. This amount is 15.1% lower than the revenue collected in May 2025, which totaled \$37,260.

2026 year-to-date collections total \$124,619, demonstrating a decrease of 15.2% compared to the year-to-date total in May 2025, which was \$146,953.

MURA TIF Collections

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$17,635	\$20,441	\$28,647	\$26,279	\$31,617	\$124,619
2025 Revenue	\$20,877	\$23,689	\$37,444	\$27,684	\$37,260	\$146,953
Percentage Increase or Decrease	-15.5%	-13.7%	-23.5%	-5.1%	-15.1%	-15.2%

Public Safety Sales and Use Tax

Public Safety Retail Sales Tax

Retail sales tax collected in May 2026 at the Public Safety Sales Tax rate of 0.58% was \$452,830. This amount is 6.7% higher than the revenue collected in May 2025, which was \$424,415.

2026 year-to-date collections total \$2,047,462, demonstrating an increase of 2.8% compared to the year-to-date total in May 2025, which was \$1,991,860.

Public Safety Sales Tax – Retail Sales (0.58%)

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$366,934	\$367,195	\$460,929	\$399,574	\$452,830	\$2,047,462
2025 Revenue	\$374,894	\$350,063	\$442,162	\$400,326	\$424,415	\$1,991,860
Percentage Increase or Decrease	-2.1%	4.9%	4.2%	-0.2%	6.7%	2.8%

Public Safety Sales Tax, Construction Use Tax

Construction use tax collected in May 2026 at the Public Safety Sales Tax rate of 0.58% was \$3,022. This amount is 58.6% lower than the revenue collected in May 2025, which totaled \$7,293.

2026 year-to-date collections total \$28,110, demonstrating a decrease of 64.9% compared to the year-to-date total in May 2025, which was \$80,152.

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

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$8,557	\$3,308	\$6,087	\$7,136	\$3,022	\$28,110
2025 Revenue	\$19,926	\$6,007	\$17,315	\$29,611	\$7,293	\$80,152
Percentage Increase or Decrease	-57.1%	-44.9%	-64.8%	-75.9%	-58.6%	-64.9%

Public Safety Sales Tax, Use and Auto Use Tax

Use and auto use tax collected in May 2026 at the Public Safety Sales Tax rate of 0.58% was \$24,749. This amount is 6% higher than the revenue collected in May 2025, which totaled \$23,338.

2026 year-to-date collections total \$121,054, demonstrating a decrease of 11.5% compared to the year-to-date total in May 2025, which was \$136,712.

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

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$24,579	\$16,747	\$27,622	\$27,358	\$24,749	\$121,054
2025 Revenue	\$25,262	\$19,009	\$41,967	\$27,137	\$23,338	\$136,712
Percentage Increase or Decrease	-2.7%	-11.9%	-34.2%	0.8%	6%	-11.5%

Total Collections, Public Safety Sales and Use Tax

Total sales and use tax revenue collected in May 2026 at the Public Safety Sales Tax rate of 0.58% was \$480,601. This amount is 5.6% higher than the revenue collected in May 2025, which totaled \$455,046.

2026 year-to-date collections total \$2,196,626, demonstrating a decrease of 0.5% compared to the year-to-date total in May 2025, which was \$2,208,724.

Public Safety Sales Tax – Total Collections (0.58%)

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$400,070	\$387,250	\$494,638	\$434,068	\$480,601	\$2,196,626
2025 Revenue	\$420,082	\$375,079	\$501,444	\$457,074	\$455,046	\$2,208,724
Percentage Increase or Decrease	-4.8%	3.2%	-1.4%	-5%	5.6%	-0.5%

Public Safety Sales and Use Tax Budget

The Public Safety Sales and Use Tax budget for May 2026 was \$468,229. Actual collections totaled 480,601, resulting in a positive budget variance of 2.6%.

The cumulative year-to-date budget for 2026 totals \$2,223,100, while actual year-to-date collections total \$2,196,626, resulting in a negative budget variance of 1.2%.

Public Safety Sales and Use Tax Budget

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Budget	\$414,897	\$405,227	\$483,719	\$451,028	\$468,229	\$2,223,100
2026 Actual Collections	\$400,070	\$387,250	\$494,638	\$434,068	\$480,601	\$2,196,626
Percentage of Variance	-3.6%	-4.4%	2.3%	-3.8%	2.6%	-1.2%

Montrose Recreation District Collections

In May 2026, sales and use tax collections at the Montrose Recreation District rate of 0.3% totaled \$248,581. This amount is 5.6% higher than the revenue collected in May 2025, which totaled \$235,369.

2026 year-to-date collections total \$1,136,145, demonstrating a decrease of 0.6% compared to the year-to-date total in May 2025, which was \$1,142,600.

Montrose Recreation District (0.3%)

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$206,933	\$200,302	\$255,816	\$224,513	\$248,581	\$1,136,145
2025 Revenue	\$217,285	\$194,007	\$259,371	\$236,568	\$235,369	\$1,142,600
Percentage Increase or Decrease	-4.8%	3.2%	-1.4%	-5.1%	5.6%	-0.6%

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 May 2026 totaled \$119,690. This amount is 21.4% higher than the revenue collected in May 2025, which was \$98,586.

2026 year-to-date collections total \$360,427, demonstrating an increase of 10.9% compared to the year-to-date total in May 2025, which was \$325,140.

Hotel Excise Tax (6%)

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$44,751	\$51,187	\$72,548	\$72,251	\$119,690	\$360,427
2025 Revenue	\$45,955	\$53,147	\$67,431	\$60,021	\$98,586	\$325,140
Percentage Increase or Decrease	-2.6%	-3.7%	7.6%	20.4%	21.4%	10.9%

Restaurant Excise Tax (0.8%)

Restaurant excise taxes collected at the rate of 0.8% on restaurant retail sales in May 2026 totaled \$69,688. This amount is 12.1% higher than the revenue collected in May 2025, which was \$62,187.

2026 year-to-date collections total \$309,959, demonstrating an increase of 11.1% compared to the year-to-date total in May 2025, which was \$279,018.

