



**PLANNING COMMISSION
MINUTES
April 27, 2017**

Members Present

David Seymour
Lana Kinsey
David Frank
Dennis Murphy
Rob Smith

Staff Present

Steve White – Planning & Development Director
Carolyn Clawson – Acting County Attorney
Lynda Glover – Planning Tech I

Alternates Present

Gary Garren
Jim Haugsness

Chairman David Seymour called the meeting to order at 6:00 p.m. in the Commissioner's Board Room and asked that everyone stand for the pledge of allegiance. He welcomed the public and reminded them the Planning Commission is an advisory to the Board of County Commissioners and all items on the agenda tonight will be heard by the County Commissioners. The Chairman reminded everyone that all cell phones be turned off or muted. The 11 o'clock rule will be enforced and a quorum was determined to be present.

The March 23, 2017 minutes were presented. **M/S**-Dennis Murphy/David Frank to **Approve** the minutes as presented. All votes aye. **Motion Carried.**

CALL TO THE PUBLIC – NO RESPONSE

OLD BUSINESS – PUBLIC HEARING

1. Amendment to the Montrose County Zoning Resolution, Section A.2.a(3) (Agricultural District) – Animal stables, training, and boarding facilities

Proposal: To amend Section A.2.a(3) of the Montrose County Zoning Resolution regarding Animal stables, training and boarding facilities

The Planning and Development Director presented the staff report.

M/S-Dennis Murphy/David Frank to **Approve** the Amendment to Section A.2.a (3) – General Agricultural Zoning District to read as follows:

Uses-By-Right:

(New) Section A.2.a (3) – Animal stables and associated training and boarding facilities – (excluding dog, cat or household pet kennels)

Special Uses:

(New) Section A.3.cc – Dog, cat and household pet kennels and associated training and boarding facilities. (All existing facilities in operation prior to the adoption of this amendment that meet the requirements of State of Colorado Title 35, Article 80, Pet Animal Care and Facilities Act, shall be subject to Section VI.A – Nonconforming Uses).

Definition:

(New) Dog, cat or household pet kennel – Any place or establishment where dogs, cats or household pets owned by persons other than the business establishment or owner are boarded or trained ordinarily for compensation.

All votes aye. **Motion Carried.**

2. Inda Rezoning (RZ-17-0001)

Location: 630 Spring Creek Road
Proposal: To rezone from General Business (B) to General Commercial (C)
Owner: Calvin and Kerri Inda
Applicant: Same

The Planning and Development Director presented the staff report. Kerri Inda asked for any suggestions on how they could make this work.

M/S-David Frank/Lana Kinsey to **Continue** the Inda Rezone of 630 Spring Creek Road from General Business (B) to General Commercial (C), to the June 22, 2017 meeting based on the following findings of fact:

- a) To allow further discussion regarding buffering and possible amendments to the Zoning Resolution to address this issue.

All votes aye. **Motion Carried.**

OTHER NEW BUSINESS

3. Skyline Estates Subdivision, Extension Request (MA-06-0072)

Location: 6175 Road
Zoning: General Agricultural

Proposal: A request to extend the time period to file the next filing of a Major Subdivision
Owner: Skyline West Properties, LLC
Applicant: Same

The Planning and Development Director presented the staff report. Owner was not present.

M/S-Dennis Murphy/David Frank to **Approve** a two (2) year extension of the time period to file the second filing of the Skyline Estates Subdivision based on the following findings of fact. This extension will expire on May 21, 2019 unless otherwise extended.

Findings of Fact

- a) Approval of this extension will not be detrimental to the health, safety or welfare of the citizens of Montrose County.
- b) Roads and utilities have been installed in this subdivision and homes have been built.

All votes aye. **Motion Carried.**

OTHER ITEMS FOR DISCUSSION

Scheduled a work session/retreat for Tuesday, July 25th at 5:30 p.m. at the Planning and Development Department.

Planning Commission Secretary

Verbatim tapes of the Planning Commission proceedings of April 27, 2017 are available for purchase in the Montrose County Planning and Development Department.