

**COUNCIL WORKSHOP/SPECIAL MEETING
TUESDAY, JULY 27, 2021
6:00 p.m**

CALL TO ORDER

- A. Interview Planning and Zoning Applicants
 - 6:00 p.m., Jim Skvorc
 - 6:10 p.m., Katrina Weiss
 - 6:20 p.m., Alan Rolston

- B. 6:30 p.m., Review of the City's Master Street Plan
(City Planner Tracie Hughes)

- C. 6:45 p.m., Introduction of Playground Day Counselors and
Lifeguards

- D. 7:00 p.m., General Council Discussion

- E. For Your Information
 - 1. Planning and Zoning Minutes of June 1, 2021
 - 2. Montezuma County Board of Commissioners Minutes of June 29,
2021

ADJOURNMENT of Worksession at 7:15 p.m.

6:00 pm

To: Cortez Town Council

July 2, 2021

Re: Application for Cortez P&Z

From: Jim Skvorc

I am Jim Skvorc. I live on the other side of Parque de Vida from Town Hall. I have lived in Montezuma County since 2004. I have lived in Mancos, Dolores and for the past 3 years in Cortez. I am retired from teaching high school Social Studies in Summit County Colorado. My teaching load included teaching Civics, U.S. and World History. During my time in this county, I have served as a board member on the Mancos Chamber of Commerce, Leadership Montezuma and the Montezuma Land Conservancy. In addition I have been a volunteer tutor at both the Middle School and Mesa Elementary. I have also done volunteer work for the Canyon of the Ancients.

Prior to relocating to the Four Corners, I served on the Frisco Colorado Planning and Zoning Commission for three plus years. Keeping up with the growth of this formerly "Small Mountain Town" kept us on P&Z fairly busy. While living in Frisco I also volunteered for several other committees.

I am applying to serve on our P&Z because I believe in public service. Our democracy only works if citizens step up and serve the institutions which bring order to our lives. I live in town, after many years in the county, because I believe in the progressive nature of the Town of Cortez and all that it has to offer. I look forward to being part of its future.

Sincerely,

Jim Skvorc



1102 East Carpenter s\St.

Cortez, CO

970-903-0944

Skvorcjim@gmail.com

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- 6:10 pm -

617 Gerald's Way
Cortez, CO 81321
970-565-3032
katrina@insure4corners.com

June 25, 2021.

Linda Smith
City Clerk
City of Cortez
109 W Main St.
Cortez, CO 81321

Dear Linda,

I would like to submit my name for an appointment to the Planning & Zoning Commission. My business and residence are both located within the City limits.

The experience I have before becoming a State Farm Agent, is a great match for this position. I was the Environmental Director for the City of Hobbs, New Mexico, for 5 years. During my tenure there, I participated in annexation projects, as well as created a Condemnation Program for dilapidated buildings. Additional duties included supervising the Code Enforcement Division, so we made great strides cleaning up and beautifying the City. I also oversaw Hobbs Beautiful, which was a volunteer, grant funded, organization that cleaned up illegal dump sites and worked with the City to create ordinances to improve the aesthetics of the city. As far as education, I have a Master's Degree in Criminal Justice, and also have the professional designations of Retirement Income Certified Professional (RICP) and Chartered Leadership Fellow (CLF).

My reason for seeking this position is to help create and pursue a vision for Cortez that will improve economic development. Cortez has so much to offer but it is crucial that there is a five, ten, and twenty year plan for our community to protect, but also attract new business and community members. If you have any questions or would like to schedule an interview, please call me at 970-565-3032. Thank you!



Katrina Weiss

W

6:20 pm

Alan Rolston 1706 Rampart St. Cortez, CO 81321

May 20, 2021

Letter of Interest for Cortez Planning and Zoning Commission vacancy.

Dear Cortez City Council Members:

I am very interested in the Planning and Zoning commission vacancy and feel my background working for towns in Montana and Colorado would be useful to the City.

I am a Montana native, a graduate of the University of Montana with a BA in History. For twenty years I owned and operated Forsyth Seed Company, an ag supply and seed cleaning business. I moved to Colorado 20 years ago and met my wonderful wife, Anne. We each have 3 kids who have produced 10 grandkids!