Restaurant Excise Tax (0.8%)

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$55,579	\$58,547	\$66,333	\$59,812	\$69,688	\$309,959
2025 Revenue	\$51,895	\$49,588	\$63,597	\$51,751	\$62,187	\$279,018
Percentage Increase or Decrease	7.1%	18.1%	4.3%	15.6%	12.1%	11.1%

Total Collections, Hotel and Restaurant Excise Tax

Total hotel and restaurant excise tax revenues collected in May 2026 at the rates of 6% and 0.8%, respectively, total \$189,378. This amount is 17.8% higher than the revenue collected in May 2025, which was \$160,773.

2026 year-to-date collections total \$670,386, demonstrating an increase of 11% compared to the year-to-date total in May 2025, which was \$604,158.

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

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$100,330	\$109,734	\$138,881	\$132,063	\$189,378	\$670,386
2025 Revenue	\$97,850	\$102,735	\$131,028	\$111,772	\$160,773	\$604,128
Percentage Increase or Decrease	2.5%	6.8%	6%	18.2%	17.8%	11%

Hotel and Restaurant Excise Tax Budget

The Hotel and Restaurant Excise Tax Budget for May 2026 was \$79,117. Actual collections totaled \$189,378, resulting in a positive budget variance of 139.4%.

The cumulative year-to-date budget for 2026 totals \$341,094, while actual year-to-date collections total \$670,386, resulting in a positive budget variance of 96.5%.

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

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Budget	\$61,121	\$60,482	\$71,467	\$68,906	\$79,117	\$341,094
2026 Actual Collections	\$100,330	\$109,734	\$138,881	\$132,063	\$189,378	\$670,386
Percentage of Variance	64.1%	81.4%	94.3%	91.7%	139.4%	96.5%

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 May 2026 totaled \$24,207. This amount is 18.2% lower than the revenue collected in May 2025, which totaled \$29,592.

2026 year-to-date collections total \$89,605, demonstrating a decrease of 17.4% compared to the year-to-date total in May 2025, which was \$108,512.

MURA TIF Hotel and Restaurant Excise Tax

Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$11,951	\$14,956	\$21,175	\$17,316	\$24,207	\$89,605
2025 Revenue	\$16,236	\$16,652	\$23,185	\$22,846	\$29,592	\$108,512
Percentage Increase or Decrease	-26%	-10.2%	-8.7%	-24.2%	-18.2%	-17.4%

Retail Enhancement Program Collections

Revenues collected by the Retail Enhancement Program in May 2026 totaled \$58,730. This amount is 1.4% higher than the revenue collected in May 2025, which totaled \$57,905.

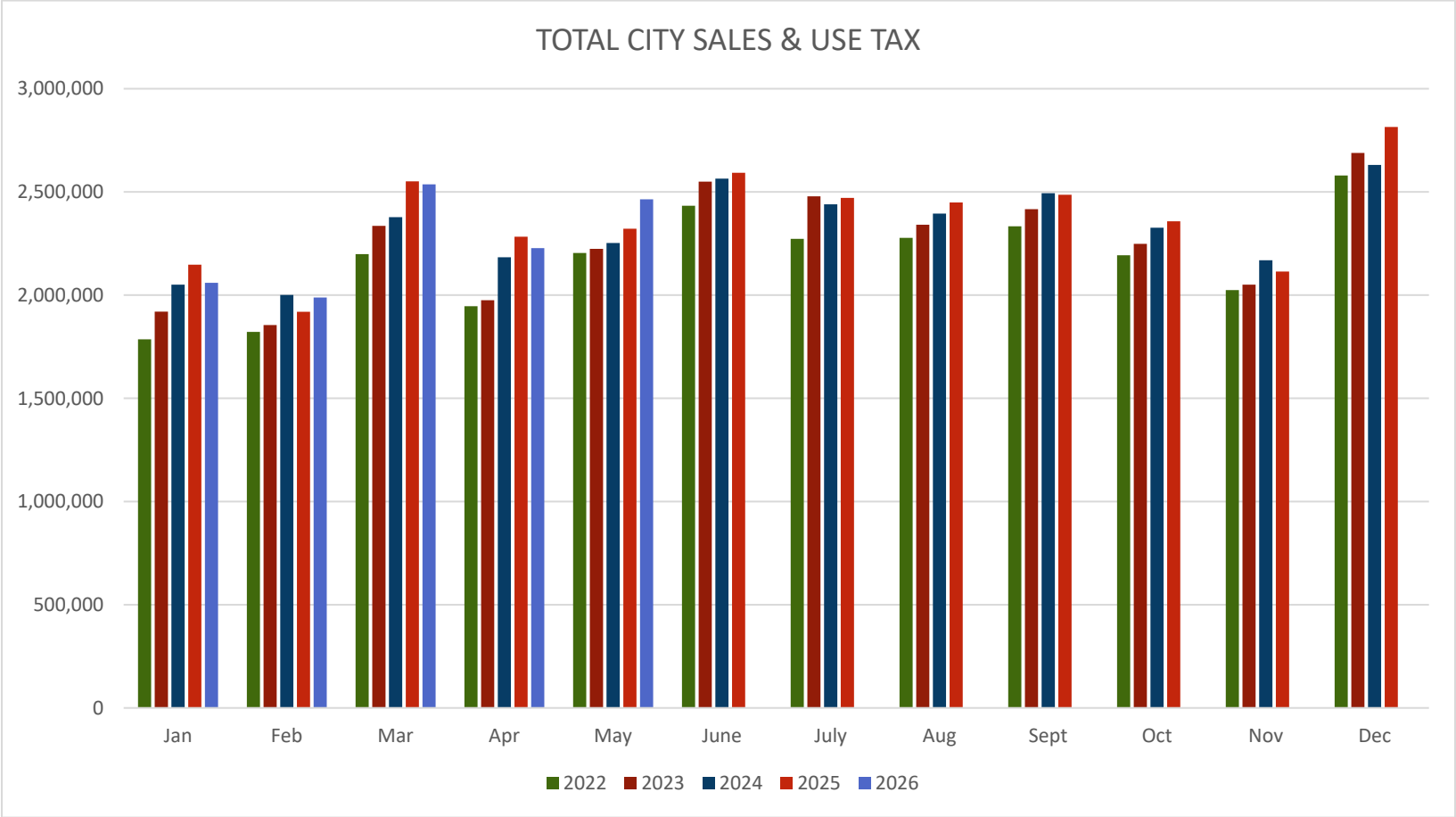
2026 year-to-date collections total \$274,536, demonstrating an increase of 2.5% compared to the year-to-date total in May 2025, which was \$267,883.

