



**PLANNING COMMISSION
MINUTES
May 24, 2018**

Members Present

David Seymour
Dennis Murphy
Rob Smith
Jim Haugsness

Staff Present

Steve White – Planning & Development Director
Carolyn Clawson – Asst. County Attorney
Kim Ficco – Planning Tech I

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 April 26, 2018 minutes were presented. **M/S** – Dennis Murphy/Rob Smith to **Approve** the minutes as presented. All votes aye. **Motion Carried.**

CALL TO THE PUBLIC - NONE

NEW BUSINESS:

PUBLIC HEARING

1. LaNoue Winery Special Use [SU-18-0011]

Location: Adjacent to 67255 Trout Road
Zoning: General Agricultural
Proposal: To allow the use of a tasting room in association with a winery.
Owners: Rick and Kathy LaNoue
Applicant: Same

The Planning and Development Director presented the staff report. Owners, Rick and Kathy LaNoue, were present and addressed the plans for the winery. Neighbor, Dan Clader, supports the winery and is excited about the future of Trout Road.

M/S- Jim Haugsness/Dennis Murphy to **Approve** the special use based on the following findings of fact and 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) 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 development plans and narrative, stamped "Received April 3, 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. Prior to facilities operations, an access permit shall be approved by Montrose County.
7. All tasting events and meetings shall end by 10:00pm.
8. The applicant shall provide dust control on the property, specifically for the access drive and parking area.
9. 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.
10. Noise levels shall not exceed 65 dbL measured at the property line.
11. All lighting shall be down directed.

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

2. Fliflet Minor Subdivision [MI-18-0012]

Location: 10740 5860 Road
Zoning: General Agricultural
Proposal: To divide 3.8 acres from a 63 acre parcel

Owners: Steven and Shelly Fliflet
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Bill Wiley, with Mesa Surveying, was present for questions. Neighbor, Don Reddick, had questions about his property on 10760 5880 Road vs the Fliflet Minor.

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

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.**

OTHER ITEMS FOR DISCUSSION

Staff discussed rational for setting up a meeting with the Board of County Commissioners and the City representatives. Steve will set up these meetings.
Staff agreed to receive Planning Commission packets by email and mail.

Planning Commission Secretary