



**PLANNING COMMISSION  
MINUTES  
April 26, 2018**

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  
Kim Ficco – Planning Tech I

Alternates Present

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 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 March 22, 2018 minutes were presented. Rob Smith abstained because he was not present for the March meeting. **M/S-Dennis Murphy/Lana Kinsey to Approve** the minutes as presented. Jim Haugsness was a voting member at the March meeting so he voted on the minutes. All votes aye. **Motion Carried.**

**CALL TO THE PUBLIC**

Sue Hansen is running for County Commissioner and has a concern with the increased growth and traffic. She wondered if the Planning Commission tracks and refers to the Master Plan and if it is time to update the document. The Planning Commission stated they do refer to the document and have talked about updating it.

**OLD BUSINESS – PUBLIC HEARING**

**1. 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. K Heinschel has a concern with reflective light off of metal roofs on buildings and wondered if this could be addressed in this amendment. Staff stated that would be under architectural design and the County has not chosen to get that technical with building requirements.

**M/S**-David Frank/Dennis Murphy to **Approve** and forward to the Board of County Commissioners the proposed amendment to add additional site development requirements for General Business District, General Commercial District, Light Industrial District and the Heavy Industrial District as follows:

New Language:

General Business District “B”

Section 4.E.5.j – All lighting shall be fully shielded and shall not exceed 25 feet in height. This shall apply to all light fixtures located on buildings, on poles, flag poles or other apparatus. Fully shielded means a light fixture designed and constructed so that light is directed down and no light is projected above the horizontal plane. Temporary holiday, special events and construction lights shall be exempt. Holiday and special event lights shall be illuminated for a period not to exceed 60 days in a calendar year and installed and directed in a manner to prevent objectionable light at and across property lines and to prevent glare on or off the property.

Section 4.E.5.k – All properties located along Highway 550 south of the Montrose City Limits to the Montrose County Line adjoining Ouray County and Highway 50 East, from the Montrose City Limits to Kinikin Road shall be subject to a restricted building height to preserve the view corridor. Building Height shall be limited to the following: 30 feet - when within 0 - 300 feet of the State Highway right of way; 40' when within 300 - 600 feet of the State Highway right of way and 50' when within 600 - 1000 feet of the State Highway right of way.

General Commercial District “C”

Section 4.F.5.j – All lighting shall be fully shielded and shall not exceed 25 feet in height. This shall apply to all light fixtures located on buildings, on poles, flag poles or other apparatus. Fully shielded means a light fixture designed and constructed so that light is directed down and no light is projected above the horizontal plane. Temporary holiday, special events and construction lights shall be exempt. Holiday and special event lights shall be illuminated for a period not to exceed 60 days in a calendar year and installed and directed in a manner to prevent objectionable light at and across property lines and to prevent glare on or off the property.

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#### Light Industrial District “I-L”

Section 4.G.5.j – All lighting shall be fully shielded and shall not exceed 25 feet in height. This shall apply to all light fixtures located on buildings, on poles, flag poles or other apparatus. Fully shielded means a light fixture designed and constructed so that light is directed down and no light is projected above the horizontal plane. Temporary holiday, special events and construction lights shall be exempt. Holiday and special event lights shall be illuminated for a period not to exceed 60 days in a calendar year and installed and directed in a manner to prevent objectionable light at and across property lines and to prevent glare on or off the property.

Section 4.G.5.k – All properties located along Highway 550 south of the Montrose City Limits to the Montrose County Line adjoining Ouray County and Highway 50 East, from the Montrose City Limits to Kinikin Road shall be subject to a restricted building height to preserve the view corridor. Building Height shall be limited to the following: 30 feet - when within 0 - 300 feet of the State Highway right of way; 40' when within 300 - 600 feet of the State Highway right of way and 50' when within 600 - 1000 feet of the State Highway right of way.

#### Heavy Industrial District “H-L”

Section 4.H.5.j – All lighting shall be fully shielded and shall not exceed 25 feet in height. This shall apply to all light fixtures located on buildings, on poles, flag poles or other apparatus. Fully shielded means a light fixture designed and constructed so that light is directed down and no light is projected above the horizontal plane. Temporary holiday, special events and construction lights shall be exempt. Holiday and special event lights shall be illuminated for a period not to exceed 60 days in a calendar year and installed and directed in a manner to prevent objectionable light at and across property lines and to prevent glare on or off the property.

Section 4.H.5.k – All properties located along Highway 550 south of the Montrose City Limits to the Montrose County Line adjoining Ouray County and Highway 50 East, from the Montrose City Limits to Kinikin Road shall be subject to a restricted building height to preserve the view corridor. Building Height shall be limited to the following: 30 feet - when within 0 - 300 feet of the State Highway right of way; 40' when within 300 - 600 feet of the State Highway right of way and 50' when within 600 - 1000 feet of the State Highway right of way.

All votes aye. **Motion Carried.**

## PRELIMINARY PLAN

### **2. Bountiful Acres Subdivision-Revised Preliminary Plan (MA-17-0055)**

Location: 6355 Way and Joyful Way, off of Jig Road  
Zoning: General Residential  
Proposal: To revise a previously approved Preliminary Plan and to divide 13.7 acres into 7 lots  
Owner: Replogle-Strantz, LLC  
Applicant: Eric Replogle

The Planning and Development Director presented the staff report. Eric Replogle, owner, was present for questions.

**M/S**-Dennis Murphy/Rob Smith to **Approve** based on the following:

#### **Findings of fact:**

- a. This preliminary plan is consistent with the development standards of the General Residential Zone District.
- b. This preliminary plan is consistent with the Montrose County Subdivision Regulations.
- c. The extended private driveway has been reviewed and approved by the Montrose Fire Protection District.

All votes aye. **Motion Carried.**

## OTHER ITEMS FOR DISCUSSION

### **3. Planning Commission By-Laws**

Dennis Murphy had a concern with people living in campers and trailers on vacant lots and the trash they leave behind. Staff stated the County is looking at changing our zoning code to handle this issue.

Staff discussed changing the Planning Commission By-laws and will bring the proposed changes back to the May meeting as a discussion item.

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Planning Commission Secretary

**Verbatim tapes of the Planning Commission proceedings of April 26, 2018 are available for purchase in the Montrose County Planning and Development Department.**