



**PLANNING COMMISSION
MINUTES
July 27, 2017**

Members Present

David Seymour
Lana Kinsey
David Frank
Dennis Murphy

Staff Present

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

Alternates Present

Gary Garren
Jim Haugsness

Member Absent

Rob Smith

Chairman David Seymour called the meeting to order at 6:00 p.m. in the Commissioner's Board Room and stated that 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. He asked that everyone stand for the pledge of allegiance and then asked that everyone silence their cell phones. The 11 o'clock rule will be enforced. A quorum was determined to be present. Rob Smith is absent so Gary Garren will be a voting member tonight.

The April 27, 2017 minutes were presented. **M/S-Dennis Murphy/David Frank to Approve** the minutes as presented. All votes aye. **Motion Carried.**

The May 25, 2017 minutes were presented. Lana Kinsey was absent from the May meeting so recused herself from voting. **M/S-David Frank/Dennis Murphy to Approve** the minutes as presented. All votes aye. **Motion Carried.** There are no June minutes because the June meeting was cancelled due to lack of agenda items.

CALL TO THE PUBLIC – NO RESPONSE

NEW BUSINESS:

M/S-Gary Garren/David Frank to **Move** item #2 to be heard as item #1 and item #1 to move to item #2. All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

2. TKO Minor Subdivision (MI-17-0017)

Location: 6400 Road
Proposal: To divide a 9.4 acre parcel into three (3) lots
Owners: TKO Services, LLC – Dan Thomas
Applicant: Same

The Planning and Development Director presented the staff report. Dan Thomas, owner, was present to answer any questions. Eric Archibeque, neighbor, had concerns with the irrigation water. This would be a private matter between the property owners.

M/S-Dennis Murphy/Lana Kinsey to **Approve** based on the following:

Findings of fact:

- 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. Amend the Montrose County Zoning Resolution, General Business and General Commercial

Proposal: To amend the Montrose County Zoning Resolution, General Business Section 4.E.2, Section 4.E.2.ff, Section 4.E.3, Section 4.E.5.i and General Commercial Section 4.F.5.i.

The Planning and Development Director presented the staff report.

M/S-Dennis Murphy/David Frank to **Continue** to the August 24th meeting. All votes aye. **Motion Carried.**

Planning Commission Secretary

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