

**CITY OF CORTEZ  
RESOLUTION NO. 4, SERIES 2021**

**A RESOLUTION ADOPTING A MASTER STREET PLAN FOR THE CITY OF CORTEZ TO BE INCLUDED IN THE CITY OF CORTEZ COMPREHENSIVE PLAN, AS REFERENCED HEREIN**

WHEREAS, Colorado Revised Statute (CRS) Title 31, Article 23, Section 206 MASTER PLAN, requires the Planning and Zoning Commission "to make and adopt a master plan for the physical development of the municipality;" and,

WHEREAS, among other items, Section 31-23-206 CRS MASTER PLAN specifically notes that the master plan shall include the Planning Commission's recommendations regarding "the general location, character, and extent of streets..." and,

WHEREAS, Section 31-23-206 CRS MASTER PLAN specifically allows for the separate adoption of various parts of the master plan, and further contemplates and allows the Planning Commission to amend, extend, or add to the plan from time to time; and,

WHEREAS the Commission wishes to update and replace the "Future Thoroughfares-Cortez Master Streets Plan" as adopted by Planning and Zoning Commission Resolution No. 13, Series 1999 as it is no longer sufficient to guide future development and rights of way;

WHEREAS, from time to time it is necessary to adopt a new master street plan to address the existing needs of the community; and,

WHEREAS, in accordance with the provisions of Section 31-23-208 CRS, the Planning Commission has provided the prescribed public notice and has scheduled a public hearing on this updated Master Street Plan; and,

WHEREAS, six additional public meetings were held between March 2021 and July 2021 to gain citizen input on the Master Street Plan,

WHEREAS, after holding a public hearing on this matter on August 3, 2021, and after due consideration of the public comment received, the Commission hereby finds, determines, and declares that adopting the proposed Cortez Master Street Plan map and text, a copy of which is attached hereto and incorporated herein as Exhibits 1 and 2, is in the public interest.

**NOW, THEREFORE, BE IT ORDAINED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORTEZ**

THAT, the Cortez Master Street Plan text and incorporated map, a copy of which is attached hereto and incorporated herein as Exhibits 1 and 2, entitled "Cortez Master Street Plan" dated August 3, 2021 is hereby adopted;

FURTHER THAT, the Chair of the Planning Commission is hereby directed to sign the "Cortez Master Street Plan Map" and shall cause a certified copy of said plan and map and this Resolution to be forwarded to the Cortez City Council, the Montezuma Board of County Commissioners, and the Montezuma County Clerk and Recorder; and

FURTHER THAT, the Planning Commission expressly intends and includes the Master Street Plan as an inclusion in the Cortez Comprehensive Plan, the master plan for the City of Cortez as the same is defined in CRS Section 31-23-206 MASTER PLAN.

MOVED, SECONDED, AND APPROVED THIS 3<sup>rd</sup> DAY OF AUGUST 2021.



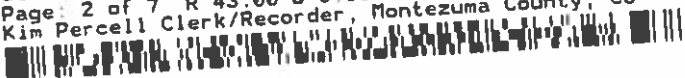
Robert Rime, Chairman

ATTEST:



Linda L. Smith, City Clerk

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Kim Percell Clerk/Recorder, Montezuma County, Co



# Exhibit 1: City of Cortez Master Street Plan

## Purpose

The purpose of the City of Cortez Master Street Plan is to provide guidance for future alignments of city maintained streets and for future development projects so that connectivity is preserved throughout the city. This document will be used by staff and elected and appointed officials to make decisions related to future development.

Goals of the plan are:

1. To facilitate coordinated right of way access.
2. To develop an efficient and connected roadway network.
3. To encourage partnerships with CDOT, private entities, and the County for the purposes of implementing good land use strategies and long-range transportation decisions.
4. To remain current with changing growth and land use patterns.

The Master Street Plan includes by reference the official map titled "City of Cortez Master Street Plan."

