



**PLANNING COMMISSION
MINUTES
August 24, 2017**

Members Present

David Seymour
Lana Kinsey
David Frank
Dennis Murphy
Rob Smith

Staff Present

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

Alternates Present

Jim Haugsness

Alternate Absent

Gary Garren

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 asked that everyone silence their cell phones and welcomed Keith Laube, the new County Engineer. He 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. The 11 o'clock rule will be enforced and a quorum was determined to be present.

The July 27, 2017 minutes were presented. **M/S**-David Frank/Dennis Murphy to **Approve** the minutes as presented. All votes aye. **Motion Carried.** Rob Smith abstained because he was not present at the July meeting.

CALL TO THE PUBLIC – NO RESPONSE

OLD BUSINESS – 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. There was discussion between Staff and Commission. No public comment was made.

M/S-David Frank/Dennis Murphy to **Approve** the amendment to the Montrose County Zoning Resolution for Section 3 – Definitions, for mini-warehouse, Section 4.E.2 – Use-by-right; to add additional uses; Section 4.E.ff – Outside storage or display of non-hazardous materials and equipment, to add additional language; Section 4.E.3 – Special Uses, to add additional uses; Section 4.E.5.i – Buffering in the General Business, to create additional language; and Section 4.F.5.i – Buffering in the General Business, to create additional language as outline in the staff report. All votes aye.

Motion Carried.

PRELIMINARY PLAN

2. Eagle Heights Subdivision, Revised Preliminary Plan (MA-17-0020)

Location: West of 5950 Road and Locust Road
Zoning: General Agricultural
Proposal: Revised Preliminary Plan to divide 67.55 acres into twenty-four (24) lots and two (2) out-lots.
Owner: Eagle View Inc. – James Whitticom
Applicant: Del-Mont Consultants – Nick Barrett

The Planning and Development Director presented the staff report. Nick Barrett with Del-Mont Consultants and James Whitticom, owner, were present to answer any questions.

M/S-Lana Kinsey/David Frank to **Approve** based on the following:

Findings of fact:

- 1) The submitted preliminary plan was reviewed and approved by the Montrose County Planning and Engineer Departments.
- 2) The Preliminary Plan is in conformance with the Montrose County Subdivision Regulations and the County Master Plan.
- 3) All subdivision roads have been named in accordance with the recommendation of the Regional 911 Coordinator.

All votes aye. **Motion Carried.**

There was discussion between Staff and Commission in regards to the Park models. This item will be brought back to the Planning Commission for discussion.

Planning Commission Secretary

Verbatim tapes of the Planning Commission proceedings of August 24, 2017 are available for purchase in the Montrose County Planning and Development Department.