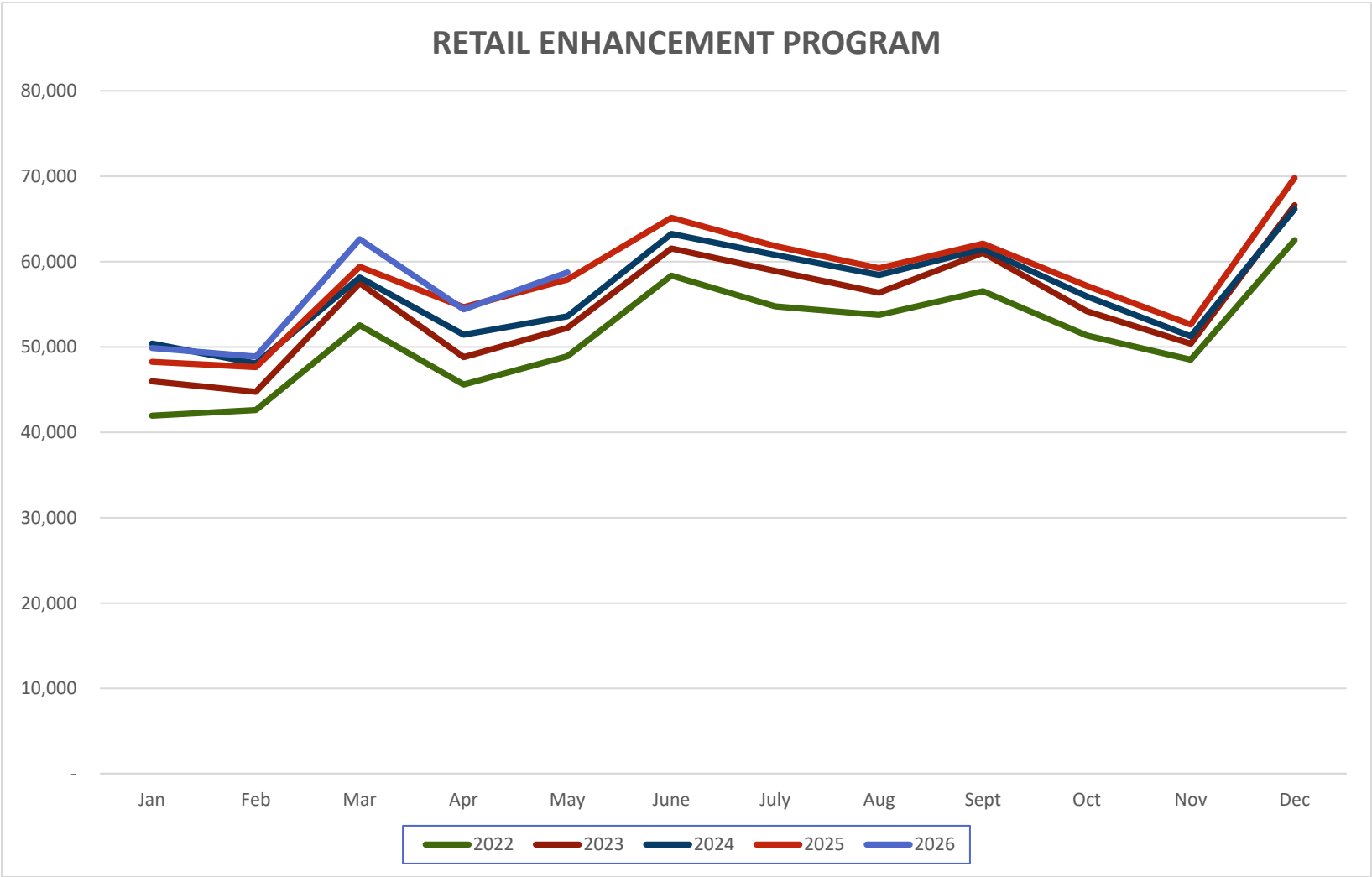
Retail Enhancement Program Collections

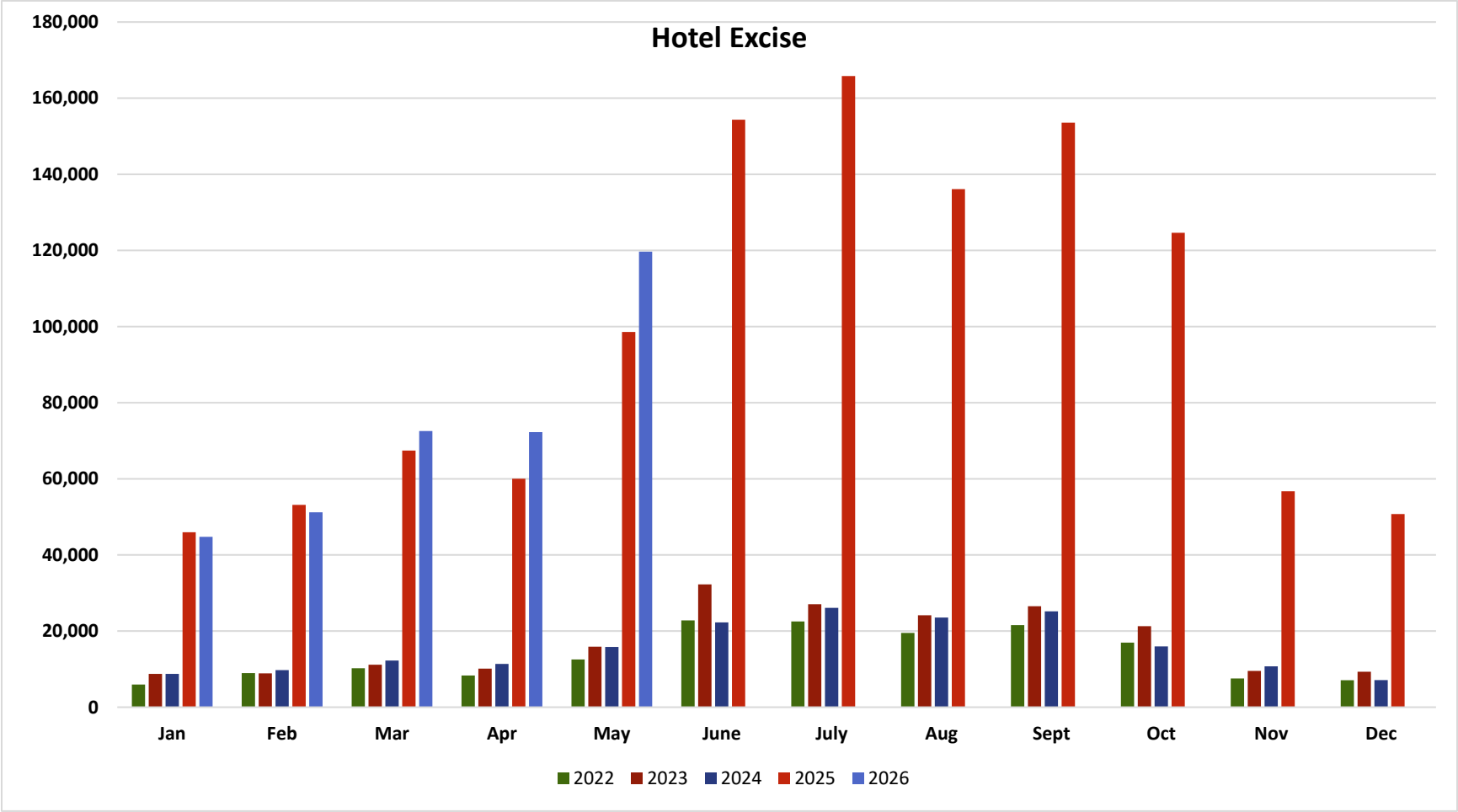
Revenue Category	January	February	March	April	May	Year-to-Date
2026 Revenue	\$49,888	\$48,878	\$62,626	\$54,414	\$58,730	\$274,536
