

PLANNING & ZONING COMMISSION

REGULAR MEETING

TUESDAY, APRIL 4, 2023

1. The meeting was called to order in the City Council Chambers at 6:30 p.m., with the Pledge of Allegiance. Roll Call was taken and the following Commissioners were present: Chairperson Robert Rime, Vice-Chairperson Lance McDaniel, Rebecca Levy, Jim Skvorc, and Katrina Weiss.

Staff present included: Contract City Planner Nancy Dosdall, Community and Economic Development Director Rachael Marchbanks, City Attorney Patrick Coleman, City Engineer George Tripp, and Deputy City Clerk Cheryl Lindquist.

There were two people present in the audience.

2. Approval of the Regular Meeting Minutes of March 7, 2023.

Commissioner Skvorc made the motion to approve the minutes and Commissioner Weiss seconded the motion with the vote as follows:

Levy	McDaniel	Skvorc	Weiss	Rime
Yes	Yes	Yes	Yes	Yes

3. PUBLIC PARTICIPATION: Chairperson Rime opened for Public Participation but no one spoke so the public hearing was closed.

4. PUBLIC HEARINGS:

- a. Resolution No. 4, Series 2023. Contract City Planner Nancy Dosdall presented an application for a Site Plan Review for a seasonal Flea Market/Farmers Market to be located on property at 111 W. 1st St., zoned Neighborhood Business (NB) owned by Chris and Kim Lindell. They are proposing to use the existing parking lot they own for a Flea Market/Farmers Market on occasional days in the spring, summer and fall. Farmers Markets are not listed in the Land Use Code and no provision is made for seasonal type uses, therefore the Flea Market application was submitted. Chris Lindell shared that when the property was purchased, he had hopes of having something new and green for the community to enjoy. He hopes it will become a cohesive downtown plaza. The items proposed to be sold include local farm produce, juried/approved artisans, and food trucks. They would also have acoustic background music. It was questioned if code allows for music. Planner Dosdall stated the code does not have anything regarding music for temporary events although one condition (#6) for

approval, is complying with the requirements on noise in the LUC Section 5.07(d) at all times. Commissioners had several other questions for Chris Lindell, which he answered.

Commissioner Skvore made a motion to recommend that Council approve the site development plan. There was no second, so the motion died.

Commissioner Levy made the motion to recommend that Council approve the site development plan for a new seasonal outdoor flea market on property located at 111 W. 1st St., in the Neighborhood Business zone, as submitted by Chris and Kim Lindell through P&Z Resolution No. 4, Series 2023, with eight conditions, with the addition to Condition No. 4 of "and business license".

Commissioner Weiss seconded the motion with the vote as follows:

Levy	McDaniel	Skvore	Weiss	Rime
Yes	Yes	Yes	Yes	No

5. NEW BUSINESS:

a. County Development – Review of a proposed rezone from AR35 to Heavy Industrial and Subdivision. Planner Dosedall presented a Montezuma County Development for review of a proposed rezone from AR35 to Heavy Industrial and Subdivision that had been presented to P&Z Commission two months earlier, but now with a small change. This parcel is adjacent to City Limits on two sides, eligible for annexation and within the 1-mile area of influence. The applicants, Daniel and Debbie Hoch are proposing to amend the Hoch 2 Lot Minor Subdivision, to create a 4-lot moderate subdivision, adding 2 lots. They are also proposing to rezone the property to Heavy Industrial in order to sell the new lots for a potential shopping center and storage yard. Commissioners stated their concerns and asked Planner Dosedall to forward to the County.

b. County Development – Review of a proposed 4 lot subdivision for 4 single family homes. Planner Dosedall presented a Montezuma County Development for review of a 4-lot subdivision for 4 single family homes, located at 7231 Rd 25, Cortez. The applicant, Elevated Smoke, LLC., proposes to create a Single Lot Development consisting of a General Planned Unit Development, Special Use Permit and AR35+ Rezoning. Commissioners had no comments.

6. UNFINISHED BUSINESS: none

7. OTHER ITEMS OF BUSINESS: none

8. ADJOURNMENT: Commissioner Levy made the motion to adjourn and Commissioner Skvorc seconded with the vote as follows:

Levy	McDaniel	Skvorc	Weiss	Rime
Yes	Yes	Yes	Yes	Yes

PLANNING & ZONING COMMISSION

Robert Rime
Robert Rime, Chairperson

ATTEST:

Cheryl Lindquist
Cheryl Lindquist, Deputy City Clerk

