



**PLANNING COMMISSION
MINUTES
December 21, 2017**

Members Present

David Seymour
Lana Kinsey
David Frank
Dennis Murphy
Rob Smith

Staff Present

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

Alternate Absent

Gary Garren

Alternates Present

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. A quorum was determined to be present and the 11 o'clock rule will be enforced.

The October 26, 2017 minutes were presented. David Seymour, Lana Kinsey, Rob Smith and Jim Haugsness were the only members present at that meeting. **M/S**-Rob Smith/Lana Kinsey to **Approve** the minutes as presented. All votes aye. **Motion Carried.**

The November 16, 2017 minutes were presented. David Seymour, David Frank and Dennis Murphy were the only members present at that meeting. **M/S**-Dennis Murphy/David Frank to **Approve** the minutes as presented. Three (3) votes aye. **Motion Carried.**

CALL TO THE PUBLIC – NO RESPONSE

PUBLIC HEARING

1. **Wynne Rezoning (RZ-17-0048)**
Location: Vernal Road

Proposal: To rezone 10.907 acres from General Agricultural to General Commercial
Owner: Don Wynne
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Bill Wiley with Mesa Surveying and the owner, Don Wynne, were present to answer any questions. Eddie Lang had concerns with access onto the frontage road.

M/S-David Frank/Rob Smith to **Approve** the Wynne Rezoning from General Agricultural (A) to General Commercial (C) based on the following:

Findings of fact:

- a) The proposed rezone is general consistency with the land use designation of the Montrose County Master Plan.
- b) The property will have access to the State Highway from a County roadway.
- c) The site will be developed under the requirements of the Montrose Zoning Resolution.
- d) There are existing commercial property directly adjacent to the subject property.

Two votes aye. Three (3) votes nay (Dennis Murphy, Lana Kinsey, David Seymour).
Motion Denied.

MINOR SUBDIVISIONS

2. Bentley Minor Subdivision (MI-17-0046)

Location: Forever View Drive
Zoning: General Agricultural
Proposal: To divide 8.39 acres into 3 lots
Owners: Ken and Tamara Greninger
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Bill Wiley with Mesa Surveying and the owners, Ken and Tamara Greninger, were present to answer any questions. Ty Withe has a concern with this subdivision not having covenants.

M/S-Dennis Murphy/Lana Kinsey to **Approve** the Bentley Minor Subdivision 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 has access to an approved Montrose County Roadway.

All votes aye. **Motion Carried.**

3. Prestige Valley Estates Subdivision (MA-07-0108) – Request to Extend the Time Period to File a Final Plat

Location: 6900 Road
Zoning: General Agricultural
Proposal: To extend the time period to file a final plat
Owner: Prestige Highlands, LLC
Applicant: Same

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

M/S-Lana Kinsey/David Frank to **Approve** a one (1) year extension of the time period to file a Final Plat for the Prestige Valley Estates Subdivision based on the following. This extension will expire on October 19, 2018 unless otherwise extended.

Findings of fact:

- a. The granting of this request for extension would not be detrimental to the health, safety or welfare of the general public.
- b. The infrastructure for the first filing of this subdivision has already been constructed.

All votes aye. **Motion Carried.**

Planning Commission Secretary

Verbatim tapes of the Planning Commission proceedings of December 21, 2017 are available for purchase in the Montrose County Planning and Development Department.