2025 Revenue	\$48,263	\$47,643	\$59,401	\$54,671	\$57,905	\$267,883
Percentage Increase or Decrease	3.4%	2.6%	5.4%	-0.5%	1.4%	2.5%

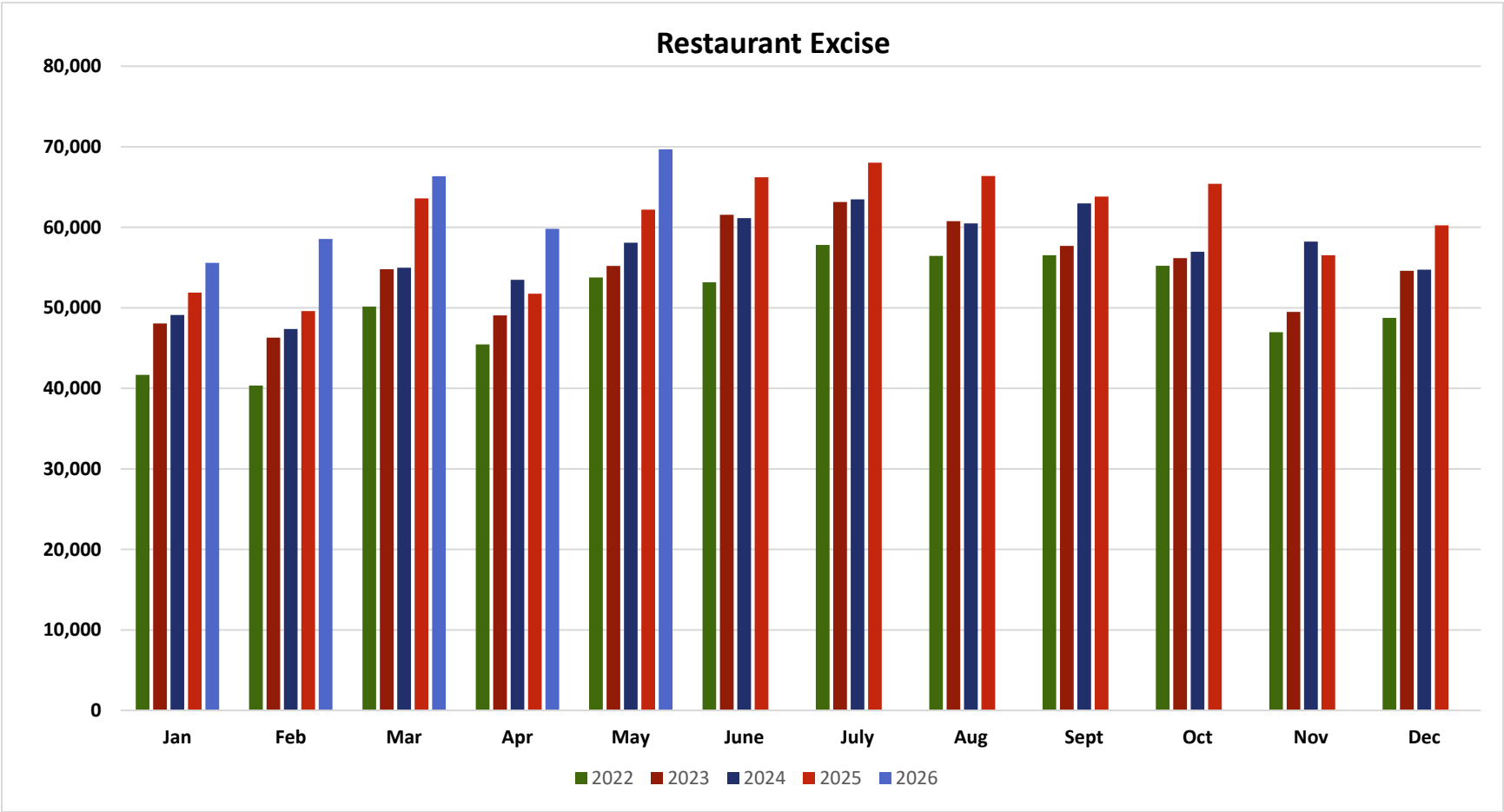
Graphs and Charts:

