



# PLANNING COMMISSION

## Regular Meeting

City Council Chambers, 128 Main Street  
Wednesday, August 25, 2021 | 6:00 P.M.

### AGENDA

1. **Call to Order, Roll Call and Pledge of Allegiance**
2. **Special Presentations:** None
3. **Approval of Minutes:**
  - A. June 21, 2021 Regular Meeting
4. **PUBLIC HEARINGS:**
  - A. **Resolution 02, Series of 2021:**  
**A Resolution of the Planning Commission of the City of Cañon City, Colorado Repealing the City's Subdivision Regulations**  
**Applicants:** City of Cañon City  
**Location:** Affects Land Use and Development, City-wide
5. **Announcements/Discussion Items:**
6. **Adjournment**



## **Planning Commission**

**AGENDA ITEM 3.A.**



# CITY OF CAÑON CITY

## Planning Commission

City Council Chambers  
128 Main St., Cañon City, CO 81212  
(719) 269-9011 • www.canoncity.org

### PLANNING COMMISSION MEETING

June 23, 2021

6:00 p.m.

## ACTION MINUTES

**CALL TO ORDER:** Chairman Meloni called the Regular Meeting to order at 6:00 p.m.

|                                  | PRESENT | ABSENT |
|----------------------------------|---------|--------|
| Planning Commission Chair Meloni | X       |        |
| Planning Commissioner Clark      |         | X      |
| Planning Commissioner Clement    | X       |        |
| Planning Commissioner Ledoux     |         | X      |
| Planning Commissioner Suther     | X       |        |
| Planning Commissioner Maas       |         | X      |
| Planning Commissioner R. Smith   | X       |        |

**ALSO PRESENT:** Patrick Mulready, City Planner; and Denise Warren, Secretary. Josh Koonce, and John Houseal of Houseal Lavigne.

**PLEDGE OF ALLEGIANCE:** Chairman Meloni led the Pledge of Allegiance.

**Approval of Minutes:** On motion by Commissioner Suther and second by Smith Commissioner. Those members present unanimously approved the action minutes of the May 26, 2021 regular meeting and June 8, 2021 special meeting minutes.

**4A.) PUBLIC HEARINGS:** Special Review Use: Multifamily Residential at 508 & 510 Greenwood Avenue [Case No. SRU 2021-004] Applicants: Chris McIntyre & Thomas Rowe (Owners) Location: Greenwood Avenue, approximately 135 feet east of the intersection of Greenwood Avenue & 5th Street.

**Findings of Fact:** On motion by Commissioner Clement and second by Commissioner R. Smith the Findings of Fact were approved.

**MOTION:** On motion by Commissioner Smith and second by Commissioner Suther, recommend City Council approve the Special Review Use: Multifamily Residential at 508 & 510 Greenwood Avenue.

**4B.)** Draft Unified Development Code (UDC) Applicant: City of Cañon City Location: Effects Land Use and Development City-wide.

**Findings of Fact:** On motion by Commissioner Smith and second by Commissioner Suther the Findings of Fact were approved.

**ADJOURN:** The meeting adjourned at 6:56 p.m.

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Gerald Meloni, Chairman

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Denise Warren, Secretary

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Patrick Mulready, City Planner



# Planning Commission

**AGENDA ITEM 4.A.**



# CITY OF CAÑON CITY, COLORADO

## Staff Report | Community Development Department *Planning & Zoning Division*

**To:** City of Cañon City Planning Commission

**From:** Patrick Mulready, City Planner

**Through:** Ryan Stevens, City Administrator

**Date:** August 25, 2021

**Regarding: Public Hearing:**  
**Resolution 02 of 2021:**  
**A Resolution of the Planning Commission of the City of Cañon City, Colorado**  
**Repealing the City's Subdivision Regulations**

### Section 1.

#### Subject & Proposal:

**Location:** Effects land use and development city-wide

**Applicant:** City of Cañon City

**Proposal:** Land Development Code to replace the current Title 17 in the Cañon City Municipal Code. For formal adoption of the new Unified Development Code, it is necessary to repeal the current Subdivision Regulations currently codified as Appendix A to Title 16 in the Cañon City Municipal Code.

