



**CITY OF MONTROSE
PLANNING COMMISSION AGENDA**

*Virtual Meeting
5:00 p.m., January 13, 2021*

The 11:00 rule will be enforced. All public hearings scheduled and noticed to be heard today must begin prior to 11:00 p.m. or they will be rescheduled. If the Planning Commission is discussing an agenda item, but has not voted on the item before 11:00 p.m., the Planning Commission may take a vote to decide whether to vote on the agenda item or to continue the item to the next meeting. The Planning Commission may also vote to consider discussion and action on additional agenda items that require action in a specified time period due to legal requirements. All remaining agenda items, not heard due to time constraints, will be placed first on the next Planning Commission Agenda.

Due to our current circumstances, the City Council Chambers are currently closed to the public. The public can attend the meeting virtually.

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Webinar ID: 898 7294 4018

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1. The minutes of the meeting dated January 6, 2021 will be available at the January 27, 2021 meeting.
2. Additions or Deletions.
3. **NOMINATION AND VOTING FOR CHAIRPERSON AND VICE-CHAIRPERSON.**
4. **SP20-0077 – BASECAMP SKETCH PLAN REVIEW OF PLANNED DEVELOPMENT AND SUBDIVISION.** This is a review and discussion of the Sketch Plan for Basecamp Subdivision, a proposed multi-family development on a 3.6 acre parcel bordered on the east by North Grand Avenue, on the west by the Uncompahgre River and on the south by the future extension of North 6th Street. The applicant is Kurt Soukup, Manager, COF3 LLC.
5. **LRS20-0093 – LARGE RETAIL SITE DEVELOPMENT PLAN FOR DISCOUNT TIRE.** This is a recommendation for the Large Retail Site Development Plan for Discount Tire on a 1.08 acre parcel, located at the southwest corner of Rio Grande Avenue and US Highway 550. Bryce Christensen, Kimley-Horn representing Discount Tire is the applicant.
6. **CUP20-0081 – CONDITIONAL USE PERMIT FOR RIVER LANDING HOTEL.** This is a request for a Conditional Use Permit to allow a 100-room hotel in a B-2 Highway Commercial, and specifically to allow construction of hard surface paving within the outer zone of the Uncompahgre River Buffer Zone. The project is located on Wolverine Drive in the River Landing Subdivision. The applicant is Bevan Brawner, BiLD Architects.
7. **2021 ANNEXATION REPORT AND 3-MILE PLAN.** This is the 2021 Annual Annexation Report and 3-Mile Plan as required by Colorado State Statute (CRS §31-12-105(1) (e)). The Plan contains verbal policies and maps to illustrate annexation priorities, eligible enclave annexations, existing city limits, growth areas, transportation routes, etc. No official action is to be taken, but input is welcome.
8. .Other Business.
9. Next meeting January 27, 2021 at 5:00 p.m.
10. Adjournment.

****To access this Agenda with a live link to the meeting, please visit:**
<https://www.cityofmontrose.org> > Forms and Documents > Agendas and Minutes