Total City Sales and Use Tax





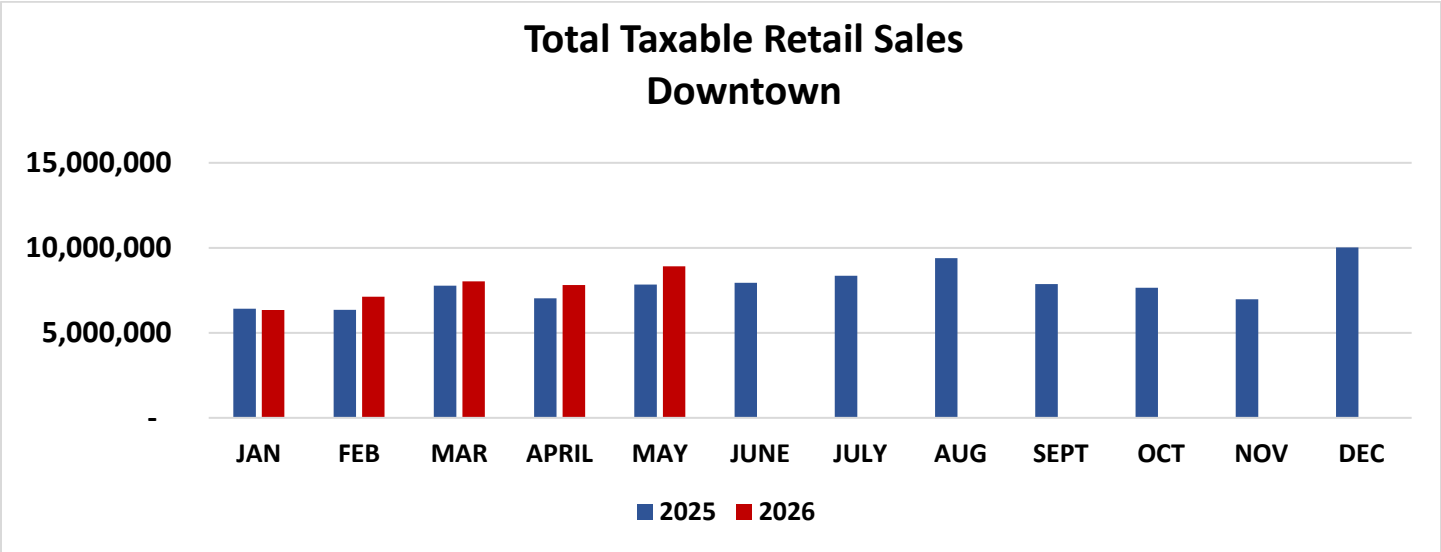




May 2026 Business Area Report

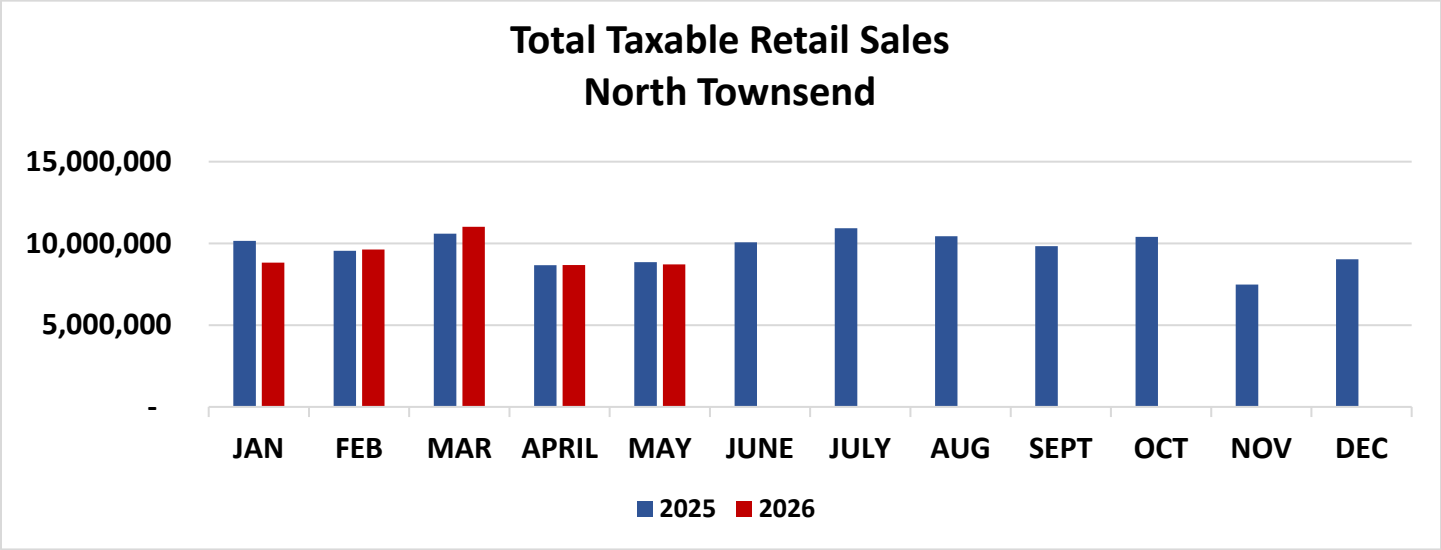
Downtown Total Taxable Retail Sales

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



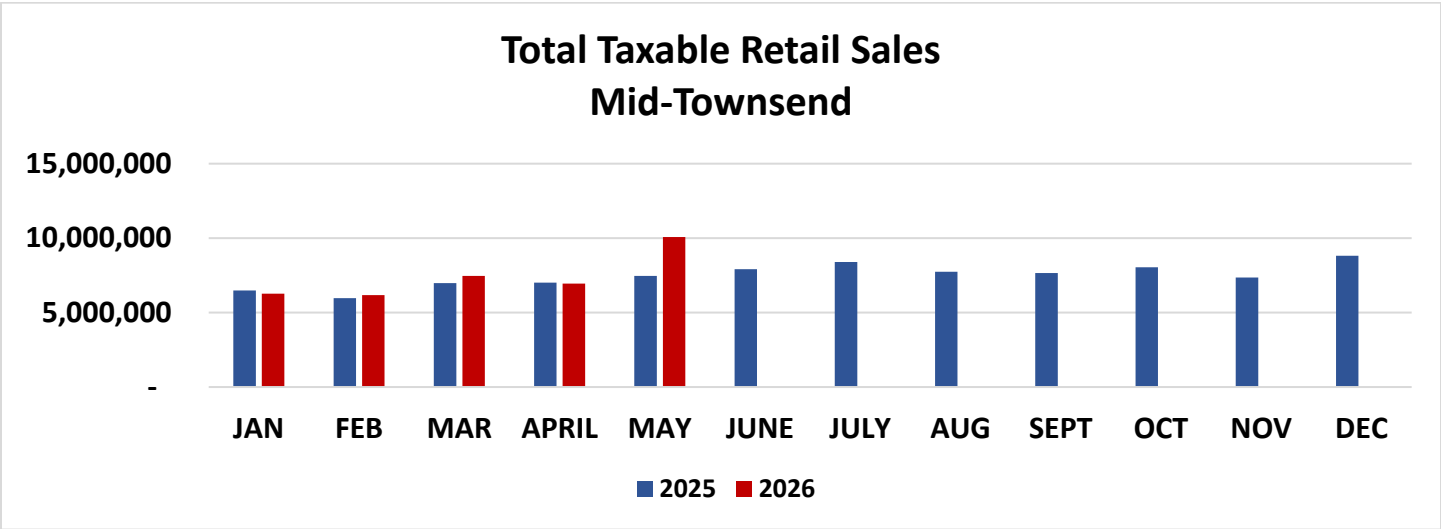
North Townsend Total Taxable Retail Sales

