



The Montrose City Planning Commission held its regular meeting virtually on January 13, 2021, at 5:00 p.m. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

PRESENT

Phoebe Benziger, Greg Easton, David Fishering, Jan Chastain, Chad Huffman, Anthony Russo, Karen Vacca, and City Staff Amy Sharp, William Reis, Rachel Allen, Ann Morgenthaler, Scott Murphy, Christine Aslakson, Sharon Dunning, Greg Story, Stephen Alcorn.

ABSENT

None

GUESTS

See attached list of attendees.

CALL TO ORDER

Chairperson Anthony Russo called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

The minutes for the January 6, 2021 meeting will be available at the January 27, 2021 meeting.

ADDITIONS OR DELETIONS

None.

NOMINATION AND VOTING FOR CHAIRPERSON AND VICE-CHAIRPERSON

Anthony Russo requested nominations for Chairperson.

Phoebe Benziger nominated and moved that Anthony Russo continue as Chairperson. Greg Easton seconded and the motion passed. Anthony Russo abstained.

Anthony Russo requested a nomination for Vice-Chairperson.

Phoebe Benziger nominated and moved that Greg Easton continue as Vice-Chairperson. Jan Chastain seconded and the motion passed unanimously.

SP20-0077 – BASECAMP SKETCH PLAN REVIEW OF PLANNED DEVELOPMENT AND SUBDIVISION. This is a review and discussion of the Sketch Plan for Basecamp Subdivision, a proposed multi-family development on a 3.6 acre parcel bordered on the east by North Grand Avenue, on the west by the Uncompahgre River and on the south by the future extension of North 6th Street. The applicant is Kurt Soukup, Manager, COF3 LLC.

Amy Sharp introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Basecamp Subdivision is a proposed multi-family development at the southern end of the Montrose Urban Renewal Authority (MURA) project. The property is approximately 3.6 acres in size and is bordered on the east by North Grand Avenue, on the west by the Uncompahgre River, and on the south by the future extension of North 6th Street. The property is zoned “I-1” Light Industrial District and is part of the MURA project initiated in 2017.

Multi-family housing is allowed on this parcel with the current I-1 zoning. The applicant would be allowed to place one apartment building on this lot, or the applicant could complete a minor subdivision and divide the lot into 3 parcels and put one apartment building on each lot. However the applicant has chosen to move forward with a planned development application allowing multiple buildings on one lot.

In addition to the proposal to build multiple buildings on one parcel, the applicant seeks the following variations to accommodate an overall coordinated plan of development:

- Setbacks for single family and multi-family residential buildings within industrial zoned lots will be 5’ side, and 15’ front, rear, and corner lot.
- Setbacks for townhome and duplex residential buildings within industrial zoned lots will be 0’ side, and 15’ front, rear, and corner lot.
- Residential buildings may be placed within 15’ of existing adjacent properties zoned residential, instead of 100’.

Staff feels the sketch plan application meets all dimensional, design, and zoning requirements. Staff recommends the Planning Commission share feedback with the application so the applicant may consider the feedback and incorporate proposed changes into their future Preliminary Planned Development application.

Scott Murphy, City Engineer, is the project manager for the public side of all the infrastructure and improvements within the Colorado Outdoors project. Scott discussed how this project fits into the master plan of the Colorado Outdoors project. The project is approximately 160 acres and zoned I-1 to accommodate a variety of uses. The vision is the southern end will be for residential uses. Apartments are the first phase.

Kurt Soukup, 333 Elk Spring Trail, Cordillera, Colorado, gave a presentation on the Basecamp subdivision as part of the Colorado Outdoors project. Their plan is to integrate with the existing landscape incorporating a large amount of greenspace. The first phase is to build 4 apartment buildings with a total of ninety-six 1- and 2-bedroom units. The complex will have significant storage space.

Creighton Soukup, 2199 Chamonix Lane, Vail, Colorado, discussed the existing landscape, and how they reworked the site plan around existing vegetation. They are working with the Montrose Botanical Gardens and local artists for gardens and sculptures in the greenway.

David Schieldt, Del Mont Consultants, 2388 Silver Fox Drive, Montrose, Colorado, gave an overview of development and project phasing.

Scott Murphy made an additional comment that the Mirada site, an historical church site, is outside of the project boundary and will not be affected.

Planning Commissioners discussed the project and asked for clarification on a number of topics including: the 38% open space and whether it was different than green space, and if it counts the parking lot space; if all units are rental units and if they are section 8 or market rent; who is ultimately responsible for maintaining all the open space, the 100 foot setback from building to building; the height of the buildings, lighting on the greenway; use of local subcontractors; if the utilities will benefit surrounding neighborhoods - specifically to the east; the building that will be in the floodplain; landscaping; and will internal drives and roads be publically maintained.

