



The Montrose City Planning Commission held a meeting on March 9, 2022 at 5:00 p.m. in City Hall Council Chambers. The meeting was also held virtually via zoom. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: David Fishing (Chair), Chad Huffman (Vice-Chair), Karen Vacca, Jan Chastain, Phoebe Benziger, Richard Rogers, and Steve Ball. Absent: Delphine Jadot.

Staff Members Present: Amy Sharp (Senior Planner), William Reis (Planner I), Chris Dowsey (Assistant City Attorney), Martin Porter (Professional Planner), Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director), Officer Imhof (Police Dept.).

There were 6 members of the public in attendance.

### **CALL TO ORDER**

Chairperson David Fishing called the meeting to order at 5:00 p.m.

### **APPROVAL OF MINUTES**

Richard Rogers moved to approve the minutes of the February 23, 2021 meeting as submitted. Jan Chastain seconded, and the motion carried.

### **ADDITIONS OR DELETIONS**

None.

### **1. REZONE OF TRACT 4 OF ROSEMONT SUBDIVISION.**

This is a request to rezone Tract 4 of the Rosemont Subdivision (Parcel #376727102008) from "MHR" Manufactured Housing Residential District to "B-2A" Regional Commercial District. The property consists of approximately 1.85 acres. The applicant is Montrose Outdoors, LLC.

### **2. CONDITIONAL USE PERMIT FOR TRACT 4 OF ROSEMONT SUBDIVISION.**

The applicant is requesting a conditional use permit to allow a recreational vehicle park and campground in the "B-2A" Regional Commercial District located within Tract 4 of the Rosemont Subdivision. This type of use is considered a conditional use in this zoning district. The applicant is Montrose Outdoors, LLC.

**Staff Presentation**

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

**Applicant Presentation**

Amanda Montgomery, Four Points Funding, came forward to answer questions and discuss the requests.

**Questions for Applicant and Staff**

Planning Commissioners, Staff and Applicant discussed changes and additions to be made to the park, tiny homes, utilities, and adding more fencing.

**Public Hearing**

One member of the public came forward to discuss his concerns with property values and the possibility of installing a privacy fence.

**Questions for Applicant or Staff**

Planning Commissioners and applicant discussed fencing and landscaping.

**Motion and Vote****1. Rezone of Tract 4 of Rosemont Subdivision**

Richard Rogers moved to recommend approval of the rezone request of Tract 4 of the Rosemont Subdivision to "B-2A" Regional Commercial District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Karen Vacca seconded, and the motion carried unanimously.

**2. Conditional Use Permit for Tract 4 of Rosemont Subdivision**

Phoebe Benziger moved to approve the request to allow the conditional use of a recreational vehicle park and campground within the "B-2A" Regional Commercial District, pending the successful rezoning application by City Council. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Karen Vacca seconded, and the motion carried unanimously.

**3. OTHER BUSINESS**

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Martin Landers, Professional Planner, was introduced. Mr. Landers, along with Gerald Dahl, Attorney, will be helping develop land use applications and changing the code to make it more consistent with comprehensive plan.

**4. NEXT MEETING**

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The next Planning Commission meeting is scheduled for March 23, 2022.


**5. PUBLIC COMMENT**

None.

**6. ADJOURNMENT**

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Phoebe Benziger moved to adjourn the meeting. Richard Rogers seconded and the meeting ended at 5:45 p.m.



CHAIRPERSON



ATTEST