



The Montrose City Planning Commission held a meeting on June 14, 2017, 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, Karen Vacca, Anthony Russo, Tom Busker and City staff Garry Baker, Ty Johnson, Sharon Dunning, Christine Allen and Andrew Boyko, were present.

ABSENT

Gary Seitz, Scott Murphy

GUESTS

Janet Eckerdt, Jim Little, Larry Simmons, Ed DiCamillo

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes for the May 24, 2017 meeting were not available.

ADDITIONS OR DELETIONS

Garry Baker stated for the record the original meeting agenda had an error stating the Miami Road Farm Addition continuation would be heard at this meeting. That item was continued to the June 28, 2017 meeting. An updated agenda was posted, and there were no changes to the updated agenda.

**VARI7-04 – LOT 1, PINNEY MINOR SUBDIVISION, KNOWN AS 230 S. SAN JUAN AVENUE.** This is a request for a variance from rear setback requirements. James Little 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's property is located on San Juan Avenue between South 3<sup>rd</sup> and South 2<sup>nd</sup> Streets. The applicant is requesting a variance from 4-4-22 (C)(2) of the zoning code to allow an

accessory structure be less than 10 feet from the rear building line of the principal structure. The code states that accessory use structures or buildings in residential districts may be located on those rear and side property lines which do not abut a street if the structure is at least 10 feet from the rear building line of the principle structure and does not occupy more than 30 percent of the rear yard area. The applicant's lot does not allow for the accessory structure to adhere to that dimensional standard.

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

Doug Glaspell asked if the variance would include a condition to apply for a building permit within a one year time frame. Ty responded the variance can include that condition.

James Little, 230 S San Juan Ave., approached the podium to speak in favor of the proposed variance. Mr. Little stated the house is set so far back on the lot that it does not allow the accessory structure to meet the requirements.

Josh Freed asked about the support letter, and if there was anyone that did not want to sign it. Mr. Little stated he asked all adjoining neighbors, and everyone he asked signed the letter. They were all in support. The two adjoining neighbors have garages on their property lines.

Josh asked about setbacks from other properties, and if those other structures are on the property line, will there be buildings against each other. Mr. Little stated the garages on the adjacent properties are on the other sides of the properties from his. He added he is adhering to the side setback requirement.

Anthony Russo asked what is behind the applicant's property. The reply was that it is a residence in a single family housing subdivision.

The public hearing portion of the meeting was closed.

Josh Freed moved to approve VAR17-04 for Lot 1, Pinney Minor Subdivision known as 230 S San Juan Ave., a variance to rear setback requirements, because the Planning Commission believes the request meets the criteria, with the condition the applicant apply for a building permit within one year. Anthony Russo seconded, and the motion carried unanimously.

**ANX17-06 – PANORAMA VIEW ADDITION.** This is a proposal for initial zoning for the proposed Panorama View Addition. Tim and Sarah Judkins are the applicants.

Garry Baker introduced this item. All public requirements have been fulfilled and the official files and exhibits were entered into the record. This is a recommendation for initial zoning to City Council.

The Panorama View Addition property is approximately 8 acres located at 67074 and 67078 E Miami Road, located southeast of the intersection of 6700 Road and Miami Road. The current use is agricultural and residential. This property is in the process of annexation, and the property

owner is currently building a single family home. The annexation was triggered by the IGA with Montrose County, referring development proposals to the City.

The Comprehensive Plan Future Land Use Map designates the area of the Panorama View Addition as Residential Mixed Density Low. The property is surrounded by City limits. The requested zoning is R-1A, which is lower density than all the zoning around it. Staff feels the criteria have been met and is recommending approval of R-1A zoning for the Panorama View Addition.

Tom Busker asked if there is a problem if the house being built is permitted in the County. Garry stated the permit was issued in the City, in partnership with the agreement with the County to not slow up the process for people who want to build one house. Tom asked if it will then not matter if the annexation happens or not. Garry replied the owners have signed an agreement to annex their property into the City and it is now out of their hands. The City will follow through and annex the property.

Josh Freed asked about the R-1A zoning and the density of the property to the north, and if it is more appropriate to be matching the zoning. Garry stated he had conversations with property owners and they had no desire for more dense zoning. They are also be doing an administrative plat, and will be making the other property a little smaller. They want to do nothing more than build a house.

Doug Glaspell asked if this also provides access to sewer. Garry stated they could but the City is not requiring they connect to the sewer. It is not practical as it would need to cross other properties on a large lot for one house.

Ed DiCamillo, 67054 E Miami, approached the podium to speak about the proposed initial zoning. He is wondering what affect the annexation of this property will have on his property. Garry said Mr. DiCamillo's property is not part of this annexation at all. However, the City does have the authority to annex his property, as well as a couple of other pieces. Those properties are surrounded by City, and by state law the City has the authority to annex them. The City has chosen not to do so, but it is a possibility in the future. Mr. DiCamillo stated he does not want annexed into the City due to some restrictions.

The public hearing portion of the meeting was closed.

Josh Freed stated he is wondering if in 10 years this property is going to request higher density zoning. Garry Baker stated the property owner made it very clear what their plans are.

Tom Busker asked if there is any information on extending 6700 Road to Miami Road. Garry Baker said the City has a preliminary design for 6700 Road from Highway 50 at least to Ogden Road. It may have a roundabout. No roads are planned to be 4 lanes.

Josh Freed moved to recommend to City Council that ANX17-06, Panorama View Addition, be zoned R-1A, Large Estate District. Anthony Russo seconded, and the motion carried unanimously.

OTHER BUSINESS

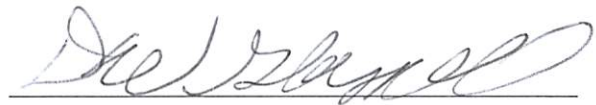
None.

NEXT TIME

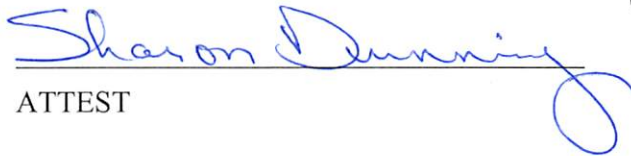
The next Planning Commission meeting is scheduled for June 28, 2017.

ADJOURNMENT

Anthony Russo moved to adjourn the meeting at 5:27 p.m. Karen Vacca seconded the motion, and it carried unanimously.



CHAIRPERSON



ATTEST