## Background

Colorado Revised Statutes (CRS) authorizes municipalities to adopt a master plan to include a section on streets. The City of Cortez adopted an updated Master Street Plan in 1997, and subsequently amended the plan again in 1999. The purpose of the plan was to make recommendations regarding the "general location, character, and extent of streets" as authorized by CRS 31-23-206 MASTER PLAN. In addition, municipalities are required to adopt a three-mile plan which acts as guidance for annexations.

The Master Street Plan looks at the existing street network and projected future land uses and anticipates needs for future road alignments and levels of street classification required to serve future buildout.

In addition, Colorado Revised Statutes requires subdivisions within the three-mile area located outside of the municipal boundaries to be submitted to municipalities for review. The Colorado State Statutes CRS 31-23-212 JURISDICTION states:

*"the territorial jurisdiction of any commission over the subdivision of land located within the legal boundaries of the municipality, and limited only to control with reference to a major street plan and not otherwise, also includes all land lying within three miles of the boundaries of the municipality not located in any other municipality."*

Subdivision plats are submitted to the City for a signature with regards to the alignment of streets with the city's Master Street Plan.

## Relationship to the City of Cortez Comprehensive Plan

City of Cortez Comprehensive Plan, Chapter 7- Transportation provides an overview of the streets and highways in the city, and notes the importance of a future thoroughfares plan. The Master Street Plan is intended to work in conjunction with the adopted Comprehensive Plan goals and policies on transportation, and is an extension of the Comprehensive Plan.

## Current Conditions

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Kim Percell Clerk/Recorder, Montezuma County, Co



The Master Street Plan is not an annexation plan; however, with annexation, the City may inherit the roads and associated maintenance. Between 1996-2006, Cortez annexed 12 properties, totaling 537.85 acres. Over the following 15 years, there were two additional annexations, one annexation was 1.91 acres, and the other parcel, owned by the City of Cortez, consisted of 81.31 acres.

The City is bordered in many areas by a rural water company and in the south by a water district. On the northeast side of the city, the City does serve some properties outside of the city limits with water service; therefore, this area is more likely to seek annexation than areas that would not be served with city services. Street extensions in this location are prioritized.

There are areas of town that are prioritized for street expansion, including recent infill development, existing vacant commercial property, and existing vacant large lots. In particular, new commercial development and the new Montezuma-Cortez High School have been constructed in the last ten years off of S. Sligo St. The area to the west of Sligo St. is a large vacant parcel that may see development in the future. Also, East Empire St. is in an area of vacant parcels and existing commercial properties that is a potential growth area and an area that could provide opportunities for additional connectivity.

Hartman Draw and McElmo Creek are topographical barriers that constrain growth on the west and south side of the city. If this area grows, the logical street extensions can be visited at that time. In the immediate future, any extensions will require significant infrastructure to cross these major drainages.

While the state authorizes the City to plan out to the three-mile boundary, the Master Street Plan boundary covers a more limited area based on the planning horizon determined by the City's ability to provide services and the likelihood of annexation.

## Policy

The following are policies regarding future street alignments:

### *All development:*

It is the intent that requests for Right of Way (ROW) will be made based on the rational nexus between the impact of the development and the demand for additional improvements caused by the proposed development.

### *Development within the City of Cortez:*

Within the City of Cortez, future development, including subdivisions and site plans, will follow the Master Street Plan Map. Proposed streets and rights of way will be in alignment with the streets as outlined in the Plan. The City may consider alternative alignments as long as they meet the need for a connected and efficient transportation system.

### *Development within the boundary of the Master Street Plan Map:*

The City will review moderate impact and major impact subdivisions within the boundaries of the adopted Master Street Plan Map. The City will request that subdivisions that propose access easements or street improvements provide right of way in alignment with future thoroughfares as depicted on the Master Street Plan Map. The City's Planning and Zoning Commission, as authorized by state statutes, may require proposed public rights of way to be in compliance with the Master

Street Plan prior to authorizing the Planning and Zoning Commission chairperson to sign off on any subdivision plat located within the three-mile planning area.

