



The Montrose City Planning Commission held a meeting September 14, 2011 at 5 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

#### PRESENT

Kristine Bagnara, Frank Casey, Ken Flack, Ray Jantzen, Judy Wind and City staff Ben Morris, Ginny Howell, and Garry Baker were present.

#### ABSENT

Dianna Reuter, Kerwin Jensen, John Harris

#### GUESTS

Jay Thoe

Planning Commission Chairperson, Frank Casey, called the meeting to order at 5 p.m.

#### APPROVAL OF MINUTES

Judy Wind made a motion to approve the minutes of the August 24, 2011 meeting as submitted. Ken Flack seconded the motion and it carried unanimously.

**ANX #11-002 – MESA VIEW ADDITION NO. 1 – TRACT 1 AND TRACT 2 OF HANKINS EXEMPTION FOR COURT ORDERED LAND DIVISION LOCATED AT 68027 AND 68057 SUNNYSIDE ROAD – PROPOSED ZONING IS RL (RURAL LIVING) WITH A MINIMUM LOT SIZE OF 3 ACRES.**

This parcel is located on the north side of Sunnyside Road with a portion of the west side of the parcel abutting 68.00 Road. The proposed zoning is RL (Rural Living) with a minimum lot size of 3 acres. At an initial zoning hearing, the Planning Commission may select any zoning district designation based upon evidence presented at the hearing, and consideration of the requirements of the Official Municipal Code of the City of Montrose. Melissa Schroeder and Joel and Shirley Hankins are the applicants.

Garry Baker, Senior Planner, introduced this item. All public notification requirements have been fulfilled and the official files and exhibits were entered into the record.

This property is undergoing annexation proceedings. The proposed RL zoning with a 3 acre minimum lot size will match the recently approved zoning for the Hidden View Addition directly to the east and the proposed zoning is compatible with existing development in the area. Staff is recommending approval of RL zoning with a minimum lot size of 3 acres.

The applicant was not present. The initial zoning is an act of the City, however, so the Commissioners were able to continue with the hearing.

The public testimony portion of the hearing was closed.

Judy Wind stated that this is very straight forward and the request fits the criteria. Frank Casey agreed.

Ray Jantzen made a motion to recommend RL zoning with a 3 acre minimum lot size to City Council for ANX 11-002 the Mesa View Addition No. 1 on Tract 1 and Tract 2 of Hankins Exemption for Court Ordered Land Division located at 68027 and 68057 Sunnyside Road. Kristine Bagnara seconded the motion and it carried unanimously.

**POLICY ITEMS: A). PROPOSAL TO ALLOW LIMITED INDUSTRIAL (I-1) USES IN THE B-2, B-2A, AND B-3 DISTRICTS.**

Garry went over the draft ordinance with the Commissioners. Judy Wind suggested that staff have a clear idea of what would not fit within allowed uses so the guidelines are specific rather than vague. Noise levels and hours of service may be something to look at as well. The Commissioners would like to go over the proposed ordinance and the current zoning parameters and then e-mail any suggestions, concerns, or ideas that they have to Garry. Kristine Bagnara said she likes the idea of making the process easier for businesses but emissions, noise, and waste products should probably be excluded as uses within this district.

**B). ALTERNATIVE PROCEDURE FOR TEMPORARY SALES EVENTS.**

Garry went over the current and proposed procedures for this type of event. The thought is to have these event requests go through an administrative process rather than going through the Planning Commission. The Commissioners feel it is a great idea. When an ordinance is created the Commissioners will be able to review it.

**C). PROPOSAL FOR A CONDITIONAL USE PERMIT FOR PROJECTS THAT FIT THE INTENT OF THE REDO DISTRICT.**

Garry discussed a potential procedure to allow creative infill projects. Lot size, setbacks, unit size, and parking are some of the limitations that may require a Conditional Use Permit. The Conditional Use Permit would be reviewed by the Planning Commission. In essence, this would be a Planned Development on one lot. Judy Wind feels this is something that is worth looking into and a solution that could help people that just aren't able to build something bigger.

Jay Thoe of 125 Colorado Avenue approached the podium. In the current economy more and more people are going to be moving into smaller houses. There are 25' wide lots in the older part of town and it is hard to build on these lots and meet current codes. Some of the older parts of town are tired looking. This would be a move in the right direction by giving people the means to clean up their properties and construct smaller homes and/or multiple units on these smaller lots.

Frank Casey said this would allow people to build/own/rent at less expense. Ray Jantzen asked about access from the alley rather than from the street and that is something that is being considered. Frank said we need to encourage this type of development in the downtown area and areas surrounding the downtown as well.

**OTHER BUSINESS**

None

**NEXT TIME**

The next Planning Commission meeting is scheduled September 28, 2011 at 5:00 p.m.

**ADJOURNMENT**

Ken Flack moved to adjourn the meeting at 5:52 p.m. Judy Wind seconded the motion, and it carried unanimously.

---

CHAIRPERSON

---

ATTEST