May 2026 taxable retail sales in the North Townsend business area were lower than May 2025.



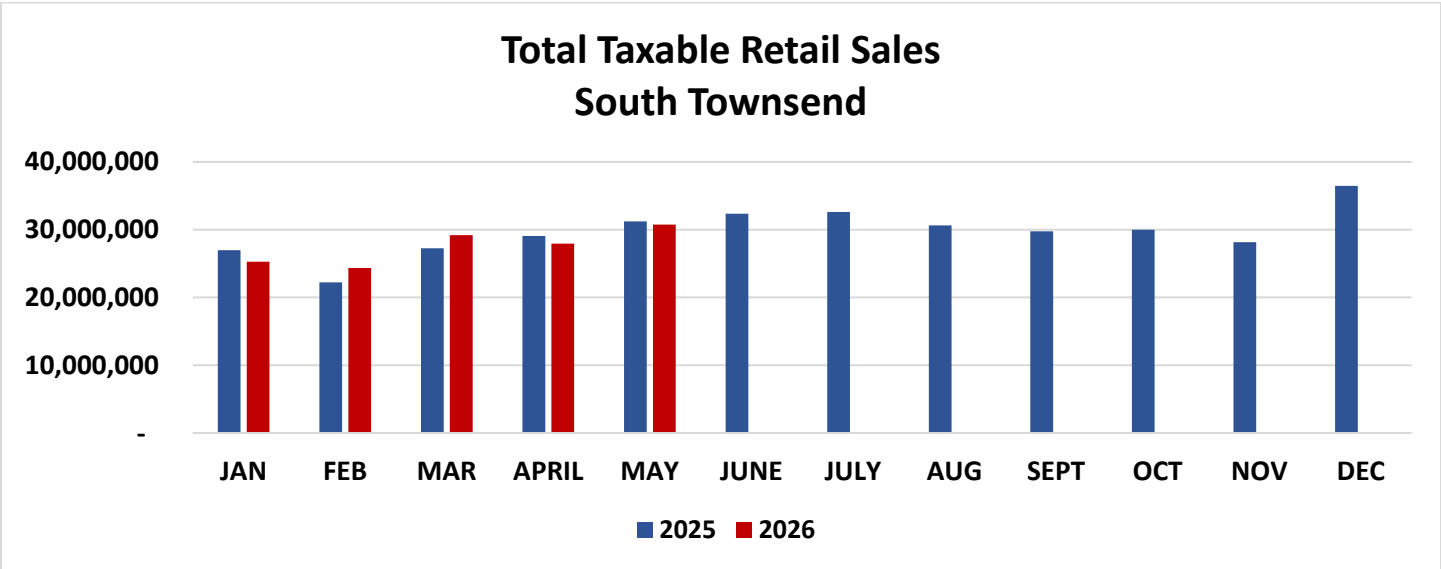
Mid-Townsend Total Taxable Retail Sales

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



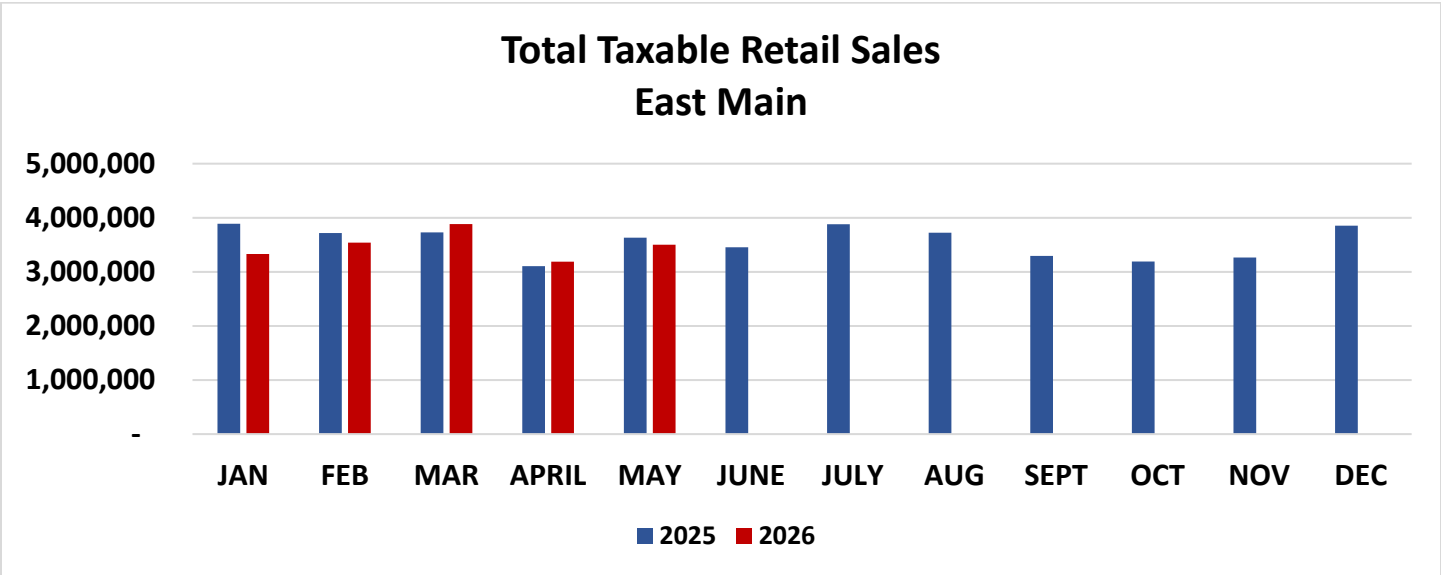
South Townsend Total Taxable Retail Sales