Minor impact and single lot development subdivisions will be reviewed, but will not be required to provide ROW. Such subdivisions are encouraged to align access easements or streets as per the adopted Master Street Plan Map.

*Development beyond the Master Street Plan boundary but within the three-mile area:*

Within the three-mile area, staff will administratively review plats that fall outside of the adopted Master Street Plan Map boundary. The Planning and Zoning Commission Chair is authorized to sign plats within the three-mile area and outside of the adopted Master Street Plan Boundary with signature block number five, "compliance with the Master Street Plan."

*Alignments*

Proposed alignments as depicted on the map are important, but streets may be aligned in alternative ways to avoid topographic barriers, existing structures, significant development, wetlands, or other significant features or constraints, or be aligned to promote public safety (i.e. curvilinear to slow down traffic, etc.). The goal of the plan is to maintain logical street connectivity and provide through streets designed to handle the needed capacity for traffic flow.

*Signature Blocks*

The City will require signature blocks as stated in Appendix A on plats. Projects will be reviewed for compliance with the Master Street Plan and a determination will be made as to whether or not the proposal is in compliance with the Cortez Master Street Plan.

**APPENDIX A**

**COUNTY SUBDIVISIONS  
MASTER STREET PLAN COMPLIANCE STATEMENTS**

**1. COMPLIANCE WITH MASTER STREET PLAN**

This plat was reviewed at the City of Cortez Planning and Zoning Commission meeting on \_\_\_\_\_, 20\_\_\_\_. By the signature of the Chair, the Cortez Planning Commission does hereby find and determine that this subdivision is in compliance with the City of Cortez Master Street Plan as per 31-23-213, C.R.S.

By: \_\_\_\_\_  
Planning Commission Chair

Attest: \_\_\_\_\_  
City Clerk

**2. NON-CONFORMANCE/NO ADVERSE EFFECT**

This plat was reviewed at the City of Cortez Planning and Zoning Commission meeting on \_\_\_\_\_, 20\_\_\_\_. The Commission finds that the proposed roads do not conform

to City standards but that these roads will not adversely affect the overall intent and objective of the Master Street Plan. The Commission does not believe it to be in the City's best interest to amend its Master Street Plan to depict these proposed roads as per 31-23-213, C.R.S.

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Planning Commission Chair City Clerk

**3. NON-COMPLIANCE WITH SPECIFIC CONCERNS**

The City of Cortez Planning and Zoning Commission has reviewed this plat to determine compliance with the City of Cortez Master Street Plan. A determination of non-compliance was found. Specifics: \_\_\_\_\_. The Commission has authorized the Chairman's signature per the findings of their meeting on \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Planning Commission Chair City Clerk

**4. NON-COMPLIANCE WITH RESOLUTION**

The City of Cortez Planning and Zoning Commission has reviewed this plat to determine compliance with the City of Cortez Master Street Plan at its meeting on \_\_\_\_\_, 20\_\_. No determination of compliance was found, but the Commission has authorized the Chairman's signature per the provisions of Resolution No. \_\_\_\_\_, Series 20\_\_, which has been filed with the Montezuma Clerk and Recorder at Book \_\_\_\_\_, Page \_\_\_\_\_.

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Planning Commission Chair City Clerk

**5. COMPLIANCE WITH THE MASTER STREET PLAN**

This plat of property in the three-mile area of the City of Cortez is in compliance with the City of Cortez Master Street Plan as per Resolution No. \_\_\_\_\_, Series 20\_\_, which has been filed with the Montezuma Clerk and Recorder at Book \_\_\_\_\_, Page \_\_\_\_\_.

