



**PLANNING COMMISSION
MINUTES
January 25, 2018**

Members Present

David Seymour
David Frank
Dennis Murphy
Rob Smith

Alternate Present

Jim Haugsness

Staff Present

Steve White – Planning & Development Director

Absent

Lana Kinsey
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 the public. 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. Lana Kinsey and Gary Garren are absent so Jim Haugsness will set in as a voting member.

The December 21, 2017 minutes were presented. **M/S**-David Frank/Dennis Murphy to **Approve** the minutes as presented. All votes aye. **Motion Carried.**

CALL TO THE PUBLIC – NO RESPONSE

NEW BUSINESS:

ELECTION OF OFFICERS FOR 2018

Chairman David Seymour opened the nominations for Chairman. **M/S**-David Frank/Dennis Murphy to Nominate Lana Kinsey. **M/S**-Jim Haugsness/Rob Smith to Nominate David Seymour. Nominations were closed for Chairman. 2 votes aye for Lana Kinsey and 3 votes aye for David Seymour as Chairman. **Motion Carried.**

Chairman David Seymour opened the nominations for Vice-Chairman. **M/S**-Dennis Murphy/Rob Smith to Nominate Lana Kinsey. Nominations were closed for Vice-Chairman. All votes aye for Lana Kinsey as Vice-Chairman. **Motion Carried.**

Chairman David Seymour opened the nominations for Secretary. **M/S**-Dennis Murphy/Rob Smith to Nominate David Frank. Nominations were closed for Secretary. All votes aye for David Frank as Secretary. **Motion Carried.**

Chairman – David Seymour
Vice-Chairman – Lana Kinsey
Secretary – David Frank

M/S-David Frank/Dennis Murphy to **Alter** the agenda by moving 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. Carol Ray Minor Subdivision and B.L.A. (MI-17-0049)

Location: 6900 Road
Zoning: General Agricultural
Proposal: To divide a 28-acre lot and a 1.6-acre lot into 3 lots
Owner: Carol A. Ray Trust and Taylor Ray
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report.

M/S-Dennis Murphy/Rob Smith to **Approve** the Carol Ray Minor Subdivision and Boundary Line Adjustment 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. Sunrise Minor Subdivision (MI-17-0056)

Location: 10686 and 10676 6200 Road
Zoning: General Agricultural
Proposal: To divide 24 acres into 2 lots
Owner: Gwendolyn Wood
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Sandra Martin, neighbor, had concerns with more development on this property.

M/S-Jim Haugsness/Dennis Murphy to **Approve** the Sunrise 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 is consistent with the land use designation of the Montrose County Master Plan.

All votes aye. **Motion Carried.**

PUBLIC HEARING

1. Base Products Gravel Pit #1 Special Use (RZ-17-0040)

Location: 6175 Road
Zoning: General Agricultural
Proposal: To allow the creation of a gravel pit, an expansion of the existing gravel pit directly north
Owner: Doug Flowers – Rock Pile, LLC
Applicant: Same

The Planning and Development Director presented the staff report. Ben Langenfeldt, representing the owner, gave a short presentation on the existing area and the expansion area. Neighbors Jay Alsup and Gary Kyle have concerns about jake brakes being used and hours of operation for special jobs. Doug Flowers, owner, addressed some of the concerns.

M/S-David Frank/Jim Haugsness to **Approve** the Base Products Gravel Pit #1 Special Use based on the following findings of fact and subject to following Conditions of Approval:

Findings of fact:

- a) Upon completion and/or implementation of the required conditions, the proposal will meet the standards of the Montrose Zoning Resolution, Section C – Gravel Mining Mitigation Standards
- b) The proposed Gravel Pit is allowed by Special Use in the General Agricultural Zoning District.
- c) The expansion will not increase operations at the site.

Conditions of Approval:

1. All necessary permits shall be obtained before operation begins. Copies of all applicable permits shall be submitted to the Planning and Development Department.
2. Design the sign required by DMG in a manner that will also provide information which includes the operator's name, mailing address, phone number and general hours of operation.
3. Provide sanitation facilities on site for personnel in compliance with State and County regulations.
4. Manage the mining project in compliance with the approved Montrose County Weed Management Plan.
5. The Special Use shall be conducted in conformance with Section V.C Gravel Mining Mitigation Standards of the Montrose County Zoning Resolution.
6. New and existing culverts are to be maintained in such a manner so as to allow continual flow of irrigation water, return water, wastewater and on-site and off-site run-off, without cross contamination.
7. The Special Use Permit shall adhere to all requirements of the State of Colorado Department of Public Health and Environment.
8. Obtain an Access Permit from Montrose County for access to 6175 Road.
9. An Improvement and Maintenance Agreement will be required to address traffic and roadway impacts. The agreement shall be approved by the County prior to any operations on the site.
13. Mining operation phases shall start at the north end of the property and move south upon completion of each phase.
15. All exterior lighting shall be down directed to limit impact to the surrounding properties.
16. 6175 Road south of LaSalle Road shall not be used as a haul road for trucks exiting and entering the pit. All truck traffic shall use LaSalle Road east of 6175 Road, except for local deliveries.
17. Portable electric generators shall be insulated to reduce noise impacts to surrounding properties. Placement and orientation of portable electric generators will be permissible in lieu of insulation.
18. Extraction of material shall not take place within 150' of LaSalle Road to reduce negative impacts to existing and proposed residential homes.
19. Excavators, loaders and similar earth moving equipment operating on the site shall be equipped with back up alarms that reduce noise impacts.
20. A berm shall be installed along LaSalle Road when mining activities are within 1000 feet of LaSalle Road or upon requirement of the State of Colorado
21. The berm along LaSalle Road shall be landscaped based on the following: Required plant units per 100 lineal feet – two deciduous trees with a minimum 2" caliper measured 6 inches from the ground, one evergreen tree with a minimum height of six feet and 10 shrubs.
22. An irrigation system shall be installed for landscaping planted along the LaSalle Road berm. All required trees and shrubs shall be maintained in a living condition.
23. A landscape plan shall be submitted for approval by the Planning and Development Department for the landscape berm along LaSalle Road.

24. All stockpiles and equipment shall not exceed a height of 20 feet measured from the existing grade of the property. This condition shall not include topsoil, overburden and similar stockpiles that can be seeded.
25. The permit shall be applicable only to the specific use and property for which it was issued.
26. Special Use Permit shall run with the land.
27. The Special Use Permit shall adhere to all requirements of any County, State or Federal Agency.
28. Approval of this permit does not limit the Board of County 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, State or Federal Government.

All votes aye. **Motion Carried.**

Planning Commission Secretary

Verbatim tapes of the Planning Commission proceedings of January 25, 2018 are available for purchase in the Montrose County Planning and Development Department.