



The Montrose City Planning Commission held a meeting June 11, 2008 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, Kerwin Jensen, Roger Shores were present.

ABSENT

Sergeant Eller, Garry Baker, Scott Shine, Jason Ullmann, Ben Morris

GUESTS

Cameron Nevins, Jim Roberts, Carolyn Bellavance, Kit Moore

Planning Commission Chairperson, Judy Wind, called the meeting to order at 6 p.m.

APPROVAL OF MINUTES

Moira Collier made a motion to approve the minutes of the May 14, 2008, meeting. There was no meeting held on May 28, 2008. Matt Box seconded the motion and it carried unanimously.

SEASONS PRELIMINARY PD PLAN AND AMENDED PRELIMINARY

This property, located in the northeast corner of Miami Road and Hillcrest consists of 82 lots and is 19.41 acres. This is the residential portion of the subdivision. The applicants wish to amend the preliminary plat and transition it to a PD Plan. Cameron Nevins, West Range Development LLC, is the applicant.

Bob Nicholson stated he needed to recuse himself. Since both items are related to the same subdivision, he left the building.

Roger Shores, Assistant City Planner, introduced this item. All public notice requirements have been fulfilled and the official files and exhibits were entered into the record. Roger reviewed the staff report and said staff recommends approval with the following conditions: **1).** (Standard Condition) The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the applicant adequately addresses all of staff's concerns prior to the execution of the Preliminary Plat. The City staff is not authorized by this approval to execute the Preliminary Plat prior to all conditions being satisfied, **2).** The owner/subdivider of Seasons Subdivision shall be responsible for one-half of the total cost of construction of the Harvard Avenue vehicular and pedestrian bridge over Cedar Creek. The crossing shall be designed and 150% of one-half the cost of design and

construction secured before final plat approval of filing 1. The Creek crossing shall be completed prior to recording the final plat of filing 2, **3**). Provide engineering plans/cost estimate for Cedar Creek Bridge; Provide Construction Phasing Plan; End Harvard Avenue with a temporary cul-de-sac; Provide "As-Built" striping plans for Hillcrest and Miami. **4**). Completed landscaping and irrigation plans need to be submitted before final plat approval of filing 1.

Jim Roberts of Del-Mont Consultants at 125 Colorado Avenue approached the podium. Mr. Roberts said the lots along the left side of Arbor are part of the PD Plan. Judy Wind asked Mr. Roberts if he is aware of the conditions that staff is requiring and if he is aware of the conditions that Dennis Erickson has recommended. He said he is aware and they are in agreement with all of those.

Kit Moore of 2010 Miami approached the podium. Mr. Moore asked if the area designated as commercial has already been approved. He was told that the zoning had been approved some time ago. Mr. Moore wanted to know if he could lobby the City to either change the commercial zoning or do something about the intersection. He was told he could speak with staff regarding the intersection, but the zoning is already in place.

The public testimony portion of the hearing was closed.

Moira Collier made a motion to recommend approval to City Council with the following conditions: **1**). (Standard Condition) The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the applicant adequately addresses all of staff's concerns prior to the execution of the Preliminary Plat. The City staff is not authorized by this approval to execute the Preliminary Plat prior to all conditions being satisfied, **2**). The owner/subdivider of Seasons Subdivision shall be responsible for one-half of the total cost of construction of the Harvard Avenue vehicular and pedestrian bridge over Cedar Creek. The crossing shall be designed and 150% of one-half the cost of design and construction secured before final plat approval of filing 1. The Creek crossing shall be completed prior to recording the final plat of filing 2, **3**). Provide engineering plans/cost estimate for Cedar Creek Bridge; Provide Construction Phasing Plan; End Harvard Avenue with a temporary cul-de-sac; Provide "As-Built" striping plans for Hillcrest and Miami, **4**). Completed landscaping and irrigation plans need to be submitted before final plat approval of filing 1. Matt Box seconded the motion and it carried unanimously.

SEASON'S AMENDED PRELIMINARY – COMMERCIAL AREA.

This property is located in the NE corner of Miami Road and Hillcrest, contains 4.51 acres, and includes seven lots. Cameron Nevins, West Range Development LLC is the applicant.

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

Roger reviewed the staff report and said staff recommends approval with the following conditions: **1**). (Standard Condition) The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the applicant adequately addresses all of staff's concerns prior to the execution of the Preliminary Plat. The City staff is not authorized by this approval to execute the Preliminary Plat prior to all conditions being satisfied, **2**). Provide engineering plans/cost estimate for Cedar Creek Bridge; Provide Construction Phasing Plan; End Harvard Avenue with a temporary cul-de-sac;

Provide "As-Built" striping plans for Hillcrest and Miami. He also stated that the applicant will probably be back with a new Conditional Use Permit request.

Jim Roberts of Del-Mont Consultants of 125 Colorado Avenue approached the podium. There were questions raised about the possibility of access points from Hillcrest, other than Pennsylvania, and from Miami Road. The Commissioners pointed out the fact that part of this area is still zoned residential.

The public testimony portion of the hearing was closed.

Judy Wind said she remembers having lengthy discussions about not allowing any other access points into this subdivision other than Pennsylvania Avenue and one from Miami Road. She would like verification regarding any decision regarding access points. Frank Casey said they did have discussions regarding traffic at this intersection and he too, felt that there were to be no more access points from Hillcrest or Miami. Judy asked about the possibility of raised barriers in the street. The Commissioners would also like to see the traffic study if one was done.

Moira Collier made a motion to continue this item to the June 25, 2008 meeting, and asked that staff gather information and documentation on discussions regarding the access points. Frank Casey seconded the motion and it carried unanimously.

OTHER BUSINESS

JOINT MEETING WITH COUNTY PLANNING COMMISSIONERS

Judy Wind reported that everyone was glad they had the meet and greet and all felt it would be good to have a meeting in the future where they could sit down and have some discussions. A date and time will be set later.

NEXT TIME

The next Planning Commission meeting is scheduled July 9, 2008 at 6:00 p.m.

ADJOURNMENT

Frank Casey moved to adjourn the meeting at 7:06 p.m. Moira Collier seconded the motion, and it carried unanimously.

CHAIRPERSON

ATTEST