

PLANNING & ZONING COMMISSION

REGULAR MEETING

TUESDAY, FEBRUARY 4, 2025

1. The meeting was called to order in the City of Cortez Council Chambers at 6:30 p.m., and opened with the Pledge of Allegiance. Roll Call was taken and the following Commissioners were present: Commissioner Bob Bright, Vice-Chairperson Emily Waldron and Commissioner Nina Thao. Chairperson Robert Rime was absent. Staff present included: Community and Economic Development Director Rachael Marchbanks, Contract City Planner Nancy Dosdall, City Attorney Patrick Coleman, City Para-Legal Lydia Regalado, Public Works Secretary Karie Beougher, IT Technician Aaron Holleman and Deputy City Clerk Cheryl Lindquist. There were three (3) people present in the audience.

Commissioner Thao moved that the agenda be approved. Commissioner Bright seconded the motion and the vote was as follows:

Bright	Thao	Waldron	Rime
Yes	Yes	Yes	Absent

2. Approval of the Regular Planning & Zoning Commission Meeting Minutes of January 7, 2025.

Commissioner Bright moved that the minutes for January 7, 2025, be approved. Commissioner Thao seconded the motion and the vote was as follows:

Bright	Thao	Waldron	Rime
Yes	Yes	Yes	Absent

PUBLIC PARTICIPATION: Vice-Chairperson Waldron opened and invited anyone to the podium for Public Participation to speak on issues not included on the agenda. No one spoke, so Public Participation was closed.

3. PUBLIC HEARINGS:

- a. Contract City Planner Dosdall presented Resolution No. 2, Series 2025. Planner Dosdall stated an application for a Conditional Use Permit to operate a waste hauling business on a 1.3acre parcel located at 2105 S. Broadway, zoned Commercial, had been received from Bruin Waste Management. There is an existing structure which has housed Stone Sand & Gravel previously and there will not be any new construction at this time. Bruin Waste Management is storing equipment and containers on the

property, but have not begun operation out of the site, pending hearings. This use is considered a conditional use for the property. Planner Dosdall noted how this project meets most of the criteria for approval, although it is possibly lacking some landscaping. Other discussion items were the parking area with no surfacing and the open storage. Access is on an unpaved frontage road owned by the Colorado Department of Transportation (CDOT). The unpaved access from the highway could be addressed although the request for comment to CDOT was not answered. Staff recommends approval of the Conditional Use Permit with four (4) conditions:

1. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents. Specifically, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and specifications and all requirements of CDOT for required highway improvements.
2. The applicant shall meet all requirements of the Cortez Sanitation District
3. The property shall comply with all code requirements including storage, landscaping and surfacing of parking areas prior to initiation of the use.
4. The applicant shall comply with the submitted project narrative at all times.

The applicant was then asked to make their presentation. Chris Trosper, COO with Bruin Waste Management stated they would not be increasing the traffic flow from the previous business as they have six (6) employees that arrive at 6:00 a.m. and leave before dark and the business is not open to the public. They will have roll-off containers as well as porta-potties. The trucks will dump at the landfill. Vice-Chairperson Waldron asked about run-off into McElmo and Mr. Trosper stated there would be no liquids running. They have the proper disposal on site, much like the disposal at Maverik. Property owner Dennis Giesler spoke to how the dumping of the porta-potties is comparable to Mavericks dump station. No mess, no odors, no spill, not a hazard. Commissioner Thao asked where employees would be parking and the response was on the south side of the building. She also asked that Condition number three (3) be revised since the location is already established and has been previously dust free and functional. She feels the requirements for landscaping and surfacing should be removed, but keep the storage compliance. Vice-Chairperson Waldron opened for public hearing, there were no speakers so hearing was closed.

Commissioner Thao made the motion to recommend that Council approve the requested Conditional Use Permit at the property location submitted by Bruin Waste Management per Resolution No. 2, Series 2025, removing the landscaping and surfacing from the third (3rd) condition but stressing the compliance for storage. Commissioner Bright seconded the motion and the vote was as follows:

Bright
Yes

Thao
Yes

Waldron
Yes

Rime
Absent

Motion passes.

4. OTHER ITEMS OF BUSINESS: Planner Dosdall presented a project for the Montezuma County Planning & Zoning Commission from Jay Cruzan, Cruzan Construction, proposing to subdivide one (1) parcel into two (2) parcels. This project is adjacent to the city limits near the high school. Seventh Street turns into County Road J just before the proposed parcels. These proposed units will be serviced by Montezuma Water so no need to annex into the City of Cortez. It appears the city had at one time owned the right-of-way to Road J but dedicated it back to the county. Planner Dosdall stated they are proposing just one driveway and that is what we would suggest. Commissioner Thao showed concern for emergency escape if there is just one driveway. Planner Dosdall explained there is a proposed street in the Master Street Plan that could alleviate that issue. Commissioners had no comments for the County Planning Commission.
5. DISCUSSION ITEMS: Planner Dosdall presented a discussion on the Intergovernmental Agreement for Road and Street Management between the City of Cortez and Montezuma County. The county had been working with a consultant to revise the IGA. They are proposing a new map that combines both the Master Streets Plan and the Area of Influence. To the north the proposal is the same just combining both plans and adding a "loop" in the upper east area. They also are adding in more on the east side following along Totten Lake and the street line. Along the south boundary is significantly larger and goes all the way out to the airport. The west side pulls in a little and includes McElmo Canyon. Any comments for county staff will be accepted from the public. Director Marchbanks stated that we as the city do not have any jurisdiction or control other than making requests and comments. The current IGA is basically for roads and annexations. Commissioners had no comments.
6. ADJOURNMENT: The motion to adjourn was made by Commissioner Bright and seconded by Commissioner Thao and the vote was as follows:

Bright
Yes

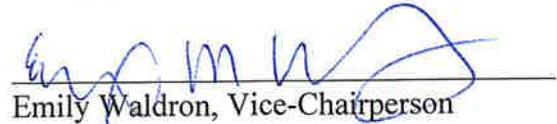
Thao
Yes

Waldron
Yes

Rime
Absent

The meeting adjourned at 7:27 p.m.

PLANNING & ZONING COMMISSION


Emily Waldron, Vice-Chairperson

ATTEST:


Cheryl Lindquist, Deputy City Clerk