



The Montrose City Planning Commission held a meeting on October 12, 2016, at 5:00 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

Doug Glaspell, Josh Freed, Anthony Russo, Gary Seitz, Karen Vacca and City staff Garry Baker, Ty Johnson, Scott Murphy, Sharon Dunning, Christine Allen, and Stephen Alcorn were present.

ABSENT

Andrew Boyko

GUESTS

Sandra Glaspell, Ron Ellis, Kerry and Loren Henderson, Charlotte Myers, Clint and Jenn Anders, Allan and Pat Scott, Doug Casebier, Jason Arebalos, Mark Kurtz

CALL TO ORDER

Chairperson Doug Glaspell called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Gary Seitz moved to approve the minutes of the September 28, 2016 meeting as presented. Anthony Russo seconded the motion, and it carried unanimously.

ADDITIONS OR DELETIONS

There were no additions or deletions to the agenda.

**RZ16-05 – A 7.480 ACRE PARCEL OF LAND KNOWN AS 801 HILLCREST AVE. (LEGAL DESCRIPTION IS ON FILE).** This is a request to rezone property from R-3 (Medium Density District) and R-4 (High Density District) to B-2 (Highway Commercial District). Clint Anders for the Montrose Elks Lodge is the applicant.

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

Garry began by clarifying the role of the Planning Commission and explaining the process of quasi-judicial hearings. The Planning Commission's job is to implement the Comprehensive Plan and the City code, and to act in the long-term interest of the community as a whole. In quasi-judicial hearings, which this is, all testimony should be provided at the scheduled hearing or in written form in the meeting packet. Individual outside contact with board members is not recommended and could cause legal issues. Garry stated his reason for this discussion was an email which was circulating encouraging individuals to contact City Council members. The City Council will be hearing this item as a quasi-judicial board.

If the Planning Commission votes to make a recommendation tonight, this rezoning item will be scheduled to go to City Council on November 1, 2016 where they will officially consider the recommendation of the Planning Commission. There will be an opportunity to speak to the City Council at this meeting.

The proposed rezoning hearing is for the Montrose Elks Lodge property. The property is currently split into 2 different zoning districts; R-4 high density and R-3 medium density, and the applicant is proposing to rezone the entire property to B-2 highway commercial district. This rezone is intended to allow for a future Conditional Use and Travel Home Park application for expansion of the existing RV facilities. The Elks property is approximately 7.5 acres in size with a large parking lot. The existing use is as a fraternal organization, which is not a use by right in the R-4 zone where the lodge is located. The proposed zone of B-2 would allow that fraternal organization.

The procedure for approval of an RV park first will require this rezone. The second step is a conditional use permit which has specific design criteria. There are a lot of state requirements. Water, sewer and electric will need to be available to each site, and a service building with laundry, toilets, and showers are required. Also required are a park and playground. In this case the sewer is several hundred feet away, so sewer hookup will be a costly item.

Staff has some concerns about the request being able to meet the rezone criteria. There are concerns about RV parks in general in this community. Many have become long-term parks in not the best living conditions. It is in the community's best interest that we have high-quality parks that are very closely managed and meet the standards.

Anthony Russo asked to verify the Planning Commission was only approving the transition to B-2 at this meeting and the applicant would have to come back to approve the park. Garry replied that the applicant would have to come back for a conditional use permit and RV park permit and both could be done in the same meeting. Those items will also come before the Planning Commission before going to the City Council for final approval.

Clint Anders, 66175 Largo Lane, approached the podium to speak in favor of the proposed rezoning. Mr. Anders stated that they are just trying to come up with a way to improve their property and generate revenue for the lodge. Their organization does not fit in the current zoning. Their intent is to improve the facilities, not to create a permanent park, and they just want to clean it up.

Doug Glaspell asked how many more RV spaces they are looking at putting in. Mr. Anders replied there are currently 8 spaces that have water. They would like to expand to put in a few more spaces in the NW corner, but do not know how many yet. Right now they are on a fact finding mission. There is a lot of work to do and they'll have funding to do it. The zoning is the first part of it.