As Public Works Director in Forsyth, MT., one of my most important duties was enforcing the town's zoning ordinances and building codes. At the direction of the city council, I researched codes from other Montana municipalities in regard to mobile home subdivision standards, lot line setbacks and helped develop regulations for wood basements in new construction. In addition, I served on the Mancos Town Board for 15 months and during that time I was a liaison to the Planning Board and helped develop standards for new commercial buildings.

Good planning is essential to creating and maintaining a livable community. When one sees the expansive park system, the "Rec" center, the Carpenter Canyon trail and Denny Lake you immediately recognize the value of good planning and foresight.

One of my major interests is in keeping Cortez housing affordable for everyone. Even in our short time here we have seen housing and rental prices increase. After living in Durango for 12 years and experiencing the market there, I get real nervous about Cortez being "discovered".

I have lived in Cortez for nearly four years now and I feel that it is my time to give back to this wonderful community.

Thank you for your consideration for this position. I look forward to hearing from you.

Respectfully,

Alan Rolston
970-946-9071

X

PLANNING AND ZONING COMMISSION
 REGULAR MEETING
 TUESDAY, JUNE 1, 2021

1. The regular meeting was called to order at 6:30 p.m., with Hybrid Meeting/In-Person and Virtual Contact by ZOOM. The meeting was opened with the Pledge of Allegiance. Commission members present were Chairperson Robert Rime, Stephen Candelaria, Vice-Chairperson Rebecca Levy, and Lance McDaniel. Commissioner Butler was absent. City staff present included Associate Planner Neva Connolly, City Planner Tracie Hughes, City Engineer Chad Hill, City Manager Drew Sanders, Mayor Mike Lavey, Deputy City Clerk Cheryl Lindquist. There were no people signed up as participants.
2. Commissioner McDaniel moved that the minutes of May 4, 2021, be approved. Commissioner Levy seconded the motion, and the vote was as follows:

Butler	Candelaria	Levy	McDaniel	Rime
Absent	not present	Yes	Yes	Yes

3. BUSINESS OF THE COMMISSION

- a. County Development – Review of a Request for a Two-Lot Moderate Subdivision on Property Located at 11773 Highway 145, Cortez, CO, on Property in Montezuma County within the Three-Mile Urban Influence Area.

Neva Connolly, Associate Planner stated the owners are proposing to split the lot into one 3-acre lot and one 4.2-acre lot. Associate Planner Connolly stated the residence is currently being serviced by City of Cortez water and they are currently working with Public Works Director Phil Johnson for a new service. She said the proposed driveway and CDOT access are owned by a neighbor and they are working to amend the CDOT permit and obtain an easement to use the driveway to access the 3-acre lot. Commissioner McDaniel was concerned about the property being land locked, but Associate Planner Connolly said CDOT and the County Commissioners are in the process of granting a ROW easement. The City Master Streets Plan does not extend to this area of the county; therefore the request complies with the Master Streets Plan.

Commissioner Candelaria made the motion to direct the Chairman to sign the plat for the 2-lot minor subdivision as requested by Jimmy and Marion Rodd, for property located at 11773 Hwy 145, Cortez, Co., within the Three-Mile Urban Influence area, with Signature Block #1 for compliance with the Master Streets Plan. Commissioner Levy seconded the motion, and the vote was as follows:

Butler	Candelaria	Levy	McDaniel	Rime
Absent	Yes	Yes	Yes	Yes

- b. County Development – Review of a Proposed Subdivision Amendment Application for the Herrington Minor, submitted by Edward Tevault, on Property located at 21555 Road F, on Property in Montezuma County Within the Three-Mile Urban Influence Area.

Neva Connolly, Associate Planner said Owner Tevault is requesting a boundary adjustment of 1.5 acres to be added to Lot 2 to match property deeds. Associate City Planner Connolly stated that in 2009 this change was recorded, but is not currently reflected in the County Assessor’s database. She recommended that the Commission approve the proposal for conformance with the Master Streets Plan.

