

A regular meeting of the Montrose City Council was held on Monday, June 20, 2022, at 6:00 p.m. in the City Council Chambers of the Elks Civic Building. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Dave Frank, Barbara Bynum, Doug Glaspell, J. David Reed, Ed Ulibarri, Ann Morgenthauer, Greg Story, Lisa DelPiccolo, William Reis, Scott Murphy, Shani Wittenberg, Matt Smith

GUESTS: Matt Miles, Marcie Miles, John Arenas, Steve Stevenson, Karen Sherman-Perez, Ricardo Perez, Janet Chapman

CALL TO ORDER

Mayor Dave Frank called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

No changes were made to the agenda.

IMMIGRANT HERITAGE MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed June 2022 as Immigrant Heritage Month in the City of Montrose. The proclamation was presented to John Arenas with the Hispanic Affairs Project.

CALL FOR PUBLIC COMMENT

Janet Chapman inquired about information on water resources that was presented at the work session earlier in the day.

APPROVAL OF MINUTES

City Council considered the minutes of the June 7, 2022, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the minutes of the June 7, 2022, regular City Council meeting as presented. Barbara Bynum abstained. All others voted yes. Motion passed.

FIREWORKS DISPLAY PERMIT APPLICATION

City Council considered an application for a Fireworks Display Permit for the City of Montrose Fireworks Display on July 4, 2022.

City Clerk Lisa DelPiccolo reported that the Municipal Code requires approval of the Chief of the Montrose Fire Protection District and the City Council for Fireworks Display Permits. Ms. DelPiccolo said the application is currently under review by the Montrose Fire Protection District.

Public comment was accepted, no comments were received.

A motion was made by Barbara Bynum, seconded by Doug Glaspell, to approve an application for the City of Montrose Fireworks Display as presented. All voted yes. Motion passed.

ORDINANCE 2591 - SECOND READING

City Council considered Ordinance 2591 on second reading, an Ordinance of the City of Montrose, Colorado for the annexation of the 6700 DeJulio Addition.

City Councilor Ed Ulibarri recused himself from all agenda items related to the 6700 DeJulio Addition and 6700 Road Extension stating that he is related to the property owners. Mr. Ulibarri left the meeting at 6:14 p.m.

Planner I William Reis reviewed the location of the 9.35 acres south of the intersection of 6700 and Miami Roads. Mr. Reis stated that the property is within the Urban Growth Boundary and meets state contiguity requirements for annexation. Annexation will allow for the completion of the 6700 Road Extension.

Mr. Reis reviewed the zoning of the surrounding area and stated that the annexation agreement will allow for a minimum lot depth of 90 feet and front setbacks of 20 feet. Mr. Reis reviewed the proposed zoning designation of R-1A, Large Estate District.

Mr. Reis recommended approval of the annexation and proposed zoning designation stating that the proposal is consistent with health, safety and welfare, City annexation policies, and the Comprehensive Plan.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Barbara Bynum, to adopt Ordinance 2591 on second reading as presented. All present voted yes. Motion passed.

ORDINANCE 2592 - SECOND READING

City Council considered Ordinance 2592 on second reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the 6700 DeJulio Addition as an "R-1A", Large Estate District.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Ordinance 2592 on second reading as presented. All present voted yes. Motion passed.

A consensus was reached to consider the 6700 Road Right of Way Dedication Plat at this point while City Councilor Ed Ulibarri was absent.

6700 ROAD RIGHT OF WAY DEDICATION PLAT

City Council considered the 6700 Road Right of Way, an Official Act of the City of Montrose plat.

City Engineer Scott Murphy reported that approval of the plat is the final component of a development agreement approved by City Council on April 20. The plat dedicates right of way to the City for the extension of 6700 Road and creates outlots on each side of the road that will remain in private ownership. Mr. Murphy said that the owner has signed the plat. All ordinances and the plat will be recorded after the closing along with the development agreement.

Public Comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve the 6700 Road Right of Way, an Official Act of the City of Montrose plat as presented. All present voted yes. Motion passed.

City Councilor Ed Ulibarri rejoined the meeting at 6:25 p.m.

WATERFALL CANYON AMENDED PRELIMINARY PLAT #3

City Council considered the Waterfall Canyon Amended Preliminary Plat #3.

Planner I William Reis reviewed the location of the parcel south of Spring Creek Road on the west side of the City. Mr. Reis stated that the project creates 320 single family residential lots in 5 phases on 56.49 acres in the R-3 and R-3A zoning designations. Mr. Reis reviewed the zoning of the surrounding area stated that the proposed use is a use by right within the zoning designations.

Mr. Reis recommended approval with the standard condition stating that the Preliminary Plat is in compliance with subdivision regulations and the Comprehensive Plan and meets the intent of the zoning district.

City Engineer Scott Murphy reported that the project includes an extension of 6375 Road to create an additional access point. A planned connection to Orchard Road was eliminated, and temporary emergency access will be incorporated. Mr. Murphy stated that a park has been dedicated to the City, and recreation trails are incorporated in this filing.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the Waterfall Canyon Amended Preliminary Plat #3 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

Sales, Use, and Excise Tax Report: Finance Director Shani Wittenberg provided a sales, use and excise tax report for the month of April 2022. Ms. Wittenberg reported that total sales and use tax collections were up 5.1 percent as compared to April of 2021 with a positive budget variance of 48.2 percent. Year-to-date collections were up 12.0 percent with a positive budget variance of 45.9 percent.

Streets Projects Update: City Engineer Scott Murphy reported that slurry seal and chip seal projects are underway on designated streets and residents will be notified before projects begin. Mr. Murphy reported that the Cerise Park parking lot will be repaved next weekend and striped before Fourth of July events at the Montrose Rotary Amphitheater.

CITY COUNCIL COMMENTS

City Councilor Ed Ulibarri asked for an update on redesigned public notice signs for Planning Commission hearings. Deputy City Manager Ann Morgenthaler reported that staff transitions have caused a delay, but the project is underway.

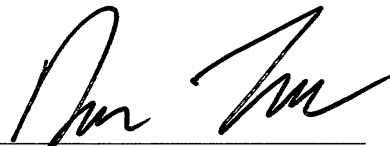
MOTION TO ADJOURN

At 6:50 p.m., a motion was made by J. David Reed to adjourn the meeting with no further action taken.

ATTEST:



Briceida Ortega, Deputy City Clerk



David Frank, Mayor