

PLANNING AND ZONING COMMISSION
WORKSHOP AND SPECIAL MEETING
TUESDAY, APRIL 12, 2022

A workshop was held April 12, 2022 in the training Room at City Hall starting at 5:00 p.m. Commission members present were Chairperson Robert Rime, Vice-Chairperson Rebecca Levy, Lance McDaniel, Stephen Candelaria, and Jim Skvorc. City staff present included Contract City Planner Nancy Dosdall, Community and Economic Development Director Rachael Marchbanks, Mayor Mike Lavey, Mayor Pro-Tem Rachel Medina, City Councilmember Arlina Yazzie, and Deputy City Clerk Cheryl Lindquist. There was 1 person in the attendance.

Contract City Planner Nancy Dosdall presented a nationally recognized slide show based on a study of Accessory Dwelling Units in Durango. She included additional information pertaining to Cortez. The citizen in the audience (Kyra Kaufman, 307 S. Park St.) had been denied for an ADU on her property due to the size restrictions, all options were discussed but there currently are no solutions for her situation that are agreeable to her. Commissioners have many concerns about affordable, parking, zoning, and rental term length to mention a few. All concerns lead to more questions that need to be addressed. It is agreed that the Land Use Code is currently restrictive and will need to be amended if ADUs are to move forward. Commissioners feel the Land Use Code has some good points as well. After much discussion, it was decided that more research needs to be done so this project can move forward.

Commissioners took a break at 6:25pm.

Commissioner Candelaria made the motion to open the Special Meeting at 6:30 with Commissioner Skvorc seconding the motion and the vote was:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Yes	Yes	Yes	Yes

1. APPROVAL OF REGULAR MEETING MINUTES for March 1, 2022

Commissioner Skvorc moved that the minutes of March 1, 2022, be approved.
Commissioner McDaniel seconded the motion and the vote was as follows:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	N/A	Yes	Yes	Yes

2. NEW BUSINESS:

- a. Montezuma County Development – Contract City Planner Nancy Dosdall made a presentation on the application to develop a small “Farmers Market” store where you can pick up locally produced agricultural items from CBERT Cortez, LLC, agent Kasey Bell, on property located at 26757 Road M, Cortez,

consisting of 1.05 acres located north on Road M, west of Hwy 145, situated in Section 12, T.36N, R.16W, N.M.P.M.

No concerns were discussed by the Commissioners.

- b. Montezuma County Development – Contract City Planner Nancy Dosdall made a presentation on the application to create a Single Lot Development and AR 3-9 Rezoning, submitted by Gary & Jaclyn Fisher, on property located at 24537 Road N, Cortez, consisting of 81.65 acres, located North on Road N, west of Road 25, situated in Section 3, T.36N, R.16W, N.M.P.M.

No concerns were discussed by the Commissioners.

- c. Montezuma County Development – City Planner Nancy Dosdall presented the High Impact Permit request to build additional storage units, and a 2000 sf popcorn manufacturing and storage facility, submitted by Snyder Mama Holdings, LLC, agent: Christopher Snyder, on property located at 1521 N. Mildred Rd, Cortez, consisting of 3.48 acres, located south of Road L, east of Road 25, situated in Section 23, T.36N, R.16W, N.M.P.M.

Discussion by the Commissioners presented the following written concerns to the Montezuma County Planning Department: The property is located within the 1-mile area of influence and adjacent to City limits on two sides with City owned open space on the third side. It is currently eligible for annexation and although the application is unclear, it appears that they will be requesting connection to City water. The property frontage is located between the end of the City sidewalk on N. Mildred and a popular trailhead on City open space. Completion of the sidewalk would add greatly to the safety of trail users, who are often children. Water and street improvements are planned in the area and should be considered when planning for future utility connections. Given its location, the City Planning and Zoning Commission believes that future planned development would be appropriate to occur in the City with City standards, and at a minimum, will request a pre-annexation agreement before water taps are provided.


- d. Montezuma County Development – City Planner Nancy Dosdall presented a proposal to utilize areas which do not lend to effective agriculture production and plans on creating, small, easily maintained, housing sites, 1 ½ +/- acre, which blends into existing ranch land use. Five units are planned. Buffer easements on adjacent agriculture lands limiting future development uses will be granted to PUD, submitted by Triple S Farms, LLC, agent: Ernie Maness, on property located at 26960 Road N, Cortez, consisting of 589.19 acres, more or less, located south of Road N, west of Hwy 145, situated in Section 12, T.36N, R.16W, N.M.P.M.

No concerns were discussed by the Commission.

3. ADJOURNMENT OF REGULAR MEETING

Commissioner Candelaria moved that the meeting be adjourned at 6:55 p.m. Commissioner McDaniel seconded the motion, and the vote was as follows:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Yes	Yes	Yes	Yes


Robert Rime, Chairperson

ATTEST:


Cheryl K Lindquist, Deputy City Clerk

