CORTEZ CITY COUNCIL
RESOLUTION NO. 14, SERIES 2022

A Resolution Approving of Site Development Plan for the Construction of a 4,000 sq. ft. metal storage building to be located on the Southwest Memorial Hospital Campus located at 1311 N. Mildred Rd, Cortez
Located in the Montezuma County PUD Hospital District PUD

WHEREAS, owner/applicant Montezuma County Hospital District, Southwest Health System, and Southwest Memorial Hospital (SWMH) has applied for review of a site development plan for the construction of a 4,000 sq. ft. metal storage building to be located on the Southwest Memorial Hospital Campus located at 1311 N. Mildred Rd, Cortez and more particularly described as:

Montezuma County Hospital District PUD, Second Amendment

WHEREAS, the Owner/applicant has applied to the City for review of a site development plan for the construction of a new building on said property; and,

WHEREAS, the Owner/applicant presented a site plan and necessary submittal items for review by the City Planning and Zoning Commission at a regular meeting held on May 3, 2022; and,

WHEREAS, Land Use Code Section 6.14, Site Plans, indicates that the owner or developer of the property may request an application of these site plan requirements for development on property located in the PUD; and,

WHEREAS, the Planning and Zoning Commission reviewed the site plan for the same property and recommended approval of the development on said property, as evidenced in the adoption of P&Z Resolution No. 2, Series 2022; and,

WHEREAS, the Owner/applicant has held legal ownership of the property subsequent to the adoption of said P&Z Resolution No. 2, Series 2022, and is interested in further development of this property; and,

WHEREAS, the Owner presented a site plan and necessary submittal items for review by the Cortez City Council at a regularly scheduled meeting held on May 24, 2022, to receive public comment on the proposed site plan; and,

WHEREAS, it appears that all requirements of Chapters 5.00 and 6.00 of the City's Land Use Code for development of this site have been or can be met.

WHEREAS, the Council held a duly advertised public hearing on May 24, 2022, to receive public comment on the proposed site plan; and,

WHEREAS, the Council reviewed the commercial site plan for the same property and conditionally approved the site plan for commercial development on said property, as evidenced in the of Council Resolution No. 14, Series 2022; and

WHEREAS, based on the evidence and testimony presented at said meeting, the City Council and the Owner have agreed to certain conditions of approval for the development; and,

WHEREAS, it appears that all requirements of Chapters 5.00 and 6.00 of the City's Land Use Code for development of this site have been or can be met.

NOW, THERFORE, BE IT RESOLVED BY THE CORTEZ CITY COUNCIL:

THAT, Resolution No. 14, Series 2022, establishes the conditions of approval for the development on the afore-mentioned property; and,

THAT, the site plan and full application for said property are hereby approved subject to the following conditions to ensure compliance with the standards in the land use code for a site development plan:

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.
2. The appropriate construction drawings and reports for the project, signed and stamped by a Colorado licensed architect or engineer, must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on site.
3. In approving the application for a metal storage building at Southwest Memorial Hospital, we are aware that it does not meet the design standards for this P.U.D. This is a one time exception. All future buildings in this P.U.D. are to meet design standards, including all future metal buildings.

AND THAT, the Owner/applicant are to coordinate with City staff to ensure that these conditions are fully met.

MOVED, SECONDED, AND ADOPTED THIS 24TH DAY OF MAY, 2022

Rachel B. Medina

Rachel B. Medina, Chairman

ATTEST:

Linda L. Smith, City Clerk