Commissioner Candelaria moved to direct the Chairman to sign the plat for the Herrington Minor Subdivision amendment on property owned by Edward Tevault, located at 21555 Road F, on property in Montezuma County within the Three-Mile Urban Influence area, with Signature Block #1 for compliance with the Master Streets Plan. Commissioner McDaniel seconded the motion, and the vote was as follows:

Butler	Candelaria	Levy	McDaniel	Rime
Absent	Yes	Yes	Yes	Yes

- c. County Development – Proposed Single Lot Development on Property Owned by the McNutt Family Enterprises, located at 26361 Road N, Cortez, consisting of one 103.17-acre lot, and a Rezoning Request from A 80 to AR 3-9, on Property in Montezuma County within the Three-Mile Urban Influence area.

Neva Connolly, Associate Planner presented: After reviewing the project and with no discussion Associate Planner Connolly recommended that the Commission approve the proposal for conformance with the Master Streets Plan.

Commissioner McDaniel moved that the Chairman sign the plat for the single lot development on property owned by the McNutt Family Enterprise, located at 26361 Road N, Cortez, Co., on property in Montezuma County within the Three-Mile Urban Influence area, with Signature Block #1 for compliance with the Master Streets Plan. Commissioner Levy seconded the motion, and the vote was as follows:

Butler	Candelaria	Levy	McDaniel	Rime
Absent	Yes	Yes	Yes	Yes

- d. County Development – Review of a Proposed Subdivision Amendment Application for the Fox Run Subdivision 2nd Amendment, submitted by the Ute View Farms, on Property Located at 7255 Highway 160/491, Cortez, CO, on Property in Montezuma County within the Three-Mile Urban Influence area

Neva Connolly, Associate Planner stated the owners want to re-zone once the lots are combined. The zoning would change from AR10-34 to Commercial zoning.

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Commissioner Candelaria moved to direct the Chairman to sign the plat for the Fox Run Subdivision, 2nd Amendment, on property owned by the Ute View Farms, located at 7255 Highway 160/491, on property in Montezuma County within the Three-Mile Urban Influence area, with Signature Block #1 for compliance with the Master Streets Plan. Commissioner McDaniel seconded the motion, and the vote was as follows:

Butler	Candelaria	Levy	McDaniel	Rime
Absent	Yes	Yes	Yes	Yes

4. CITIZEN PARTICIPATION – None

5. P&Z DISCUSSION ITEMS

- a. Master Streets Plan Update: City Planner Tracie Hughes reported on the public outreach meeting by ZOOM on May 19, 2021. She noted that the meeting was held to update the public on the draft Master Streets Plan. After discussing the purpose, background, and relationship to the City of Cortez comprehensive plan, she went over the current conditions and policy. The June public meetings were finalized with Commissioners Rime and Candelaria attending the June 17th meeting at 6:30 p.m. in the Chambers and Commissioners McDaniel and Levy at the June 24th meeting at noon in the Council Chambers.

6. FYI

- a. Building Permits issued for May 2021.

7. OTHER ITEMS OF BUSINESS – none.

8. PREVIOUS BUSINESS – none.

Commissioner Rime moved that the meeting be adjourned at 6:55 p.m. Commissioner Candelaria seconded the motion, and the vote was as follows:

Butler	Candelaria	Levy	McDaniel	Rime
Absent	Yes	Yes	Yes	Yes

Robert Rime, Chairperson

ATTEST:

Cheryl Lindquist, Deputy City Clerk



**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 29, 2021**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday June 29, 2021 at the Montezuma County Administration building in Cortez, Colorado, there were present:

- Jim Candelaria, Chairman
- Kent Lindsay, Vice Chairman
- Joel Stevenson, Commissioner of Deeds
- Shalako Powers, County Administrator
- John C. Baxter, County Attorney
- Kim Percell, County Clerk

CHAIRMAN, CANDELARIA opened the meeting of June 29, 2021 with the Pledge of Allegiance.

MINUTES: Commissioner Stevenson moved to accept the minutes of the Proceedings of the Board of Commissioners Montezuma County, Colorado dated June 21, and June 22, 2021 as presented. Motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a continued public hearing is held for review and determination regarding a proposed Solar Photovoltaic Electricity Generating Project submitted by **Shawn & Kathy Wells, Glen Wells & Empire Electric Association**; agent: **Cortez Solar 2, LLC**, on property located at 11501 Road 24, 11551 Road 24 & 23999 Road L.4, Cortez, CO, consisting of 67.69 acres, 37.27 acres, & 36.98 acres, more or less, all located north of Road L, west of Hwy 491, situated in Section 16, T.36N, R.16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Commissioner Lindsay had previously recused himself from this hearing. **Planning Director, Don Haley** reported that the applicants made a request to continue the public hearing to July 27, 2021 at 9:00 a.m. Commissioner Candelaria moved to continue the hearing to July 27, 2021 at 9:00 a.m. Second by Commissioner Stevenson and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

