



**PLANNING COMMISSION
MINUTES
November 16, 2017**

Members Present

David Seymour
David Frank
Dennis Murphy

Staff Present

Steve White – Planning & Development Director
Lynda Glover – Planning Tech I

Absent

Lana Kinsey
Rob Smith
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 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 Lana Kinsey, Rob Smith, Gary Garren and Jim Haugsness being absent.

CALL TO THE PUBLIC – NO RESPONSE

NEW BUSINESS:

MINOR SUBDIVISIONS

1. Beaver Meadows #2 Minor Subdivision (MI-17-0035)

Location:	6120 Road
Zoning:	General Agricultural
Proposal:	To divide 7.604 acres into 3 lots
Owner:	William Roesch
Applicant:	Same

The Planning and Development Director presented the staff report. William Roesch was present to answer any questions.

M/S-David Frank/Dennis Murphy 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.**

2. Easy Living Minor Subdivision (MI-17-0038)

Location: 9447 High Mesa Road
Zoning: General Agricultural
Proposal: To divide 9.109 acres into 2 lots
Owner: Gary Hepner
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-Dennis Murphy/David Frank 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. Rider Minor Subdivision (MI-17-0039)

Location: 7393 5450 Road
Zoning: General Agricultural
Proposal: To divide 1 lot from a 39.74 acre parcel
Owner: Royal Rider
Applicant: Del-Mont Consultants – Fred Ballard

The Planning and Development Director presented the staff report. Fred Ballard with Del-Mont Consultants was present to answer any questions.

M/S-David Frank/Dennis Murphy 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.**

4. Wynne-Seibert Minor Subdivision (MI-17-0042)

Location: 68921 Vicuna Road
Zoning: General Agricultural
Proposal: To divide 18.152 acres into 2 lots
Owner: Don Wynne
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-Dennis Murphy/David Frank 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.**

5. Hillsdale Drive Minor Subdivision (MI-17-0043)

Location: 61080 Hillsdale Drive
Zoning: General Agricultural
Proposal: To divide 2.601 acres into 2 lots
Owner: Arthur Nelson
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-David Frank/Dennis Murphy 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.**

Planning Commission Secretary

Verbatim tapes of the Planning Commission proceedings of November 16, 2017 are available for purchase in the Montrose County Planning and Development Department.