

PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 6, 2019

New
place
Rest

1. The regular meeting was called to order in the City Council Chambers at 6:30 p.m. Commission members present were Chairperson Rebecca Levy, Lance McDaniel, Vice-Chairperson Robert Rime, and Rachel Medina. Commissioner Tom Butler was absent. City staff present included Associate Planner Neva Connolly, City Planner Tracie Hughes, Director of Public Works Phil Johnson, Management Intern Peyton Heitzman, City Engineer Chad Hill, Mayor Karen Sheek, City Manager John Dougherty, and Deputy City Clerk Sara Coffey. There was one person present in the audience.
2. Commissioner McDaniel moved to approve the Planning and Zoning Minutes of the Regular Meeting of June 4, 2019. Commissioner Medina seconded the motion, and the vote was as follows:

Butler	Levy	McDaniel	Medina	Rime
absent	Yes	Yes	Yes	Yes

3. BUSINESS OF THE COMMISSION – None.
4. CITIZEN PARTICIPATION – None.
5. P&Z DISCUSSION ITEMS

- a. Land Use Code Review Prior to Adoption. City Planner Hughes stated that each of the Commissioners have received a copy of the draft Land Use Code for review. She noted some small changes that still need to be made including Appendix B which is the plant list. She stated that the word ‘must’ will be changed to ‘shall’ in sections of the code as recommended by the City Attorney. She reviewed other items that have been changed including how amended plats would be handled. She noted that the Neighborhood Business District is considered a mixed use/commercial use district and the items associated with that district have been cleaned up. She spoke about the changes being recommended in the landscaping section and commented that the Open (O) zone would be changed to a Public Institution (PI) zone. In answer to a question from Chairperson Levy, City Planner Hughes stated that the PI zone is land that is owned by the City; however, there are two properties (Kiva School and the Elks Club) that are located in the Open zone that are not City property. It was noted that the Hawkins Preserve is not owned by the City either. City Planner Hughes stated that the public hearing date for Planning and Zoning review will be on September 3, 2019, and notice of the hearing will be placed in the newspaper. She stated that the public hearing with City Council is scheduled tentatively for end of September. She stated that the implementation date of the code will be approximately March 1, 2020, to allow the public time to transition between programs, as well as to allow staff time to prepare documents to better communicate the requirements to the public. In answer to a question from Commissioner Medina, City Planner

Hughes stated that the Master Streets Plan is adopted with the Comprehensive Plan. The Commission complemented staff on their work on the code.

b. Review of County Project: Amendment to High Impact Permit #689 and Rezoning Request from AR 10-34 to INDZH, on Property Owned by Herman and Kim Rosas, 5582 Road H, Cortez, CO 81321. Associate Planner Connolly stated that property owners Herman and Kim Rosas have applied to the County for an amendment to an existing High Impact Permit No. 689 for the expansion of a waste management company. She stated that the applicants have proposed to add several trucks and hauling trailers and to add a trailer as an office for staff. The applicants have requested to rezone from AR10-34 to INDHZ (Heavy Industrial Zone). Associate Planner Connolly stated that the Planning and Zoning Commission reviewed the application in February and had asked the County for more information. She stated that the Threshold Standard Evaluation was received today by staff; however, the site plan was not submitted. She stated that the Planning and Zoning Commission does not have time to review the project prior to the Montezuma County Planning and Zoning Commission meeting on Thursday, August 8, 2019. Commissioner Medina stated that she was involved in the application review process with the County and that she should probably not vote on the project. Commissioner McDaniel spoke about the confusion as to what the City can say about the project, but commented that he would not recommend approval of the application as there are too many things that are not answered for the use of the property. In answer to a comment by Chairperson Levy, Associate Planner Connolly stated that the Threshold Standards note the hours of operation (ending at 8:00 p.m.) may be a concern because the trucks would come in after the dump is closed and they will not have been able to dump their trucks which is a concern for the adjacent neighbors. The Commission asked to have the Threshold Standards sent to them and that comments would be given to staff so they could be forwarded to the County.

6. FYI

a. Building Permits June-July 2019.

7. OTHER ITEMS OF BUSINESS

a. Tim Kline Passed. Associate Planner Connolly stated that Tim Kline has passed away and staff has a card for all of the Commission to sign that will be sent to his family.

b. Pledge of Allegiance. Discussion was held on reciting the Pledge of Allegiance at the beginning of the meeting.

c. Band Shell in Montezuma Park. Vice-Chairperson Rime asked about the progress on the band shell for Montezuma Park and Director of Public Works Johnson stated that engineering and architectural plan stamps are required for the drawings. He stated that he has received a couple quotes for the review of the drawings and those quotes will be sent to the City Manager for final

approval. In answer to a question from Vice-Chairperson Rime, Director of Public Works Johnson stated that the project would probably not be built until next year.

8. PREVIOUS BUSINESS – None.

The meeting was adjourned at 7:20p.m.

ATTEST:

Rebecca Levy, Chairman

Sara Coffey, Deputy City Clerk

