



**PLANNING COMMISSION
MINUTES
October 26, 2017**

Members Present

David Seymour
Lana Kinsey
Rob Smith

Staff Present

Steve White – Planning & Development Director
Carolyn Clawson – Asst. County Attorney

Alternate Present

Jim Haugsness

Absent

David Frank
Dennis Murphy
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 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 with David Frank, Dennis Murphy and Gary Garren being absent so Jim Haugsness will set in as a voting member.

The September 28, 2017 minutes were presented. Rob Smith was absent at the September meeting so he abstained from voting. **M/S-Lana Kinsey/Jim Haugsness to Approve** the minutes as presented. All votes aye. **Motion Carried.**

CALL TO THE PUBLIC – NO RESPONSE

NEW BUSINESS:

M/S-Rob Smith/Jim Haugsness to Move items #2 and #3 to items #1 and #2 then item #1 will move to item #3. All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

2. Cornforth Minor Subdivision and B.L.A. (MI-17-0034)

Location: 62069 and 62111 Spring Creek Road
Zoning: General Agricultural
Proposal: To divide 35 acres into 3 lots
Owner: Cornforth Family
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Bill Wiley with Mesa Surveying was present to answer any questions.

M/S-Lana Kinsey/Rob Smith 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.**

3. Rice Minor Subdivision (MI-17-0031)

Location: 7520, 7518 and 7516 6075 Road
Zoning: General Agricultural
Proposal: To divide 10 acres into 3 lots
Owner: Larry Rice
Applicant: Same

The Planning and Development Director presented the staff report. Some of the neighbors had concerns with the covenants in regards to restricting further subdivision. The Assistant County Attorney responded that the County does not regulate or enforce covenants.

M/S-Jim Haugsness/Rob Smith 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.**

OLD BUSINESS – PUBLIC HEARING

1. Golden Heart Canine Special Use (SU-17-0029)

Location: 62767 Spring Creek Road
Zoning: General Agricultural
Proposal: Allow operating a facility that will include boarding and training of dogs.
Owners: Michael and Becca Murphy
Applicants: Same

The Planning and Development Director presented the staff report. The owners were present to answer any questions.

M/S-Rob Smith/Lana Kinsey to **Approve** based on the findings of fact and subject to the conditions of approval.

Findings of facts:

- 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) Mitigation measures are in place to address negative impacts to the surrounding property owners.

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 shall run with the land.
3. The Special Use Permit shall be subject to all State Regulations.
4. The development of the facility shall be in conformance with the site plan dated "Received August 20, 2017, Montrose County Planning and Development".
5. General hours of operation for the facility including drop-off and pick-up, will be from 8am to 8pm.
6. Dogs outside of indoor kennels will be limited from 7am-9pm summer months (May – September) and 7am – 8pm winter months (October –April). On occasion, exceptions to these hours may be made: however, all after hours exceptions shall be managed one dog at a time with direct supervision.
7. Training classes with clients on site will be limited to three per day. Training class hours of operation will be from 9am-8pm summer months (May – September) and 9am – 7:30pm winter months (October –April).
8. Direct supervision is required for all animals outside of caged areas.
9. The conditions of the Special Use Permit shall not be applicable to personal pets of the owners living on the property.
10. A County Access Permit shall be obtained for access to Spring Creek Road.

11. Prior to operation of the facility the Planning and 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.
12. Approval of this request does not limit the Commissions 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 ITEMS FOR DISCUSSION

Continued discussion regarding the amendment to the Montrose County Zoning Resolution by revising the Section IV-A.3.i, Special Uses: Campgrounds and RV parks.

Discuss amending the Sign Code.

Planning Commission Secretary

Verbatim tapes of the Planning Commission proceedings of October 26, 2017 are available for purchase in the Montrose County Planning and Development Department.