



The Montrose City Planning Commission held a virtual meeting on June 10, 2020, 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

Planning Commissioners Karen Vacca, Jan Chastain, Chad Huffman, David Fishering, Greg Easton, Anthony Russo, Steve Mason, and City Staff Scott Murphy, Amy Sharp, Ann Morgenthaler, Rachel Allen, Christine Aslakson, Stephen Alcorn and Sharon Dunning.

ABSENT

None.

GUESTS

Darleen (last name not recorded), Ivan Geer, John Renfrow, Judy Kittson, Nick Barrett, Paul (last name not recorded), Steve Stevenson, Robert Brown.

CALL TO ORDER

Chairperson Anthony Russo called the meeting to order at 5:05 p.m.

APPROVAL OF MINUTES

David Fishering moved to approve the minutes of the May 27, 2020 meeting as submitted. Karen Vacca seconded and the motion carried unanimously.

ADDITIONS OR DELETIONS

None.

ANX20-0020 – HILLTOP ADDITION, 15.75 ACRES LOCATED AT 366 6600 ROAD. This is a recommendation for initial zoning of R-4 High Density District for the proposed Hilltop Addition. Hilltop Health Services Corporation is the applicant.

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

The Hilltop Addition is a proposed annexation 15.75 acres in size, located at 366 6600 Road, north of Locust Road and between 6600 Road and 6650 Road. This is a proposal for initial zoning of R-4 High Density District for the proposed Hilltop Addition.

Staff feels the proposed zoning meets the criteria and recommends approval of R-4 High Density District. The Planning Commission will make a recommendation on the zoning to City Council. The Annexation hearing before City Council is scheduled for July 7, 2020.

Scott Murphy, City Engineer, spoke generally about infrastructure, development review and traffic in the area.

Anthony Russo asked Amy Sharp to clarify the different zoning in the area. Amy explained the allowed types of residential buildings in the R-4, R-3 and R-2 zoning districts. Anthony asked why the applicant chose R-4 instead of R-3. Amy stated in the application they are proposing a senior family living community with some townhomes.

Rachel Allen, Assistant City Attorney, spoke briefly with a few reminders on the responsibility of the Planning Commission and conduct at the meeting.

David Fishing asked for a clarification of the dimensional requirements for R-3 and R-4 zones, in particular the building height restrictions and number of dwelling units allowed. Amy stated the restriction is 35 feet regardless of whether it is R-3 or R-4, and dwelling units are limited by the size of the lot and the zoning district. Anthony stated the only difference between R-3 and R-4 is 2900 sq ft per unit vs 2300 sq ft per unit.

Ivan Geer, 215 Pitkin Avenue, Grand Junction, spoke in favor of the proposed zoning. Mr. Geer, with River City Consultants, is the engineer for the applicant. Anthony asked why they are requesting R-4 zoning for the property. Mr. Geer responded his client is experienced in serving senior and disabled persons and is cognizant of what fits within the code. The R-4 zoning gives them potential density to build small single family detached homes that fit a target demographic for affordable housing. They would like to get zoning that would give them the flexibility to build that type of product.

Robert Brown, 2261 Major Lane, Montrose, spoke in favor of the proposed zoning. His company owns the property immediately to south of the subject property including the corner of Hillcrest and Locust Roads. Mr. Brown stated he endorses the move for this zoning and hopes they have further development of the area.

John Renfrow, 760 6600 Road, spoke against the proposed zoning. Mr. Renfrow stated there are a lot of people in the neighborhood who do not want the R-4 zoning, and a small group don't even want it to be annexed. He has a petition with the names of the individuals opposed to the zoning. Mr. Renfrow stated the requested zoning allows for a huge amount of dwelling units. The applicants are planning on building duplexes, which would work under R-3 zone, and he does not feel R-4 is needed or appropriate.

Chad Huffman requested the applicant return and discuss why he feels R-3 would not be adequate.

Ivan Geer, 215 Pitkin Avenue, Grand Junction, returned to answer the question. He doesn't think their product exactly fits the R-3 zoning, it is a little higher density. At this point a lesser zoning would adversely affect their plan to develop the product. To make the product affordable it would have to have a little more density, but they are not talking 800 units that would be allowed under the zoning. The applicant and Planning Commissioners further discussed the project, and Mr. Geer stated any less zoning could put the product in jeopardy. They are planning on some multi-family units and need that flexibility. They do not have an exact unit count at this time, and COVID has interfered with their timeline. However their unit count is roughly 120-160 units, and no more than 200.

John Renfrow, 760 6600 Road, returned for further discussion. Mr. Renfrow added within the R-3 zoning there is an additional mechanism to allow for higher density with a conditional use permit. Mr. Geer responded that with a conditional use permit there is another public hearing, which brings more uncertainty.

Karen Vacca asked if they considered the R-3A. Mr. Geer, responded that with the type of multi-family they are planning the R-4 zoning is what fits the flexibility they are hoping to achieve.

The public portion of the hearing was closed.

Karen Vacca moved to recommend approval of the initial zoning request of R-4 High Density District. The request meets the code criteria based on the evidence and testimony presented at this hearing and in the staff report. Jan Chastain seconded the motion. There were 5 votes in favor of the motion, and 2 votes against. The motion passed.