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PLANNING: Planning Director, Don Haley presented for discussion and approval of a proposed Variance Setback Application, submitted by **Jerry & Susan Frye**; agent: **Marc Rosenbaum**, on property located at 25368 Road T.5, Dolores, CO, consisting of 35.90 acres, more or less, located south of Road T.5 and east of Road 25, situated in Section 14, T.37N., R.16W., N.M.P.M. Mr. Rosenbaum was present for the discussion. Commissioner Stevenson moved to approve the proposed variance setback application, submitted by Jerry & Susan Frye, on the property located at 25368 Road T.5, Dolores. Second by Commissioner Lindsay and carried. (See attached)

PUBLIC COMMENT: No public comments were made.

DISCUSSION: City of Cortez Municipal Clerk, Linda Smith and from the **County Clerk & Recorder's office, Clerk, Kim Percell, Chief Deputy, Lynn Dorenkamp** and **Elections Supervisor, Miranda Warren** met with the Commissioners to discuss coordinated efforts for elections.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell met with the Commissioners to give a quarterly report. Topics discussed included: the **Digitization** project, the **KIOSK** program, the November Coordinated Elections, the **Redistricting** project, 2020 election audits held in **El Paso** and **Elbert Counties**, future election recommendations from the **Colorado County Clerks Association** and a proposed **Agiles Duo** purchase.

DISCUSSION: Clay Tillia met with the Commissioners to discuss using the County Fairgrounds as a place for the community to light their personal fireworks. **Cortez Fire Chief, Jay Balfour** was not in favor of any type of fireworks event at the County Fairgrounds. The Commissioners were concerned with the current fire restrictions within the County and not in favor of the event. Mr. Tillia made a request for future consideration, of a designated area, for families to enjoy their personal fireworks for the 4th of July holiday.

BID AWARD: Administrator Powers presented for review the received bids for the **Landfill, HVAC** unit. Bids received included **Comfort Air Mechanical** in the amount of \$13,740.00 and from **Bishop Brothers Climate Control** in the amount of \$12,795.00. The bids will be reviewed and the decision will be announced during the July 6, 2021 meeting. (See attached)

UNFINISHED BUSINESS: Commissioner Candelaria discussed the Monday workshop presentation from **Magellan Strategies LLC.**, for a proposed public opinion survey, regarding a ballot sales tax question. Commissioner Lindsay made a motion to move forward with Magellan Strategies to do a survey for Montezuma County. Second by Commissioner Stevenson and carried. Commissioner Candelaria and County Attorney Baxter discussed the resignation of Attorney Baxter and the selection of Attorney Ian MacLaren as his replacement.

COUNTY ATTORNEY REPORT: County Attorney, John Baxter gave an update on the Road Y complaint and discussed a draft agreement regarding the Mancos Gravel pit.

NATURAL RESOURCES, PLANNING & PUBLIC LANDS: Resource Director, James Dietrich, no report given.

COUNTY ADMINISTRATOR REPORT: Administrator Powers on behalf of Resource Director, James Dietrich, presented for approval, a letter addressed to the **Canyons of the Ancients, Monument Manager, Ray O'Neil** regarding the **Flodine / Yellow Jacket** grazing permits. Commissioner Stevenson moved to sign the letter, to participate in the Section 106 Agreement for the proposed undertaking. Second by Commissioner Lindsay and carried. Administrator Powers discussed the Weed Department's award of the Forest Service Agreement and a purchase of herbicides with the funds. The Commissioners were in agreement to make a single budget amendment at the end of the year for this transaction. Commissioner Lindsay moved to allow the Montezuma County Weed Department to purchase the herbicide as under the contract with the San Juan National Forest. Second by Commissioner Lindsay and carried. Other topics discussed included a public notice for a scheduled meeting to be held on July 3, 2021 at 2:30 and 3:15 p.m. with the Attorney General, the County's yearly audit and the American Rescue Plan Funds. (See attached)

