

PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, MAY 3, 2022

1. The regular meeting was called to order 6:30 p.m. and was opened with the Pledge of Allegiance. 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, Director of Community and Economic Development Rachael Marchbanks, and Deputy City Clerk Cheryl Lindquist. There were 4 people in attendance.

Commissioner Candelaria moved that the minutes of the Special Workshop/Meeting of April 12, 2022, be approved.

Commissioner McDaniel seconded the motion and the vote was as follows:

|      |            |          |        |      |
|------|------------|----------|--------|------|
| Levy | Candelaria | McDaniel | Skvorc | Rime |
| Yes  | Yes        | Yes      | Yes    | Yes  |

A motion was made by Commissioner Candelaria to move PUBLIC HEARING up on the agenda and place UNFINISHED BUSINESS after.

Commissioner McDaniel seconded the motion and the vote was:

|      |            |          |        |      |
|------|------------|----------|--------|------|
| Levy | Candelaria | McDaniel | Skvorc | Rime |
| Yes  | Yes        | Yes      | Yes    | Yes  |

2. PUBLIC HEARING:

- a. Public Hearing on an Application for a site plan for a 4,000 sq. ft. metal storage building to be located on the Southwest Memorial Hospital Campus presented by Contract City Planner Nancy Dosdall. The building is proposed for hospital storage only with no water or sewer. Since this is located in a P.U.D. there are design standards. The structure is to be complimentary to the principal building in the Southwest design but this structure does not meet those requirements since it is a storage building. Ralph Wegner, MCHD employee, stated the hospital is preparing for the next pandemic and they need the storage for beds, equipment, and emergency services. He stated they had cleared out 8 old storage units and a double wide trailer recently to make room. Rob Owens, Director of Plant Operations, said they had used 20 S. Market St., owned by the Catholic Church, for storage but needed something closer to the hospital and more easily accessible plus they had used hospital rooms for storage but are needing to clear them out for patients. In answer to a question from Commissioner McDaniel, Rick Schrader, CFO for Southwest Health Systems, said all safety requirements are being met; eye wash station, defibrillator, plus a 5-month supply of safety products. The building will be secure with easy access and includes heating and vent fans.

The design does not meet the Design Standards for the P.U.D. causing much discussion. The Ambulance Bay design included wainscoting and a color band around the top of the building to comply with the Design Standards. Discussion stated it is more cost effective to invest in PPE than to make the storage building's exterior design match the Ambulance Bay.

Commissioner Candelaria made the motion to recommend that Council approve the site development plan for a 4,000 sq. ft. storage building on property located at 1311 N. Mildred Road, zoned PUD, as submitted by Montezuma County Hospital District, and Southwest Memorial Hospital (SWMH) with 2 conditions.

Commissioner Skvorc seconded the motion, but wanted to add an amendment to the conditions.

Commissioner Skvorc made the motion to add a 3<sup>rd</sup> condition stating, "In approving the application for a metal storage building at Southwest Memorial Hospital we are aware that it does not meet the design standards for this P.U.D. This is a onetime exception. All future buildings in this P.U.D. are to meet design standards, including all future metal buildings".

Commissioner McDaniel seconded the amended motion to add the 3<sup>rd</sup> condition and the vote was as follows:

|      |            |          |        |      |
|------|------------|----------|--------|------|
| Levy | Candelaria | McDaniel | Skvorc | Rime |
| Yes  | No         | Yes      | Yes    | No   |

A second vote was taken to pass the motion as amended:

|      |            |          |        |      |
|------|------------|----------|--------|------|
| Levy | Candelaria | McDaniel | Skvorc | Rime |
| No   | Yes        | Yes      | Yes    | Yes  |

### 3. UNFINISHED BUSINESS:

- a. Continue ADU discussion: Contract City Planner Nancy Dosdall presented to the Commission the ADU changes that were presented in the last Drafted Land Use Code. She stated although there are differences, they do not cover all the changes that the Commission feels are needing to be reviewed. Discussion was held on the immediate needs for the construction of affordable housing. In summary, the main concerns requiring attention are lot sizes, existing primary home size as compared to ADU size, lot coverage, and parking. The ADU topic will be on next month's agenda to continue the discussion.

### 4. CITIZEN PARTICIPATION – Commissioner Skvorc suggested we change this to PUBLIC PARTICIPATION to be consistent with City Council's recent change.

## 5. NEW BUSINESS – none

## 6. OTHER ITEMS OF BUSINESS – FYI

- a. Building Permits for April 2022

## 7. ADJOURNMENT OF REGULAR MEETING

Commissioner Candelaria moved that the meeting be adjourned at 7:35 p.m.  
Commissioner McDaniel seconded the motion, and the vote was as follows:

Levy  
Yes

Candelaria  
Yes

McDaniel  
Yes

Skvorc  
Yes

Rime  
Yes

  
\_\_\_\_\_  
Robert Rime, Chairperson

ATTEST:

  
\_\_\_\_\_  
Cheryl K. Lindquist, Deputy City Clerk