May 2026 taxable retail sales in the South Townsend business area were lower than May 2025.



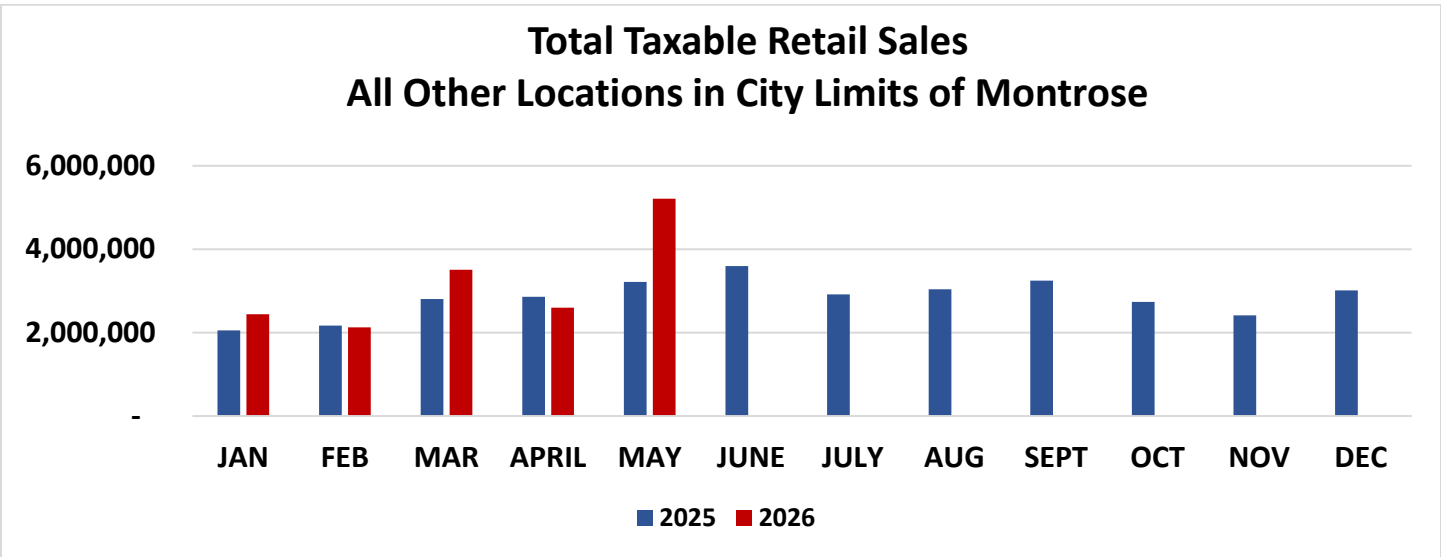
East Main Total Taxable Retail Sales

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



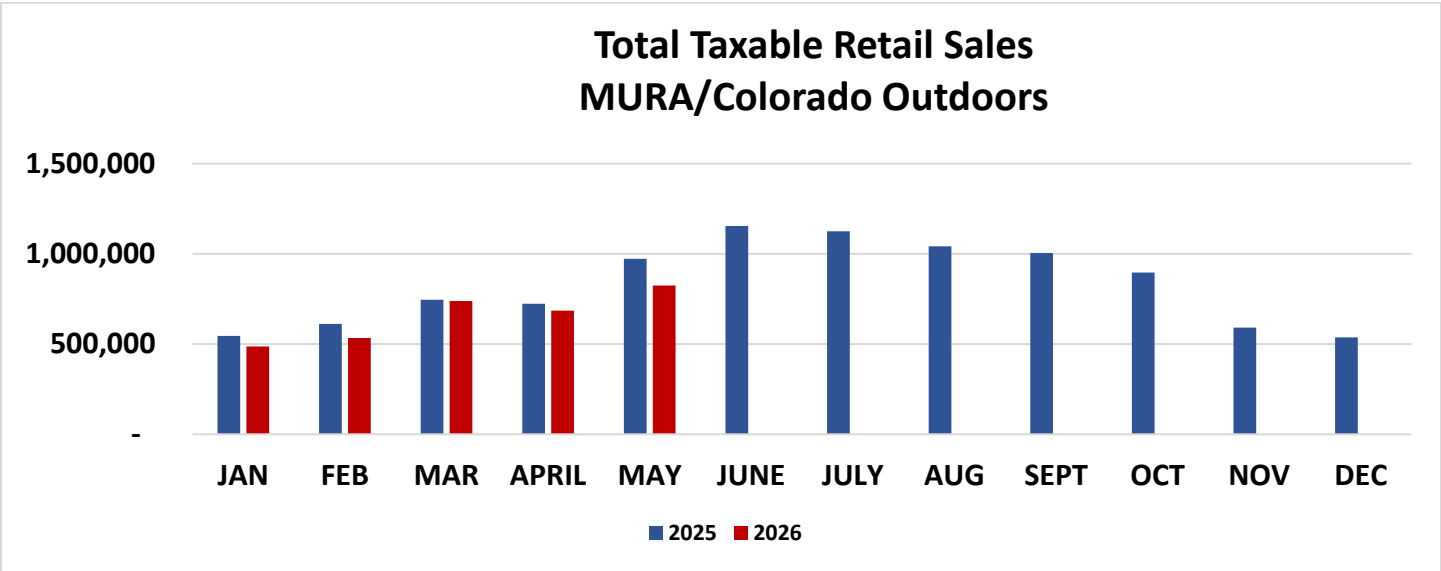
All Other Locations in City Limits of Montrose

