



The Montrose City Planning Commission held a meeting October 24, 2007, at 6 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, Matt Box, Frank Casey, Moira Collier, Bob Nicholson, James Rumble, Judy Wind and City staff, Ginny Howell, Roger Shores, and Scott Shine were present.

ABSENT

Ben Morris, Sergeant Eller, Garry Baker, Kerwin Jensen, Alisa Babler

GUESTS

Todd Gullette, Bob Bayer, Matt Brezonick, Doug Saxen, Jim Atkinson

Planning Commission Chairperson, Frank Casey, called the meeting to order at 6 p.m.

APPROVAL OF MINUTES

Moira Collier was not at the last meeting and the minutes should reflect that.

Moira Collier made a motion to approve the corrected minutes of the September 26, 2007, meeting. There was no meeting held on October 10, 2007 due to a lack of a quorum. Matt Box seconded the motion and it carried unanimously.

ANX #07-0010 – ALEXANDER ADDITION ZONING – 67132 E. MIAMI ROAD (CONTINUED FROM 9/26/07).

This is a request for an initial zoning on a 16.226 acre +/- parcel that is located south of E. Miami Road and west of 67.20 Road. The requested zoning is R-2 (Low Density Residential). Patrick Coleman is the representative for the applicant.

Judy Wind made a motion to bring this item back before the Planning Commission. Moira Collier seconded the motion and it carried unanimously.

Matt Box and Bob Nicholson both recused themselves from hearing and voting on this item. They both left the dais and the room.

Roger Shores introduced this item. All public notice requirements have been fulfilled and all official files and exhibits were entered into the record.

Staff feels this is a good location for the zoning requested and it meets the goals of the Comprehensive Plan. Staff is recommending approval.

Neither the applicant, nor a representative, was present.

No one from the audience wished to address this issue.

The public testimony portion of the hearing was closed.

Moira Collier asked if there is SID language in the Annexation Agreement. Roger stated the SID language is in every Annexation Agreement. Frank Casey stated he felt this is very short sighted on the part of the City in not having the applicant do street improvements even though only one dwelling unit is being constructed. Judy Wind is in agreement. Kristine Bagnara also agreed that the applicant should not be excused from doing the road improvements. She did, however, remind the Commissioners that the issue tonight is to zone the property. There was discussion about the criteria regarding an initial zoning and whether or not conditions can be placed on the recommendation stating that the applicant must pipe the ditch and improve the roads. Frank said this discussion needs to be on the record and the City needs to understand that the governing bodies need to look forward and take these types of impacts into consideration. They felt that if the zoning and conditions are to make the property compatible with the Comprehensive Plan, then these conditions could be placed on the motion.

Judy Wind made a motion to recommend approval to City Council for the R-2 zoning for ANX #07-0010, Alexander Addition. Jim Rumble seconded the motion and it carried unanimously. (There were no conditions placed on the zoning motion).

Matt Box and Bob Nicholson returned to the room and the dais.

ANX #07-0013 – DESERT LILY ESTATES ADDITION ZONING – 67660 OGDEN ROAD.

This parcel consists of 61.61 acres +/- and is located south of Ogden Road and abuts Brown Ranch Subdivision on its south border. The requested zoning is R-2 (Low Density Residential). Pineneedle Development is the applicant.

Roger Shores introduced this item. All public notice requirements have been fulfilled and all official files and exhibits were entered into the record.

As with the prior annexation zoning request, staff feels this is a good location for the zoning requested and it meets the goals of the Comprehensive Plan. Staff is recommending approval.

Todd Gullette of Pineneedle Development approached the podium to speak in favor of the request.

The public testimony portion of the hearing was closed.

Bob Nicholson said he doesn't like the R-2 abutting property zoned R-1 and thought there should be a buffer between the densities.

The public testimony portion of the hearing was reopened.

Todd Gullette approached the podium again. Mr. Gullette stated that the site is riddled with topographical issues such as arroyos, but that that will only make this area look and feel a lot less dense. He said there will be larger view corridors in those areas by the arroyos. Roger stated that the section of Brown Ranch that abuts this property on the west side is a PD Plan so it could be as dense as the R-2 with clustering or it could be open space.

The public testimony portion of the hearing was closed again.

Moira Collier made a motion to recommend approval to City Council for the R-2 zoning for ANX #07-0013, Desert Lily Estates Addition. Kristine Bagnara seconded the motion and it carried unanimously.

OTHER BUSINESS

NEXT TIME

The next Planning Commission meeting is scheduled November 14, 2007 at 6:00 p.m.

ADJOURNMENT

Judy Wind moved to adjourn the meeting at 6:58 p.m. Moira Collier seconded the motion, and it carried unanimously.

CHAIRPERSON

ATTEST