COUNTY COMMISSIONER REPORT: Topics discussed within the Commissioners reports included: **Commissioner Lindsay** discussed the attended City of Cortez Council meeting, constituent phone calls, reading emails and being fire wise, the 30th anniversary of the American Disabilities Act and handicapped parking. **Commissioner Stevenson** reported he was unable to attend the Mancos Town Board meeting but received an overview of the meeting. Other topics discussed included; a discussion held with the Cortez Solar 2, constituent phone calls and the County follow up on the Road 21 property clean-up issue. **Commissioner Candelaria** gave overviews of the attended Housing Authority meeting, the Monday workshop, the attended Dolores Town Hall meeting and the Governors call.

SOUTHWEST HEALTH SYSTEMS: CFO, Rick Shrader, introduced the new **Interim CEO, Jeanette Flipi,** and **Interim CNO, Mary Ann Angle.** Interim CEO Flipi, discussed process growth, the number of services offered, physician recruitment, rental property options, the new sleep lab, high altitude sleep studies, outreach opportunities, moving the wound care program to the hospital, plant operations, infrastructure, pediatrics and behavioral health. Interim CNO, Angle gave updates on the current COVID 19 patients, visitor restrictions, visitor screening, following CDC guidelines for health care workers, vaccination sites, a Delta variant patient, the temporary closure of the lab draw station, hospital leadership positions, testing timelines and antibody testing. CFO Shrader discussed the Financial Statements and Statistical Summary reports for the Month ended April 30, 2021. (See attached)

CORRESPONDENCE: The following correspondence was read and noted:

MOTION TO ADJOURN: was made by Commissioner Lindsay seconded by Commissioner Stevenson and carried.

MEETING ADJOURNED: 11:10 a.m.

Clerk

June 29, 2021

Chairman



*City of Cortez
City Council
Agenda Memorandum*

Meeting Date: July 27, 2021

TITLE: Update on Draft Master Street Plan

FROM: Planning Staff

ATTACHMENTS: Draft Master Street Plan Map dated July 3, 2021; Master Street Plan Text

The City of Cortez currently has an adopted Master Street Plan, which was most recently amended in 1999. There has been an identified need to update the plan to expand the area and reconsider the city's current needs for street connectivity.

Colorado Revised Statutes section 31-23-206 states that it is the "duty of the planning commission to make and adopt a master plan..." regarding "the general location character and extent of existing proposed or projected streets, roads, rights-of-way..." and that the master plan can be amended, extended, or added to from time to time.

Further, the Colorado State Statutes section 31-23-212 states:

"the territorial jurisdiction of any commission over the subdivision of land located within the legal boundaries of the municipality, and limited only to control with reference to a major street plan and not otherwise, also includes all land lying within three miles of the boundaries of the municipality not located in any other municipality."

The City has historically implemented this by review of county subdivision plats to determine if the proposal meets the Master Street Plan and then recommending a signature block to reflect the status of whether or not the proposal meets the plan. In 2018, the Planning Commission gave staff direction to continue this practice and write a policy in the draft Master Street Plan text for guidance.

The Planning Commission, as per the state statutes, has the authority to adopt the street plan. This will allow the Planning Commission to amend the plan as well, if in the future there is a change in conditions or if there is an identified need that would require an amendment.

A draft Master Street Plan map was reviewed by the Planning and Zoning Commission on December 1, 2020 and January 5, 2021. At the time, the map encompassed the entire three-mile area. A meeting was also held with County Staff in December of 2020. Some recommendations initially made were to include CR G as a truck bypass.

There is a webpage (<https://www.cityofcortez.com/666/Master-Street-Plan>) on the Master Street Plan with links to an interactive mapping website, both of which are intended to facilitate public outreach, the dissemination of information, and acceptance of public input. Educational materials to help the public understand the purpose and application of the Master Street Plan are located on the webpage.

City staff sent the plan to agencies who might be interested in future ROW alignments and requested review. So far, no specific comments have been provided. Colorado Department of Transportation was separately and specifically consulted and their recommendations were considered and

incorporated as applicable. Also, Montezuma County Staff presented the proposed street plan to the County's Planning Commission.