SUB20-0022 – SINNER SUBDIVISION COMBINED SKETCH PLAN AND PRELIMINARY PLAT, 12.8 ACRES LOCATED NEAR THE INTERSECTION OF 6840 ROAD AND EAST OAK GROVE ROAD. This is a recommendation on the Sinner Subdivision Combined Sketch Plan and Preliminary Plat. Paul Sinner is the applicant.

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

The Sinner Subdivision Combined Sketch Plan and Preliminary Plat is a proposed plat that will subdivide Lot 2 of the Marbella Minor Subdivision, which consists of 12.8 acres, into 5 new lots. These lots will range from 1.7 acres up to 3 acres. Lot 1 will front on the existing 6840 Road and the rest of the lots will front on the existing East Oak Grove Road. Since no engineering is needed, this project was given the approval to proceed as a combined Sketch Plan and Preliminary Plat. The hearing before City Council to approve or deny the Preliminary Plat is scheduled for July 7, 2020. A Final Plat will also be required within five (5) years of approval of this Preliminary Plat. The property is zoned R-1A.

Scott Murphy stated the property is in the city sewer district and will tie on to a pressure sewer line that has adequate capacity in this area. They will have to upgrade stubs for all those utilities, and add some upgrades to the water infrastructure for fire protection for those homes. This is in the Tri County Water District. Traffic impact will be small enough not to need a traffic study and there is enough capacity on East Oak Grove Road. Generally direct access to the main road is discouraged, but these lots have legal access so it will be limited to 2 access points.

This is a recommendation to City Council. Staff finds the proposed subdivision meets the criteria and recommends conditional approval.

Greg Easton asked for an explanation of what the conditions are for a conditional approval. Scott Murphy responded they will have to meet all conditions on the final plat, including infrastructure, before it is approved. Chad Huffman asked if any of those conditions will deal with anything about sidewalks or gravel walkways. Scott responded in this case since it is rural they did not tie it to the development. In the future, as opportunities arise, those are things the City will handle.

Nick Barrett, Del-Mont Consultants, 125 Colorado Avenue, Montrose, spoke in favor of the proposed subdivision. Mr. Barrett stated this is a pretty minimal subdivision, more like a county subdivision with a more rural feel and larger lots.

Judy Kittson, 16100 6830 Road, spoke about the proposed subdivision. Ms. Kittson thinks the lots are consistent with the surrounding area. What she is wondering about are the improvements with East Oak Grove and 5800 Road, and the north-south connector on the east end of the subject property. Scott Murphy responded the long-term goal for East Oak Grove is that it will be built out as a minor arterial. This will not happen for a pretty long time. All roads in the comp plan dedicate additional right-of-way for road widening for long-term planning.

The public portion of the hearing was closed.

Greg Easton moved to approve the preliminary plat with the conditions stated in the staff report. The request meets the code criteria based on the evidence and testimony presented at this hearing and in the staff report. Anthony Russo amended the motion to be a recommendation. Karen Vacca seconded and the motion passed. Jan Chastain was counted as having abstained due to a lost connection.

ANX20-0025 – RIVER CROSSING ADDITION, 36.33 ACRES LOCATED WEST OF SOUTH TOWNSEND AVENUE BETWEEN OGDEN ROAD AND SOUTH RIO GRANDE AVENUE. This is a recommendation for initial zoning of B-3 General Commercial District for the proposed River Crossing Addition. Jerry W. Trudell and Milan Hawxby are the applicants.

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

The River Crossing Addition is a proposed annexation 36.33 acres in size. The parcel is located west of S. Townsend Avenue and between Ogden Road and S. Rio Grande Avenue. This is a proposal for initial zoning of B-3 General Commercial District. The Annexation hearing before City Council is scheduled for July 7, 2020.

Scott Murphy spoke about roads and utilities. Ogden Road will eventually be extended, ultimately going over the hogback. Rio Grande Avenue will extend north through the site, and eventually will hook up with Rio Grande further north. These are the roads that will serve this property. The property is within the City's water and sewer district, and there is capacity to serve it.

Staff finds the proposed initial zoning meets the criteria and recommends approval of the B-3 General Commercial District.

Chad Huffman asked how close the development can be to the river corridor. Scott responded there is a river buffer zone, and part of this annexation agreement is dedication of a trail easement. There is a previous land deal where portions of the river have been dedicated to city. As part of their development they will do studies to determine wetlands and sensitive areas that need to be protected.

Steve Stevenson, Del-Mont Consultants, 125 Colorado Avenue, Montrose, is the representative for the applicant. Mr. Stevenson had nothing to add. The next step will be a sketch plan. The connectivity of the roads brings together the southern end of town.

John Renfrow, 760 6600 Road, stated this has been a piece that has been an island for quite some time and it is good to see it get filled. He is excited to see some additional development.

The public portion of the hearing was closed.

Chad Huffman moved to approve the initial zoning request of B-3 General Commercial District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Anthony Russo moved to amend the motion to make it a recommendation for approval. Greg Easton seconded the motion and it passed unanimously.

OTHER BUSINESS

None.

The next Planning Commission meeting is scheduled for June 24, 2020.

PUBLIC COMMENT

None.

ADJOURNMENT

Anthony Russo adjourned the meeting at 6:39 p.m.



CHAIRPERSON



ATTEST