Doug Glaspell asked why they want to rezone all of it. Mr. Anders stated he thinks it is better to rezone all of it, but is open to another option. Doug asked if the RV stay period is for only a week. Mr. Anders replied the proposed stay is for 7-10 days. This will help generate revenue. They have a large website set up. They want to offer a better product in order to charge better money.

Anthony asked if the park would be only for members. Mr. Anders stated that at this point they haven't made that decision, but are leaning towards that.

Karen Vacca inquired that if the park is for members only would it still fit under the B-2 zone. Garry Baker replied B-2 would allow for a general use motoring public. Mr. Anders added everyone coming into the park will have to have an Elks card. They can have family members stay in the park if the member signs them in. The intention is not to open to the public.

Josh Freed asked how long the park is being used right now. Mr. Anders replied it is used from April to the end of September, but is open all year. Most people stay on their way across country. Josh asked if the park is full at this time and Mr. Anders replied it is at 70% occupancy right now. Mr. Anders added they can't keep park visitors very long because they want full hookups. Josh asked about the cost to get to the full hookups, and if they have the funds. Mr. Anders replied they own the property and can get financing. They know there's going to be costs. The biggest question is the sewer. He is trying to get with John Harris.

Josh asked Garry Baker if they are unable to do the hookups currently. Garry replied in order to make any improvements it would take all that he outlined. Josh asked if they would have the ability to upgrade in their current status. Garry replied they need this rezone to B-2 to be able to upgrade. Mr. Anders stated he feels they need this rezone one way or the other.

Karen Vacca asked the applicant if they plan to use this property for RV storage and asked Garry Baker if B-2 zoning allows for storage of RVs. Mr. Anders replied he sees that as a possibility. Several "snow birds" will store their RVs for a few weeks during the winter and it is more of a convenience thing, but it is not an issue if it is not allowed. Garry stated B-2 does not typically allow storage. Karen asked the applicant if he feels this RV park will be beneficial to surrounding area and if there is a system for monitoring it. Mr. Anders replied yes, it will generate revenue for the surrounding community and there will be a system for monitoring the park 7 days a week. They have relied on input from other lodges where they are already doing this.

Garry Baker passed along an additional email to the Planning Commissioners that is in support of the RV park.

Loren Henderson, 2676 Maya Way, Montrose, approached the podium. Mr. Henderson's question was whether they would get to hear the written comments. Garry Baker stated they are available on the City website in the Planning Commission packet.

The public testimony of the hearing was closed.

Josh Freed asked where the nearest B-2 zone is to the applicant property. The reply was the nearest B-2 zone is on Main Street, ¼ to ½ mile away. Josh made the comment that the applicant is stuck. He would like to unstick the Elks Lodge and put them in a more comfortable position.

Doug Glaspell asked staff if all the homeowners were made aware of this. The reply was that all required public noticing had been done.

The Planning Commissioners continued to discuss the rezoning. Their feeling is that the applicant is stuck and they would like to protect the lodge and find a way to solve the zoning issue for the property. The concerns brought up were traffic issues in the vicinity, as well as other types of things that are allowed in a B-2 zone. This is a concern because of the proximity to residential neighborhoods if the property ever changes hands. The Commissioners further discussed split zoning or only zoning the lodge and RV parking portion of the property. Garry Baker suggested conditional zoning, stating this is generally not the best option, but it customizes the site and limits what may be allowed.

The Planning Commissioners decided they would like to further discuss a reduced area and conditional B-2 zoning. This will require some work from a surveyor as well as a list of allowed uses. The recommendation was to continue the item to the November 9, 2016 meeting.

Josh Freed moved to continue RZ16-05 to November 9, 2016 for restructuring of the rezone request. Anthony Russo seconded, and the motion carried unanimously.

**VAR16-07 – 2580 NORTH TOWNSEND AVE., MONTROSE, COLORADO (LEGAL DESCRIPTION IS ON FILE).** This is a request for a variance from sign code regulations. Flower Motor is the applicant.

