

PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, AUGUST 2, 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, Commissioners Lance McDaniel, Jim Skvorc, and new Commissioner Katrina Weiss. City staff present included Contract City Planner Nancy Dosdall,, Director of Community and Economic Development Rachael Marchbanks, City Manager Drew Sanders, City Attorney Patrick Coleman, and Deputy City Clerk Cheryl Lindquist. There were 6 people in the audience.

Commissioner McDaniel moved that the minutes of the Regular Meeting of July 5, 2022, be approved.

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

Levy	McDaniel	Skvorc	Rime
Yes	Yes	Yes	Yes

2. PUBLIC HEARING:

An application from Charles Albert had been received and discussed at the July 5, 2022, meeting and was continued for this meeting per Mr. Alberts request. Mr. Albert has since withdrawn his application.

Chairman Rime stated the application for a Public Hearing for Charles Albert had been withdrawn so no vote was needed

3. NEW BUSINESS –

- a. New Commissioner Katrina Weiss was introduced and took her Oath of Office.
- b. City Planner Dosdall introduced for discussion and possible action various proposed Code Amendments to the Land Use Code Sections 3.05(a) Schedule of Use Regulations, 3.05(b)(9) Child Care Facility, 3.05(b)(11) Mobile Venders, 3.05(b)(22) Accessory Dwelling Units (ADU), 3.06(a) Schedule of Residential Area Regulations, 3.09(f) R-2 Multi-family District Minimum lot Area, 3.14(b)(f) Neighborhood Business District Minimum lot Area and 2.02 Definitions.

1. **3.05(b)(11) Mobile Venders**: City Planner Dosdall made the recommendation to add to the wording the following statment “unless associated with an approved special event. In no instance shall mobile venders locate within the right-of-way of a public road within the Central Business District”. Members of the audience spoke in favor of mobile venders in the Central Business District as well as in vacant parking lots. Commissioners had questions concerning licensing and enforcement.

Chairperson Rime directed City Planner Dosdall to draft an ordinance for the next meeting.

2. **3.05(b)(9) Child Care Facility:** City Planner Dosdall stated a change in state regulations requiring local regulatory agencies throughout Colorado to treat all licensed family child care homes as residences for regulatory purposes meaning the city must approve the license application as stated.

Chairperson Rime directed City Planner Dosdall to draft an ordinance for the next meeting.

3. **3.05(b)(22) Accessory Dwelling Units (ADU):** City Planner Dosdall presented her proposed code changes for the ADU's, including allowing them in all zones with the issuance of Conditional Use Permits. Also, parcels must contain an existing or proposed single-family unit that is or will be occupied by the property owner, and may be attached or detached. Other changes discussed were the number of parking spaces for ADU's, how large in size ADU's can be in comparison with the primary home, setbacks, water, sewer, traffic flow, and more.

Chairperson Rime directed City Planner Dosdall to draft an ordinance.

4. **3.09(f) R-2 Multi-family District Minimum lot Area, 3.14(b)(f) Neighborhood Business District Minimum Lot Area:** City Planner Dosdall clarified the difference between affordable housing and workforce housing. She then introduced a code amendment stating, "(4) Two thousand (2,000) square feet per multi-family dwelling unit for affordable and workforce housing. Where affordable and workforce housing projects are mixed with market rate projects the density will be pro-rated based on the percent of affordable versus market units".

Elizabeth Salkind, executive director of Housing Solutions of the Southwest spoke of their purchase of a single lot in Cortez and the constructing of affordable housing. They hope to purchase more lots to build on.

Chairperson Rime directed City Planner Dosdall to draft an ordinance for the next meeting.

4. UNFINISHED BUSINESS - none

5. OTHER ITEMS OF BUSINESS

- a. Permits issued July, 2022

6. PUBLIC PARTICIPATION – none

## 7. ADJOURNMENT OF REGULAR MEETING

Commissioner McDaniel moved that the meeting be adjourned at 8:05 p.m.  
Commissioner Levy seconded the motion, and the vote was as follows:

Levy  
Yes

McDaniel  
Yes


Skvorc  
Yes

Weiss  
Yes

Rime  
Yes

  
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Robert Rime, Chairperson

ATTEST:

  
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Cheryl K. Lindquist, Deputy City Clerk

