



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, March 23, 2022 5:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

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

Public participation for this meeting will be in-person in the City Council Chambers and via Zoom at the following link: <https://us02web.zoom.us/j/88535707806>

Telephone participation is available at: US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128
Webinar ID: 885 3570 7806

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email planningmail@ci.montrose.co.us at least three days before the meeting.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of the March 9, 2022 meeting
- 4) Additions or Deletions
- 5) Overview of Transportation & Capital Improvement Projects
Staff: City Engineer Scott Murphy
- 6) Next Meeting will be April 13, 2022 at 5:00 p.m.
- 7) Motion to Adjourn



AGENDA JUNTA REGULAR DE LA COMISIÓN DE PLANIFICACIÓN

Miércoles, marzo 23, 2022 5:00

PM

Cámaras del Consejo de la Ciudad, Elks Civic Building - 107 S. Cascade Ave.

El Comité de Planificación de Montrose se complace en tener a residentes de la comunidad que se toman el tiempo para asistir a las juntas del Comité de Planificación. Les animamos a asistir y a participar. A los individuos que deseen ser escuchados durante los procedimientos de la audiencia pública se les anima a que estén preparados y por lo general se les limitará a tres minutos para permitir que todos tengan la oportunidad de ser escuchados. La regla de las 11:00 p.m. será implementada de acuerdo con las regulaciones de la Ciudad de Montrose (Sec.7-15-2).

Comentarios adicionales por escrito son bienvenidos. Si le gustaría comentar en algún punto de la agenda envíe un correo electrónico a planningmail@cityofmontrose.org. Los comentarios por escrito deben ser recibidos para el mediodía una semana antes de la junta para ser incluidos en el paquete de la Comisión de Planificación. Después de este plazo, los comentarios recibidos al mediodía el día antes de la junta serán distribuidos a la Comisión de Planificación el día de la junta.

La participación pública para esta junta será en persona en las Cámaras del Consejo de la Ciudad y vía Zoom en el siguiente enlace: <https://us02web.zoom.us/j/88535707806>

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Hay asistencia de aparatos auditivos disponibles para el uso público. Por favor déjenos saber si usted necesita esta adaptación. La ciudad también ofrece interpretación para hispanohablantes. Para poder reservar esta asistencia, por favor envíe un email a planningmail@ci.montrose.co.us por lo menos tres días antes de la junta.

- 1) Comisión de Planificación llamado a orden de la junta
- 2) Toma de asistencia por el Presidente de la Comisión de Planificación
- 3) Aprobación de la minuta de la junta de marzo 9, 2022
- 4) Adiciones o eliminaciones

- 5) Descripción general de los proyectos de mejoras de capital y de transporte
Personal: Ingeniero de la Ciudad Scott Murphy.
- 6) La próxima junta será el 13 de abril de 2022 a las 5:00 p.m.
- 7) Moción para levantar la session



The Montrose City Planning Commission held a meeting on March 9, 2022 at 5:00 p.m. in City Hall Council Chambers. The meeting was also held virtually via zoom. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: David Fishing (Chair), Chad Huffman (Vice-Chair), Karen Vacca, Jan Chastain, Phoebe Benziger, Richard Rogers, and Steve Ball. Absent: Delphine Jadot.

Staff Members Present: Amy Sharp (Senior Planner), William Reis (Planner I), Chris Dowsey (Assistant City Attorney), Martin Porter (Professional Planner), Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director), Officer Imhof (Police Dept.).

There were 6 members of the public in attendance.

CALL TO ORDER

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

APPROVAL OF MINUTES

Richard Rogers moved to approve the minutes of the February 23, 2021 meeting as submitted. Jan Chastain seconded, and the motion carried.

ADDITIONS OR DELETIONS

None.

1. REZONE OF TRACT 4 OF ROSEMONT SUBDIVISION.

This is a request to rezone Tract 4 of the Rosemont Subdivision (Parcel #376727102008) from "MHR" Manufactured Housing Residential District to "B-2A" Regional Commercial District. The property consists of approximately 1.85 acres. The applicant is Montrose Outdoors, LLC.

2. CONDITIONAL USE PERMIT FOR TRACT 4 OF ROSEMONT SUBDIVISION.

The applicant is requesting a conditional use permit to allow a recreational vehicle park and campground in the "B-2A" Regional Commercial District located within Tract 4 of the Rosemont Subdivision. This type of use is considered a conditional use in this zoning district. The applicant is Montrose Outdoors, LLC.

Staff Presentation

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

Applicant Presentation

Amanda Montgomery, Four Points Funding, came forward to answer questions and discuss the requests.

Questions for Applicant and Staff

Planning Commissioners, Staff and Applicant discussed changes and additions to be made to the park, tiny homes, utilities, and adding more fencing.

Public Hearing

One member of the public came forward to discuss his concerns with property values and the possibility of installing a privacy fence.

Questions for Applicant or Staff

Planning Commissioners and applicant discussed fencing and landscaping.

Motion and Vote**1. Rezone of Tract 4 of Rosemont Subdivision**

Richard Rogers moved to recommend approval of the rezone request of Tract 4 of the Rosemont Subdivision to “B-2A” Regional Commercial District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Karen Vacca seconded, and the motion carried unanimously.

2. Conditional Use Permit for Tract 4 of Rosemont Subdivision

Phoebe Benziger moved to approve the request to allow the conditional use of a recreational vehicle park and campground within the “B-2A” Regional Commercial District, pending the successful rezoning application by City Council. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Karen Vacca seconded, and the motion carried unanimously.

3. OTHER BUSINESS

Martin Landers, Professional Planner, was introduced. Mr. Landers, along with Gerald Dahl, Attorney, will be helping develop land use applications and changing the code to make it more consistent with comprehensive plan.

4. NEXT MEETING

The next Planning Commission meeting is scheduled for March 23, 2022.

5. PUBLIC COMMENT

None.

6. ADJOURNMENT

Phoebe Benziger moved to adjourn the meeting. Richard Rogers seconded and the meeting ended at 5:45 p.m.

CHAIRPERSON

ATTEST