City Staff held two virtual public outreach meetings in February 2021. Of significance, there was concern about the truck bypass along CR G and concern about how the plan would be applied- i.e. would the plan require property owners to deed ROW, construction design of the intersections, and imminent domain. There was concern that the alignments were required as specifically depicted on the map.

As a result of the feedback received at the meetings, staff and the Planning Commission held a workshop for the Planning Commission to discuss and refine the plan. The following items were discussed at the March 24, 2021 Planning Commission workshop to refine the Master Street Plan:

1. Reduce the scope and area of the plan and prioritize street connectivity within a one-mile area.
2. Revise the plan map to align boundaries with property lines or ROW rather than a soft buffer.
3. Revise the text of the plan to better define the applicability of the policies.
4. Conduct another public meeting.

Based on the discussion held during the March 24, 2021 workshop, staff provided a revised map and a bulleted list of proposed changes at the April 6, 2021 Planning Commission meeting. The boundary of the map was refined to better follow property boundaries, County road alignments, and to better encompass areas of the plan that include proposed extensions. Staff used Hartman Draw and McElmo Creek as natural boundaries where it was not expected that future streets would be needed due to the difficulty of developing across these natural topographical barriers. Staff believes that if growth is happening at a rate that it would become necessary to extend streets across these features, that the map can be revised if necessary at that time.

A virtual meeting was held in May to update interested parties on the progress of the plan. Two in person public meetings were held in June to review the changes and receive comments and questions. Representatives from the Planning Commission were in attendance at each of the June meetings. No comments were submitted at either of the two public meetings.

At the July 6, 2021 meeting, the final draft was presented to the Planning Commission for final discussion prior to an adoption meeting August 3, 2021.

For reference, the anticipated activities to adopt the plan are as follows:

1. P and Z discussion December 1, 2020- Completed
2. Meet and discuss with County Staff December 2021
3. P and Z discussion January 5, 2021
4. Council Workshop- to discuss: January 12, 2020 workshop
5. Public Outreach activities:
 - a. Public outreach website (<https://www.cityofcortez.com/666/Master-Street-Plan>):
 - GIS interactive Map website
 - Street Plan Overview/ FAQs

