

PLANNING & ZONING COMMISSION

REGULAR MEETING

TUESDAY, MAY 6, 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: Chairperson Robert Rime, Vice-Chairperson Emily Waldron, Commissioner Richard Fryhover, Commissioner Bob Bright, and Commissioner Nina Thao. Staff present included: Contract City Planner Nancy Dosdall, City Attorney Patrick Coleman, Public Works Secretary Karie Beougher, IT Technician Aaron Holleman, and Deputy City Clerk Cheryl Lindquist. There were no people present in the audience.

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

Bright	Fryhover	Thao	Waldron	Rime
Yes	Yes	Yes	Yes	Yes

2. Approval of the Regular Planning & Zoning Commission Meeting Minutes of April 1, 2025.

Vice Chairperson Waldron made a motion to approve the Regular Meeting Minutes for April 1, 2025. Commissioner Thao seconded the motion and the vote was as follows:

Bright	Fryhover	Thao	Waldron	Rime
*	Yes	Yes	Yes	*

* Commissioner Bright and Chairperson Rime were absent for the April 1, 2025 meeting.

3. PUBLIC PARTICIPATION: none

4. PUBLIC HEARINGS:

- a. Contract City Planner Dosdall presented Resolution No. 5, Series 2025. Contract City Planner Nancy Dosdall presented Resolution No. 5, Series 2025, the revised Zoning Map. This is an administrative act due to the Land Use Code change. This is to clean up the current zoning map to reflect the new zones. Commercial Highway (C) is now General Commercial (C) and Manufactured Homes (MH) is now Residential Mixed Use (R-3). There are no other changes to be made.

Chairperson Rime opened the Public Hearing for the adoption of the new zoning map. With no one speaking the hearing was closed. Chairman Rime opened the meeting for discussion or would hear a motion. Commissioner Bright made a motion that the Planning & Zoning Commission recommend to City Council to adopt the new zoning map. Commissioner Fryhover seconded the motion. Vice-Chairperson Waldron questioned if the Resolution number should be included in the motion. City Attorney Coleman stated it would be a good idea to include Resolution No. 5, Series 2025. Vice-Chairperson Waldron made an amended motion to recommend Planning & Zoning Commission adopt Resolution No. 5, Series 2025, a resolution recommending City Council adopt the updated City of Cortez Official Zoning Map. Commissioner Thao seconded the amendment with the vote as follows:

Bright	Fryhover	Thao	Waldron	Rime
Yes	Yes	Yes	Yes	Yes

Vote on regular motion as amended:

Bright	Fryhover	Thao	Waldron	Rime
Yes	Yes	Yes	Yes	Yes

5. NEW BUSINESS

- a. Montezuma County Development, presented by Planner Dosdall. This is for a large Solar Farm outside the three (3) mile area of influence in Montezuma County that City Manager Sanders felt the Commissioners should hear. The County meeting is May 15th, 2025. Commissioners can comment but Commissioner Waldron feels the Commission should not comment since it is located so far outside the City limits.

6. OTHER ITEMS OF BUSINESS:

- a. Permits Issued for January through April 30, 2025 were reviewed.
- b. A voluntary appointment for Board of Adjustment and Appeals was presented. A Planning Commissioner is needed to fill the vacancy on the board left by the resignation of Katrina Weiss. Chairperson Rime volunteered.

6. ADJOURNMENT:

- a. The motion to adjourn was made by Commissioner Bright and seconded by Commissioner Waldron and the vote was as follows:

Bright	Fryhover	Thao	Waldron	Rime
Yes	Yes	Yes	Yes	Yes

The meeting adjourned at 6:45 p.m.

PLANNING & ZONING COMMISSION


Robert Rime, Chairperson

ATTEST:


Cheryl Lindquist, Deputy City Clerk