



**PLANNING COMMISSION
MINUTES
March 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

Member Absent

Rob Smith

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. Rob Smith and Gary Garren are absent so Jim Haugsness will sit in as a voting member.

The February 22, 2018 minutes were presented. **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. Lock, Stock and Barrel Special Use (SU-18-0003)

Location: 5328 Hwy 348
Zoning: General Agricultural

Proposal: To allow an existing building be used as a venue for wedding events, reunions, graduation party and non-profit events.
Owners: Mathias and Beverly Roth
Applicant: Same

The Planning and Development Director presented the staff report. Beverly Roth was present for any questions and explained what their plans are for the property and the barn. Brenda Rowan, neighbor, had concerns with their farming process being interrupted by the events, blowing trash, possible fires and lighting. Lane Carlson, neighbor, had concerns about lighting and noise.

M/S-Dave Frank/Dennis Murphy to Approve the special use based on the following findings of fact and subject to the amended conditions of approval.

Findings of fact:

- 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) Upon completion and/or implementation of the required conditions, the proposal will meet the standards of the Montrose County Zoning Resolution.

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 Permit shall run with the land.
- 3. Where applicable, all event activities shall be in compliance with all local, state, and federal regulations.
- 4. The development of the facility shall be in conformance with the narrative and map dated January 10, 2018.
- 5. Prior to operation of the facility the Planning and Development 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.
- 6. Portable sanitation facilities shall be required based on the following: On site bathroom facilities and one portable sanitation facility for the first 25 guests. When the number of guests exceeds 25, one additional portable sanitation facility will be required for each additional 25 guests. When the number of guests exceeds 25, at least one of the portable sanitation facilities will be handicap accessible.
- 7. Prior to event operations, an updated access permit associated with the new facility shall be approved by the Colorado Department of Transportation.
- 8. Event hours shall be from 8am to 11:00pm. All outdoor music and amplified sound shall cease at 10:00pm. The sound shall not exceed a maximum permissible noise level of 75db, measured from the property line.

9. If necessary, Montrose County in conjunction with the State Highway Department may require implementation of a traffic control plan to reduce negative impacts on Highway 348.
10. The applicant shall provide dust control on the property, specifically for the gravel access drive and gravel parking areas.
11. Trash facilities sufficient to address guest activities shall be located on site, and the applicant shall be responsible to keep all trash on the subject property. All trash shall be contained and removed in a timely manner.
12. All exterior lighting associated with the event facility shall be down directed. The shall be placed in a way the will effectively insulate the adjacent home from adverse impacts of the SUP.
13. Approval of this permit 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.
14. Events shall be limited from May thru October. The number of events shall be limited to 40 per year.
15. Additional landscaping shall be planted along the east property boundary, terminating at the north parking areas as shown on the Site Plan.
16. The applicant shall provide all renters and venders with information regarding the conditions of the SUP

4 votes aye (Dennis Murphy, Lana Kinsey, David Seymour, Dave Frank). 1 vote nay (Jim Haugsness). **Motion Carried.**

M/S-Dave Frank/Dennis Murphy to **Amend** the agenda by moving items #3 and 4 ahead of item #2. All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

3. R.M.I. Minor Subdivision (MI-18-0001)

Location: 61868, 61888 and 61870 Oak Grove Road
Zoning: General Agricultural
Proposal: To divide 4.375 acres into 2 lots
Owner: James Smith
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Bill Wiley, applicant, was present for any questions.

M/S-Lana Kinsey/Jim Haugsness to **Approve** the R.M.I. Minor 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.**

4. Cow Patty Lane Minor Subdivision (MI-18-0004)

Location: 4882 and 4892 Colorow Road
Zoning: General Agricultural
Proposal: To divide 11.8 acres into 2 lots
Owner: Gail Gilszmer
Applicant: Ken Schaaf – ITC Resources

The Planning and Development Director presented the staff report. Ken Schaaf, applicant, was present for any questions. Sandy Glass, neighbor, wondered if the change to the subdivision would have any effect on her irrigation water.

M/S-Dennis Murphy/Dave Frank to **Approve** the Cow Patty Lane Minor 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.**

2. Zoning Amendment

Proposal: To amend Montrose County Zoning Resolution, Sections 4.E.5; 4.F.5; 4.G.5, and 4.H.5 – site development requirements for the following districts; General Business District, General Commercial District, Light Industrial District, and Heavy Industrial District.

The Planning and Development Director presented the staff report.

M/S-David Frank/Lana Kinsey to **Continue** this item to the April 26, 2018 meeting for clarification of language. All votes aye. **Motion Carried.**

Planning Commission Secretary

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