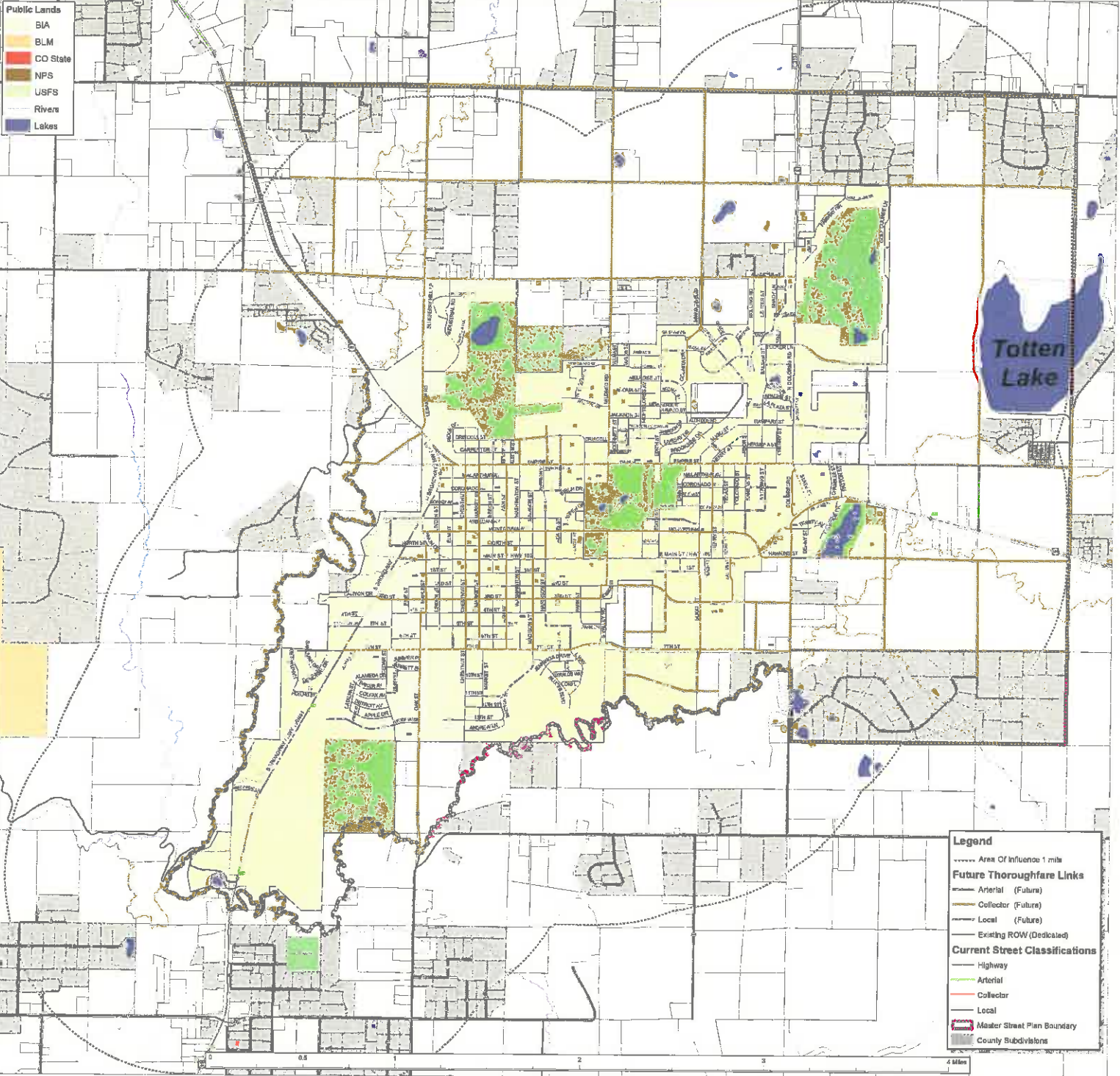
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- Street Classifications Explained Handout
- Opportunities to participate
 1. Planning and Zoning Commission discussions
 2. Online comments
 3. Call/ email staff
 4. Virtual online public meetings February 17 and 20, and May 19, 2021
 5. In- Person public meetings at City Hall June 17 and 24, 2021
- 6. Montezuma County was provided updated drafts in June 2021.
- 7. Adoption Plan implementation
 - a. Planning Commission discussion on revised draft July 6, 2021
 - b. Public notice July 14 and 21, 2021 of the August 3, 2021 Hearing
 - c. Council Workshop July 27, 2021
 - d. Hearing with P and Z August 3, 2021
 - e. Final documents prepared with approving signatures for recording.



Printed: 7/20/2021

City of Cortez Master Street Plan Draft, July 6th, 2021



City of Cortez Master Street Plan

Purpose

The purpose of the City of Cortez Master Street Plan is to provide guidance for future alignments of city maintained streets and for future development projects so that connectivity is preserved throughout the city. This document will be used by staff and elected and appointed officials to make decisions related to future development.

Goals of the plan are:

1. To facilitate coordinated right of way access.
2. To develop an efficient and connected roadway network.
3. To encourage partnerships with CDOT, private entities, and the County for the purposes of implementing good land use strategies and long-range transportation decisions.
4. To remain current with changing growth and land use patterns.

The Master Street Plan includes by reference the official map titled "City of Cortez Master Street Plan."

Background

Colorado Revised Statutes (CRS) authorizes municipalities to adopt a master plan to include a section on streets. The City of Cortez adopted an updated Master Street Plan in 1997, and subsequently amended the plan again in 1999. The purpose of the plan was to make recommendations regarding the "general location, character, and extent of streets" as authorized by CRS 31-23-206 MASTER PLAN. In addition, municipalities are required to adopt a three-mile plan which acts as guidance for annexations.

The Master Street Plan looks at the existing street network and projected future land uses and anticipates needs for future road alignments and levels of street classification required to serve future buildout.

In addition, Colorado Revised Statutes requires subdivisions within the three-mile area located outside of the municipal boundaries to be submitted to municipalities for review. The Colorado State Statutes CRS 31-23-212 JURISDICTION states:

"the territorial jurisdiction of any commission over the subdivision of land located within the legal boundaries of the municipality, and limited only to control with reference to a major street plan and not otherwise, also includes all land lying within three miles of the boundaries of the municipality not located in any other municipality."

Subdivision plats are submitted to the City for a signature with regards to the alignment of streets with the city's Master Street Plan.

