

CORTEZ CITY COUNCIL  
REGULAR WORKSHOP  
TUESDAY, MARCH 26, 2019

1. The workshop began at 5:30 p.m., with dinner being served. Attendance at the workshop included Mayor Karen Sheek, Mayor Pro-tem Orly Lucero, Jill Carlson, Sue Betts, and Ty Keel. Councilmember Mike Lavey was present by phone. Councilmember Gary Noyes was absent. Staff members present were Director of Planning and Building Sam Proffer, City Planner Tracie Hughes, City Engineer Chad Hill, Director of General Services Rick Smith, Management Intern Peyton Heitzman, Chief of Police Roy Lane, City Clerk Linda Smith, City Attorney Mike Green, and City Manager John Dougherty. There were no people present in the audience.
2. City Planner Hughes gave an overview of the newly edited Land Use Code noting that the Part 2 review includes landscaping, parking and signage. She spoke about the highlights of the suggested changes noting that the surface ratio for landscaping will be increased from 10% to 15%. She stated that plant sizes and plant counts will be included in the new code and 'water wise' landscaping is encouraged. She stated that water-efficient irrigation is not required for residential homes. Councilmember Lavey commented on how he likes the idea that there will be demonstrations on water-efficient plots (located by the Police Department) so the citizens can see how the landscaping could work. City Planner Hughes spoke about the possible requirement of bufferyards for various zones to separate compatible uses. She spoke about the new parking and access standards which includes provisions for cross access easements on new lots. She stated that an allowance is given in the new code for up to 25% compact spaces (applies only to areas with 90 degree spaces), though it is not mandatory. Discussion was held on the sign regulations which includes design, location, installation, operation, repair, and maintenance. City Planner Hughes spoke about sign code graphics and specific standards for wall, ground and temporary signage. The placement of yard sale signs was discussed with suggestions on possible ways to require people to take them down. City Planner Hughes stated that Part 3 of the proposed Land Use Code will be presented at the April 9, 2019, worksession.
3. Discussion was held on a County Convention Center that is being discussed by the County Commissioners that would be constructed at the fairgrounds. City Manager Dougherty stated that the County would like to complete the construction and have the City staff the center and pay for maintenance. Council agreed that they would not support the idea at this time.
4. City Manager Dougherty stated that City staff met with the Housing Authority of Montezuma County regarding their withdrawal of their offer to purchase 3.3 acres of the old high school property. He stated that the City would like to use the property for staging of the construction of the street and further work on the new park, then putting the property on the market for sale. Mayor Sheek noted that possibly the school district may have been given money from a grant on the old high school clean-up based on the property being used for a park and affordable housing and that may need to be reviewed to be sure that no money will be owed back if affordable housing is not built on the site.

5. Discussion was held on open records fees noting that it has been several years since the City has updated their fees. It was noted that more records are being requested in electronic format and it is felt that the fees should be defined in more detail. City Clerk Smith stated that fees were gathered from other communities and she felt the Durango fee schedule was clear and transparent and needs to be revised to meet the City's purposes. Council agreed to have staff work on a revised fee schedule for review at a future Council meeting.

Council adjourned from the workshop at 7:20 p.m.