Because Appendix A is not a part of the Cañon City Municipal Code, but rather an addition originally adopted by Planning Commission, only Planning Commission can repeal these regulations.

### Section 2.

#### Background & Summary:

In June 2020, the City of Cañon City embarked on an effort to update the City's Comprehensive Plan, while at the same time revising the City's Zoning, Subdivision and Development Standards to accomplish several goals:

- To simplify processes in an effort to shorten review times for active applications,
- To combine the City's Subdivision and Development Standards (currently located in Appendix A to Title 16), as well as the City's Annexation procedures (Title 16) and Vested Property Rights standards (Title 18),

- To tailor the procedures within this new Unified Development Code (UDC) to be more responsive to, and bespoke for, the needs of Cañon City,
- And to make the provisions of this new Unified Development Code (UDC) more comprehensible and usable, not just for experienced developers and builders, but for citizens unfamiliar with land use questions.

Work on this effort involved an analysis of the current Zoning, Subdivision and Development Standards, responses to questionnaires from municipal departments, outside referral agencies and local utility service providers, and interviews with local builders and developers identified as ‘power users’ of the current standards. This analysis concluded in late 2020 with a presentation on how the new UDC was to be structured on a Chapter by Chapter basis.

Beginning in February 2021, a series of joint Planning Commission and City Council meetings were held to review the draft chapters and discuss the broader policy questions these chapters, and the land provisions within them, raised. This was of enormous value in revising and modifying the various chapters in order to assemble a UDC that met the City’s goals.

The Full UDC was considered by Planning Commission and City Council at several Public Hearings:

- June 23, 2021, Planning Commission recommended approval of the new UDC to City Council
- August 02, 2021, City Council considered Ordinance 20, Series of 2021, which repealed and replaced Title 17 with the new UDC, and at the same time repealed Title 16 (Annexation regulations) and Title 18 (Vested Property Rights), as both were now a part of the new UDC. This was the first reading of Ordinance 20.
- August 16, 2021, City Council held a second reading of Ordinance 20, and formally adopted the new UDC with an effective date of September 01, 2021.

For the UDC to formally become effective, the Planning Commission repeal the existing subdivision regulations codified in Appendix at Title 16. All subdivision processes and requirements are now written into the new UDC, which means the existing subdivision regulations in Appendix A would be in conflict with the new UDC. Repeal of Appendix A will be achieved with the adoption of Resolution 02, Series of 2021. When Resolution 02 is adopted, the new UDC will be formally set to become effective as the City’s new set of land use regulations on September 01, 2021.

**RECOMMENDED ACTION:**

Staff recommends that following a Public Hearing, the Planning Commission adopt Resolution 02, Series of 2021, repealing Appendix A to Title 16.

**RESOLUTION NO. 02, SERIES OF 2021**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAÑON CITY, COLORADO REPEALING THE CITY'S SUBDIVISION REGULATIONS**

**WHEREAS**, pursuant to Section 16.08.010 of the Cañon City Municipal Code, the Planning Commission has the authority to amend subdivision regulations for the City;

**WHEREAS**, the City Council has adopted a new unified development code that regulates subdivisions in the City; and

**WHEREAS**, after a duly-noticed public hearing pursuant to C.R.S. § 31-23-214, the Planning Commission now repeals Appendix A to Title 16 of the Cañon City Municipal Code.

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE PLANNING COMMISSION OF CAÑON CITY**, as follows:

1. Appendix A to Title 16, Subdivision & Development Regulations, of the Cañon City Municipal Code is hereby repealed effective September 1, 2021.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Gerald Meloni, Chair of Planning Commission

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Denise Warren, Clerk to the Planning Commission