Relationship to the City of Cortez Comprehensive Plan

City of Cortez Comprehensive Plan, Chapter 7- Transportation provides an overview of the streets and highways in the city, and notes the importance of a future thoroughfares plan. The Master Street Plan is intended to work in conjunction with the adopted Comprehensive Plan goals and policies on transportation, and is an extension of the Comprehensive Plan.

Current Conditions

The Master Street Plan is not an annexation plan; however, with annexation, the City may inherit the roads and associated maintenance. Between 1996-2006, Cortez annexed 12 properties, totaling 537.85 acres. Over the following 15 years, there were two additional annexations, one annexation was 1.91 acres, and the other parcel, owned by the City of Cortez, consisted of 81.31 acres.

The City is bordered in many areas by a rural water company and in the south by a water district. On the northeast side of the city, the City does serve some properties outside of the city limits with water service; therefore, this area is more likely to seek annexation than areas that would not be served with city services. Street extensions in this location are prioritized.

There are areas of town that are prioritized for street expansion, including recent infill development, existing vacant commercial property, and existing vacant large lots. In particular, new commercial development and the new Montezuma-Cortez High School have been constructed in the last ten years off of S. Sligo St. The area to the west of Sligo St. is a large vacant parcel that may see development in the future. Also, East Empire St. is in an area of vacant parcels and existing commercial properties that is a potential growth area and an area that could provide opportunities for additional connectivity.

Hartman Draw and McElmo Creek are topographical barriers that constrain growth on the west and south side of the city. If this area grows, the logical street extensions can be visited at that time. In the immediate future, any extensions will require significant infrastructure to cross these major drainages.

While the state authorizes the City to plan out to the three-mile boundary, the Master Street Plan boundary covers a more limited area based on the planning horizon determined by the City's ability to provide services and the likelihood of annexation.

Policy

The following are policies regarding future street alignments:

All development:

It is the intent that requests for Right of Way (ROW) will be made based on the rational nexus between the impact of the development and the demand for additional improvements caused by the proposed development.

Development within the City of Cortez:

Within the City of Cortez, future development, including subdivisions and site plans, will follow the Master Street Plan Map. Proposed streets and rights of way will be in alignment with the streets as outlined in the Plan. The City may consider alternative alignments as long as they meet the need for a connected and efficient transportation system.

Development within the boundary of the Master Street Plan Map:

The City will review moderate impact and major impact subdivisions within the boundaries of the adopted Master Street Plan Map. The City will request that subdivisions that propose access easements or street improvements provide right of way in alignment with future thoroughfares as depicted on the Master Street Plan Map. The City's Planning and Zoning Commission, as authorized by state statutes, may require proposed public rights of way to be in compliance with the Master

to City standards but that these roads will not adversely affect the overall intent and objective of the Master Street Plan. The Commission does not believe it to be in the City's best interest to amend its Master Street Plan to depict these proposed roads as per 31-23-213, C.R.S.

By: _____ Attest: _____
Planning Commission Chair City Clerk

3. NON-COMPLIANCE WITH SPECIFIC CONCERNS

The City of Cortez Planning and Zoning Commission has reviewed this plat to determine compliance with the City of Cortez Master Street Plan. A determination of non-compliance was found. Specifics: _____. The Commission has authorized the Chairman's signature per the findings of their meeting on _____, 20____.

By: _____ Attest: _____
Planning Commission Chair City Clerk

4. NON-COMPLIANCE WITH RESOLUTION

The City of Cortez Planning and Zoning Commission has reviewed this plat to determine compliance with the City of Cortez Master Street Plan at its meeting on _____, 20____. No determination of compliance was found, but the Commission has authorized the Chairman's signature per the provisions of Resolution No. _____, Series 20____, which has been filed with the Montezuma Clerk and Recorder at Book _____, Page _____.

By: _____ Attest: _____
Planning Commission Chair City Clerk

5. COMPLIANCE WITH THE MASTER STREET PLAN

This plat of property in the three-mile area of the City of Cortez is in compliance with the City of Cortez Master Street Plan as per Resolution No. _____, Series 20____, which has been filed with the Montezuma Clerk and Recorder at Book _____, Page _____.

By: _____ Attest: _____
Planning Commission Chair City Clerk