Ty Johnson introduced this item. All public requirements have been fulfilled and the official files and exhibits were entered into the record.

The applicant is requesting a variance from sign regulations to display a 4.5 by 4.5 foot sign on the side of their building at 2580 N. Townsend Avenue, located northwest of the airport.

Flower Motor Co. was recently awarded as the newest Fiat dealership in Colorado, making it one of five in the state of Colorado and the first on the Western Slope. The dealership is required to put up Fiat signage for the store front.

Flower Motor Co. currently has four signs, 2 primary and 2 secondary, for a total of 159 sq. ft. They received a sign variance in 2010 to allow for one additional secondary sign, which permitted them to have a total of two secondary signs. Existing sign regulations allow Flower Motor Co. to

have 2 primary signs and 2 secondary signs for a total of 300 sq. ft. The applicant will also have to submit a sign permit application.

Staff feels all the criteria have been met and recommends approval of the request.

Ron Ellis, 60835 Maple Grove Road, approached the podium to speak in favor of the proposed variance. Mr. Ellis is the General Manager of Flower Motor Company. Flower Motor was recently awarded a Fiat dealership. The sign will be located on the side of the building and is the same size as another dealership sign on the building.

The public testimony portion of the hearing was closed.

Josh Freed stated he thinks they've done a great job of signage and taking care not to exceed what was allowed, and is in support of the variance.

Gary Seitz stated he thinks it is great that one of our local businesses was awarded 1 of 5 in the state. He would like to help them get more business.

Gary Seitz moved to approve VAR16-07 for 2580 North Townsend Ave., Montrose, Colorado, to allow a variance from sign code regulations in order to place the minimum required sign on the building. Anthony Russo seconded, and the motion carried unanimously.

Gary Seitz amended the motion to include "as submitted to staff". Anthony Russo seconded, and the motion and the amended motion carried unanimously.

**VAR16-08 – A LOT LOCATED ON SOUTH WATER AVENUE BETWEEN WEST SOUTH 3RD STREET AND WEST SOUTH 4TH STREET (LEGAL DESCRIPTION ON FILE).** This is a request for a variance from site development requirements. DMEA is the applicant.

Ty Johnson introduced this item. All public requirements have been fulfilled and the official files and exhibits were entered into the record.

The applicants, DMEA and Elevate Fiber, are seeking a variance from site development requirements to install one 12 by 20 foot building located on Lot A of the Bullock Plant Subdivision. The building will sit on a concrete pad and will serve as an accessory structure for the storing of high speed internet equipment to be used in the near future.

Karen Vacca asked if it is fenced, and Ty stated it looks like it is just outside their fencing.

Staff feels all the criteria have been met and recommends approval of the request.

Mark Kurtz, 15451 6220 Court, representing DMEA and Elevate Fibre, approached the podium to speak in favor of the proposed variance. Mr. Kurtz stated the building will be fenced. It will be fenced separate from the substation but within the same fencing, approximately 50-60 feet off of property line.

Josh Freed asked if there any changes planned for the access to this property, and is there any expectation for any public access to that building. Mr. Kurtz replied there were no changes, and access is just for contractors.

Ty Johnson stated they will have to submit a site plan for the fence, as well as the building permit process for the building.

The public testimony portion of the hearing was closed.

Josh Freed moved to approve VAR16-08 for Lot A, Bullock Plan Subdivision, a lot located on South Water Avenue between West South 3rd Street and West South 4th Street, now known as 320 S Water Avenue, a variance from site development requirements, with the condition the applicant apply for a building permit within one year. Gary Seitz seconded, and the motion carried unanimously.

#### OTHER BUSINESS

There was no other business.

#### NEXT TIME

The next Planning Commission meeting is scheduled for October 26, 2016.

#### ADJOURNMENT

Josh moved to adjourn the meeting at 6:25 p.m. Anthony seconded the motion, and it carried unanimously.

  
ATTEST

  
CHAIRPERSON