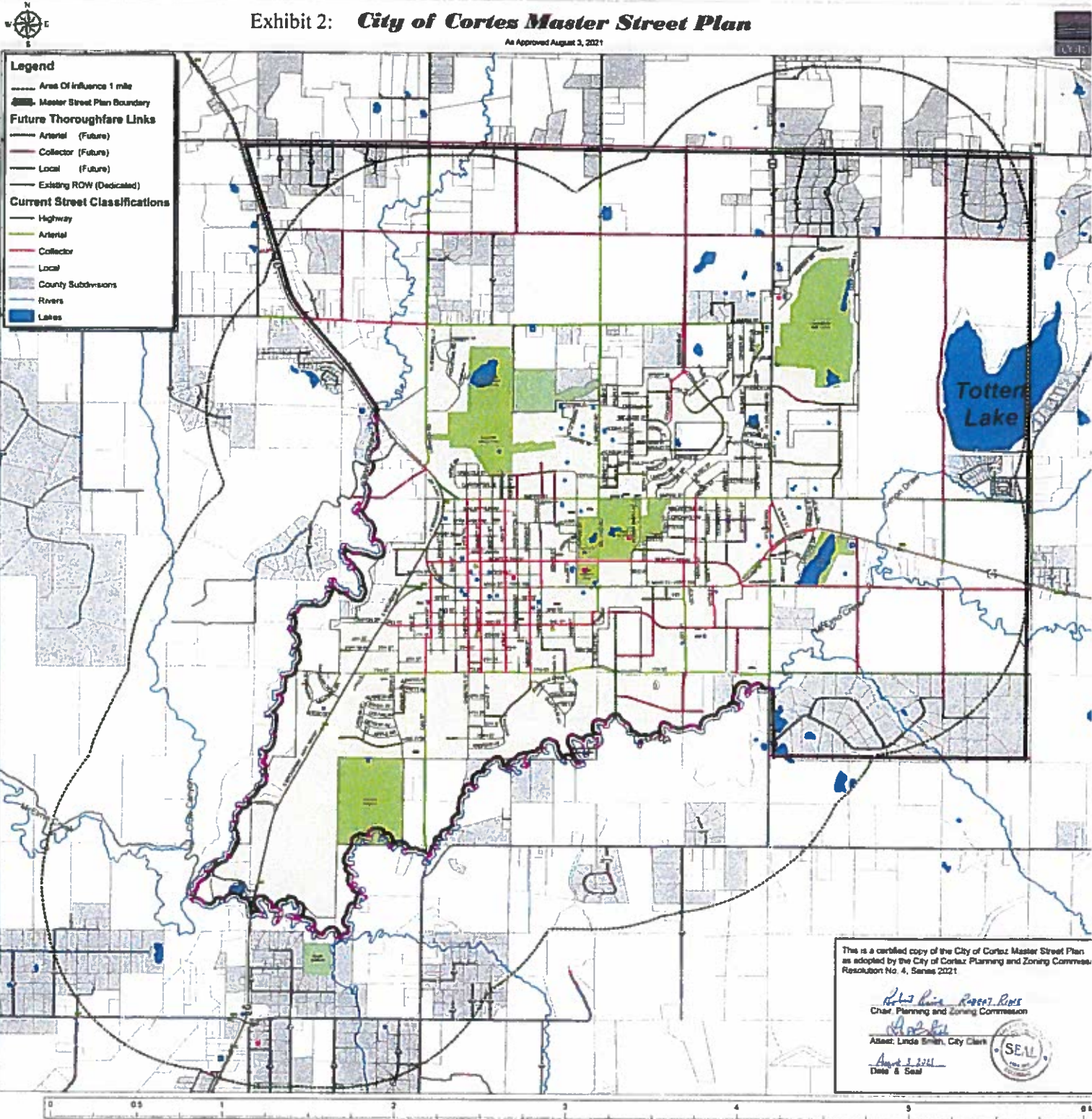
By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Planning Commission Chair City Clerk





Exhibit 2: **City of Cortez Master Street Plan**

As Approved August 3, 2021



This is a certified copy of the City of Cortez Master Street Plan as adopted by the City of Cortez Planning and Zoning Commission Resolution No. 4, Series 2021.

*Robert Rios*  
 Robert Rios  
 Chief, Planning and Zoning Commission

*Linda Smith*  
 Linda Smith, City Clerk

August 3, 2021  
 Date & Seal