The public portion of the hearing was opened. No one from the public came forward to speak. The public portion of the hearing was closed.

The Planning Commissioners further discussed the project and each described how they liked it. They felt the project fits the comprehensive plan, that it was well thought out and the applicants did a terrific job.

LRSD20-0093 – LARGE RETAIL SITE DEVELOPMENT PLAN FOR DISCOUNT TIRE. This is a recommendation for the Large Retail Site Development Plan for Discount Tire on a 1.08 acre parcel, located at the southwest corner of Rio Grande Avenue and US Highway 550. Bryce Christensen, Kimley-Horn representing Discount Tire is the applicant.

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

This project is a proposed automotive retail center that is approximately 1.08 acres in size. It is located at the southwest corner of Rio Grande Avenue and US Highway 550. The review and discussion of a Large Retail Site Development Plan by the Planning Commission is required in accordance with City of Montrose Municipal code, and must be approved by the Planning Commission prior to the commencement of construction.

Staff finds that the criteria have been met and recommends approval of the large retail site development plan.

Bryce Christensen with Kimly-Horn and Associates, 16 Kerns Road, Suite 301C, Snowmass Village, Colorado, is representing Discount Tire. In 2019 the CUP was approved and nothing has changed since then. It is because of a plat note that they are required to get the large retail site development plan approval.

Greg Easton asked if the only reason to do this is because of requirements on the plat. Mr. Christensen answered yes, and it comes with additional requirements such as architectural, sidewalks, landscaping, etc.

Phoebe Benziger asked when they plan to start construction ideally. Mr. Christensen said they hope to start in the spring.

Planning Commissioners asked which way the building would be facing and what would be seen from the highway, with a concern whether there would be a plan to hide materials from the highway or the river corridor. Mr. Christensen answered the back of the building will face Wolverine Drive and there will be landscaping and a façade. There is a section inside the store dedicated to dead tire storage. There will be no stacking outside that would be visible to the public.

The public portion of the hearing was opened. No one came forward to speak. The public portion of the hearing was closed.

Phoebe Benziger moved to approve the request to allow the large retail site, Discount Tire, in the B-2 Highway Commercial District. The request meets the code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report. David Fishing seconded.

Chad Huffman suggested a condition of this plan that no tires be stored outside in site of the public.

Bryce Christensen, 16 Kerns Road, Snowmass, Colorado, returned to address the condition. Mr. Christensen stated he does not see a problem with the condition. During hours of operation there may be a tire in sight, but there will be no storage.

Greg Easton asked who would have responsibility to enforce the condition. The response was the City and Code Enforcement.

David Fishing amended the motion to approve the request to allow the large retail site, Discount Tire, in the B-2 Highway Commercial District, with the condition that any tire or any other used materials be placed in an enclosure that keeps it from public view. The request meets the code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report. Chad Huffman seconded, and the motion passed unanimously.

CUP20-0081 – CONDITIONAL USE PERMIT FOR RIVER LANDING HOTEL. This is a request for a Conditional Use Permit to allow a 100-room hotel in a B-2 Highway Commercial District, and specifically to allow construction of hard surface paving within the outer zone of the Uncompahgre River Buffer Zone. The project is located on Wolverine Drive in the River Landing Subdivision. The applicant is Bevan Brawner, BiLD Architects.

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

The applicant is requesting a conditional use permit for Lots 16 and 19 of the River Landing Filing No. 2 Amended Plat. The requested conditional use is for hotel development that would consist of approximately 100 rooms. The request is to allow construction of hard surface paving, including parking spaces and associated drives, within the outer zone of the Uncompahgre River Buffer Zone.

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

Bevan Brawner, BiLD Architects, 525 South School Avenue, Fayetteville, Arkansas, is representing the owner, Esparanza Ranch LLC. Mr. Brawner stated the site limits what they can do with the buffer zone, which is reason for this conditional use request.

Planning Commissioners were concerned about drainage and flooding and infringing on the river corridor with a parking lot and discussed these items with the applicant. The applicant stated the parking lot would not cross the river walkway and would not be in the flood zone.

Bevan Brawner, BiLD Architects, 525 South School Avenue, Fayetteville, Arkansas, explained the proposed location of the parking lot on the exhibit titled Lots 16 and 19, River Landing Filing No. 2 Amended Plat.

