



**PLANNING COMMISSION
MINUTES
February 22, 2018**

Members Present

David Seymour
Lana Kinsey
David Frank
Dennis Murphy

Staff Present

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

Alternate 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 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.

The January 25, 2018 minutes were presented. Lana Kinsey abstained from voting because she was not present at the January 25th meeting. **M/S-Dennis Murphy/David Frank to Approve** the minutes as presented. All votes aye. **Motion Carried.**

CALL TO THE PUBLIC – NO RESPONSE

NEW BUSINESS:

PUBLIC HEARING

1. Inda Special Use (SU-17-0050)

Location: South side of Spring Creek Road, west of Chipeta Road
Zoning: General Business

Proposal: To allow full service boat and RV storage and service, shrink-wrapping, detailing and mechanical servicing.
Owner: Calvin and Kerri Inda
Applicant: Same

The Planning and Development Director presented the staff report. The applicants were not present but Bill Robinson was present to answer any questions. Mr. Robinson is the operator of the boat service.

M/S-David Frank/Dennis Murphy to Approve based on the following findings of fact and subject to the conditions of approval:

Findings of fact:

- a) The proposed Special Use Permit to allow boat and RV storage and boat service is compatible with the surrounding properties.
- b) Off-site impacts have been satisfactorily mitigated with conditions.

Conditions of Approval:

- 1. The permit shall be applicable only to the specific use and specific property for which it was issued.
- 2. All necessary permits shall be obtained before operation begins. Copies of all applicable permits shall be submitted to the Planning and Development Department.
- 3. The Special Use Permit shall run with the land.
- 4. Hours of operation for all outdoor activity shall be from Monday thru Friday 7am to 8pm and Saturday from 8am to 6pm.
- 5. All outdoor storage shall be subject to General Business District: Section E.2.hh – Accessory Uses and Section E.5.i Buffering of the Montrose County Zoning Resolution.
- 6. Obtain an Access Permit from the Colorado Department of Transportation for access to Highway 90 (Spring Creek Road).
- 7. Prior to operation of the facility the Land Use 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.
- 8. Approval of this permit does not limit the Boards 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.**

2. Riverside Developers Rezoning (RZ-17-0059)

Location: 18265 Hwy 550
Proposal: To rezone 3.523 acres from General Agricultural to General Commercial
Owner: Riverside Developers LLC

Applicant: Same

The Planning and Development Director presented the staff report. Scott Stryker and Landon Wareham, owners of Riverside Developers were present to answer any questions.

M/S-Dennis Murphy/Lana Kinsey to **Approve** the Riverside Developers Rezoning from General Agricultural (A) to General Commercial (C) based on the following:

Findings of fact:

- a) The property is adjacent to the State Highway Frontage Road and has an existing historical access.
- b) An Access permit has been approved by CDOT for the proposed commercial use.
- c) The property has been used historically as a public school which generated commercial type traffic.
- d) The proposed rezone to commercial is consistent with the Montrose County Master Plan in regard to economic development and is adjacent to an established commercial node.

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

3. Black Canyon Apothecary Gardens Minor Subdivision (MI-17-0054)

Location: 1920 and 1922 Black Canyon Road
Zoning: General Agricultural
Proposal: To divide 21 acres into 2 lots
Owner: Alicia Michelsen
Applicant: Same

The Planning and Development Director presented the staff report. Applicant was not present.

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. Wilson Farms Minor Subdivision (MI-17-0057)

Location: 5400 Road
Zoning: General Agricultural
Proposal: To divide a 4.543 acre lot from a 47.308 acre parcel
Owner: Doug Wilson
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Brandon Wiley with Mesa Surveying and Doug Wilson were present to answer questions.

M/S-Dennis Murphy/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.**

5. Sherlene Minor Subdivision (MI-17-0058)

Location: 5400 Road
Zoning: General Agricultural
Proposal: To divide 6.359 acres into 2 lots
Owner: Sherlene Young
Applicant: Mesa Surveying

The Planning and Development Director presented staff report. Brandon Wiley with Mesa Surveying and Doug Wilson, representing the owner were present to answer any questions.

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

6. Geomancer Minor Subdivision (MI-18-0002)

Location: Hwy 550
Zoning: General Agricultural
Proposal: To divide 10.549 acres into 2 lots
Owner: Charles and Moira Geoffrion; Felix and Holly Marti
Applicant: Same

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

M/S-Rob Smith/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.**

OTHER NEW BUSINESS

7. Waterfront Way Subdivision, Extension Request (MA-05-0136)

Location: Marine Road
Zoning: General Residential
Proposal: A request to extend an approval of a Preliminary Plan for a Major Subdivision
Owner: Kneese Inc.
Applicant: Same

The Planning and Development Director presented the staff report. Applicant was not present.

M/S-David Frank/Rob Smith to **Approve** a two (2) year extension of the Waterfront Way Revised Preliminary Plan based on the following findings of fact. This extension will expire on May 15, 2020 unless otherwise extended.

Findings of fact:

- 1) Approval of this extension will not be detrimental to the health, safety or welfare of the citizens of Montrose County.
- 2) Roads, utilities and homes have been constructed in this subdivision and denial of this request would cause the Applicant to unnecessarily file another Preliminary Plan.

All votes aye. **Motion Carried.**

OTHER ITEMS FOR DISCUSSION

There was discussion for amending the site development requirements for General Business, General Commercial, Light Industrial and Heavy Industrial Districts. **M/S**-David Frank/Rob Smith instructed staff to **Schedule** the public hearing for the March 22, 2018 meeting. All votes aye. **Motion Carried.**

Planning Commission Secretary

Verbatim tapes of the Planning Commission proceedings of February 22, 2018 are available for purchase in the Montrose County Planning and Development Department.