



**PLANNING COMMISSION
MINUTES
May 25, 2017**

Members Present

David Seymour
David Frank
Dennis Murphy
Rob Smith

Staff Present

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

Member Absent

Lana Kinsey

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. A quorum was determined to be present, Lana Kinsey is absent so Gary Garren will be a voting member tonight. The 11 o'clock rule will be enforced. 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.

CALL TO THE PUBLIC – NO RESPONSE

M/S-Dennis Murphy/David Frank to **Amend** the agenda and move item #3 to be heard as item #1. All votes aye. **Motion Carried.**

3. Kelleher Minor Subdivision (MI-17-0011)

Location: 6875 Road
Proposal: To divide a 21.76 acre parcel into two (2) lots
Owners: John and Laurel Kelleher
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. John and Laurel Kelleher were present for any questions.

M/S-Dennis Murphy/Rob Smith to **Approve** the Kelleher Minor Subdivision based on the following:

Findings of facts

- a) The proposed Minor Subdivision will comply with the requirements of the Montrose County Subdivision Regulations.
- b) The proposed Minor Subdivision is consistent with the development standards of the General Agricultural Zoning District.
- c) The proposed Minor Subdivision is consistent with the land use designation of the Montrose County Master Plan.

All votes aye. **Motion Carried.**

PUBLIC HEARING

1. Cornerstone Development – Request to Amend Plan of Development Agreement

Location: Government Springs Road
Proposal: To amend the Plan of Development Agreement for the Cornerstone Development Project
Owner: Cornerstone Owners Association
Applicant: Same

The Planning and Development Director presented the staff report. Daniel Gregory, an attorney representing the Cornerstone Owners Association explained why the current owner is requesting an amendment to the agreement to address the future development of Cornerstone.

M/S-David Frank/Dennis Murphy to **Approve** the Amendment to the Cornerstone Planned Development Agreement based on the following findings of facts and subject to the following conditions:

Findings of fact:

- a) The proposed Amendment will comply with the requirements of the Montrose County Planned Development Zoning Regulations.
- b) The proposed Amendment does not change the overall development of the originally approved plans for the Cornerstone Development.
- c) The Amendment will allow the owner to continue develop the property without having to re-submit new applications for zoning and subdivision.

Conditions of Approval

- i. A new legal description shall be provided to the Montrose County Planning and Development Department, which will be labeled as “Revised Exhibit B”.

- ii. Section 4.3 – Vesting Rights, shall have a new date of April 30, 2027.
- iii. Exhibit A-R, shall be the new Phase Plan for the Development.

All votes aye. **Motion Carried.**

2. Happily Ever After Ranch Special Use (SU-17-0006)

Location: 18903 Spring Canyon Road
Proposal: To create wedding and event facility
Owner: Larry Lemser – Lemser Family Trust
Applicants: Jody and David Nixon

The Planning and Development Director presented the staff report. Jody and David Nixon were present for questions.

M/S-Dennis Murphy/Rob Smith to **Approve** the Special Use Permit for Happily Ever After Ranch based on the following findings of fact and subject to the conditions of approval:

Findings of fact:

- a) The proposed Special Use Permit is not in conflict with the land use designation of the Montrose County Master Plan.
- b) The proposal meets the requirements of the County Zoning Resolution and the special use criteria.
- c) Upon completion and/or implementation of the required conditions, the proposal will meet the standards of the Montrose County Zoning Resolution.

Conditions of Approval:

1. The permit shall be applicable only to the specific use and specific property for which it was issued.
2. The Special Use Permit shall run with the land.
3. Where applicable, all event activities shall be in compliance with all local, state, and federal regulations.
4. The development of the facility shall be in conformance with the narrative, stamped "Received April 10, 2017", and Exhibits A, B and C..
5. Prior to operation of the facility the Planning and Development Department will inspect the site to verify compliance with all approved plans, acceptance by all appropriate County Departments and compliance with all conditions attached to the permit.
6. If necessary, Montrose County may require additional sanitation facilities.
7. Prior to event operations, an approved updated access permit shall be approved by Montrose County.
8. Event hours shall be from 9am to 9pm. All music and amplified sound shall cease at 8:00pm.

9. Prior to operation of the facility, a letter from the Montrose Fire District shall be submitted to the Planning and Development Department indicating the access road is adequate for emergency vehicles.
10. If necessary, Montrose County may require implementation of a traffic control plan to reduce negative impacts on Spring Canyon Road.
11. The applicant shall provide dust control on the property, specifically for the access drive and parking area.
12. Approval of this permit does not limit the Commission's power to terminate this permit, if a finding of non-compliance with the provisions of the permit, Zoning Resolution or other laws of the County or State.

All votes aye. **Motion Carried.**

OTHER NEW BUSINESS

4. Amend General Business in the Montrose County Zoning Resolution

M/S-David Frank/Gary Garren to Direct Staff to take the appropriate actions to amend the Montrose County Zoning Resolution sections for General Business District and General Commercial District and reference downward lighting. All votes aye. **Motion Carried.**

Planning Commission Secretary

Verbatim tapes of the Planning Commission proceedings of May 25, 2017 are available for purchase in the Montrose County Planning and Development Department.