Max Gansline, 410 Acoma Street, Denver, Colorado, is one of the partners of River Landing Joint Venture LLC. Mr. Gansline stated he has the responsibility of leasing and development of the shopping center.

The public portion of the hearing was opened. No one came forward to speak. The public portion of the hearing was closed.

Planning Commissioners discussed the project. The main concerns with some commissioners was that the approval would be for a hotel and associated uses only and not a big box store, and concerns about the parking lot infringing on the river corridor area. The applicant was asked how many parking spaces would be in the lot.

Bevan Brawner, BiLD Architects, 525 South School Avenue, Fayetteville, Arkansas, replied there would be 114 parking spots.

Max Gansline, Steinberg Group, 410 Acoma Street, Denver, Colorado. Mr. Gansline stated they have had this parcel in mind for hotel use for some time. Due to hotel standards they have to abide by a minimum of 100 rooms. The applicant has done what they can to stay out of the buffer zone. The encroachment is because of the minimum parking requirement. All development will be on the inside of the path. Any buffering required will be accommodated.

Bevan Brawner, BiLD Architects, 525 South School Avenue, Fayetteville, Arkansas, stated the intent to build a hotel is all they have talked about.

David Fishing moved to approve the request to allow the conditional use of a paved parking lot and associated drives within the outer zone of the Uncompahgre River Buffer Zone, for the use of hotel development. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Phoebe Benziger seconded.

Anthony Russo felt the motion was limiting and asked if they wanted to add restaurants to the motion. Ann Morgenthaler also mentioned a condition for obtaining the building permit within a period of time as has been done in the past. Greg Easton suggested asking the applicant what their timeline would be.

Bevan Brawner, BiLD Architects, 525 South School Avenue, Fayetteville, Arkansas, returned to speak about the timeline. Mr. Brawner stated with COVID there is a little bit of uncertainty, but hopes 2 years would be plenty of time. Anthony Russo suggested making it 3 years to give a little extra time due to COVID.

David Fishing moved to amend his motion to approve the request to allow the conditional use of a paved parking lot and associated drives within the outer zone of the Uncompahgre River Buffer Zone, for the purposes of a hotel and associated development. The conditional use is dependent on development

commencing (building permit being pulled) within 3 years. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Phoebe Benziger seconded and the motion carried unanimously.

2021 ANNEXATION REPORT AND 3-MILE PLAN. This is the 2021 Annual Annexation Report and 3-Mile Plan as required by Colorado State Statute (CRS §31-12-105(1) (e)). The Plan contains verbal policies and maps to illustrate annexation priorities, eligible enclave annexations, existing city limits, growth areas, transportation routes, etc. No official action is to be taken, but input is welcome.

Amy Sharp gave an overview of the 3-mile plan report.

OTHER BUSINESS

Anthony Russo asked when the new Comprehensive Plan will be completed. Amy Sharp responded she has made progress and hopes to have it completed in 2021.

Greg Easton asked about the status of last week's review of the HUB, and was concerned there was no clear and concise feedback to the applicant. Rachel Allen stated the sketch plan review was completed and will move forward with a site visit. She discouraged everyone from discussing it at this meeting.

Jan Chastain asked some procedural questions.

NEXT MEETING

The next Planning Commission meeting is scheduled for January 27, 2021.

PUBLIC COMMENT

None.

ADJOURNMENT


















































Karen Vacca moved to adjourn the meeting. Greg Easton seconded and the meeting ended at 7:38 p.m.

CHAIRPERSON

ATTEST

Panelists (19) **Attendees (12)**


Find a participant

- SD** Sharon Dunning (Me)  
-  Amy Sharp (Host)   
- DS** David Schieldt   
-  Greg Story (Co-host)   
- S** Scott Murphy (Co-host)   
- KS** Kurt Soukup  
-  Ann Morgenthaler  
- AR** Anthony Russo  
- CH** Chad Huffman  
- C** Creighton Soukup  
-  David Fishing  
- GE** Greg Easton  
- JC** Janet Chastain   
- K** Karen Vacca  
- PB** Phoebe Benziger  
-  Rachel Allen  
-  Stephen Alcorn  
- SS** Steve Stevenson  
- WR** William Reis  

Panelists (19) **Attendees (12)**

Search

Total 1 phone call-in listener

-  19406827000
- AT** Aaron Tobler
- BB** Bevan Brawner
- BC** Bryce Christensen
- CA** Christine Aslakson
- DD** Douglas Dragoo
- KD** Kathy Devor
- LK** Lana Kinsey
- MG** Max Gansline
- PB** Patrick Byrnes
- SG** Stan Grigg
- TR** Tom Russell