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



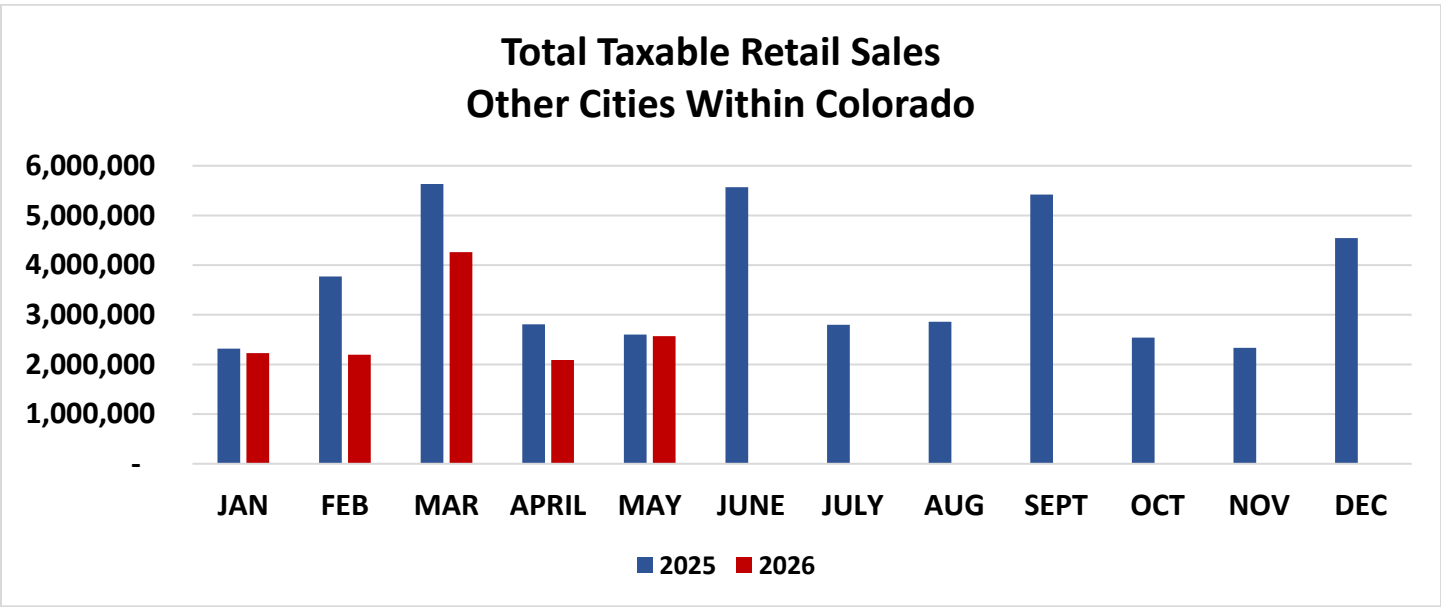
MURA/Colorado Outdoors

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



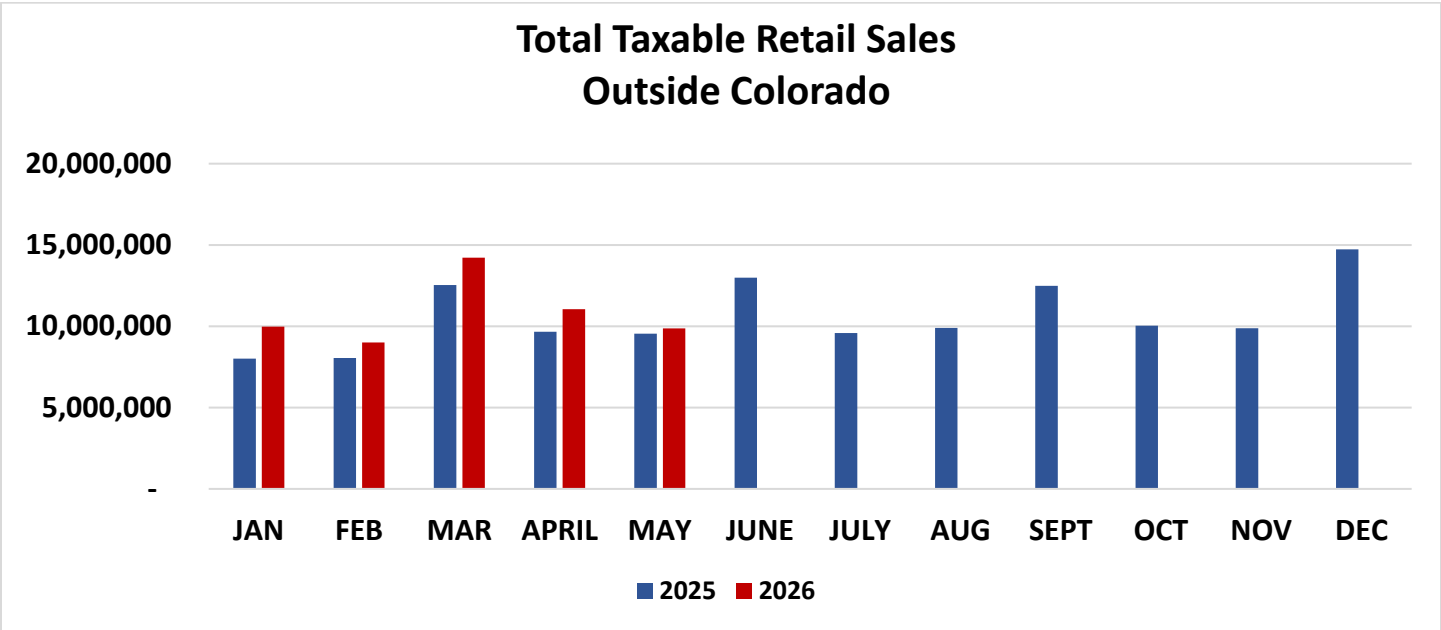
Other Cities Within Colorado

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



Outside Colorado

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



Homebase Businesses

May 2026 taxable retail sales from Homebase Businesses were higher than May 2025.

