



**PLANNING COMMISSION  
MINUTES  
June 28, 2018**

**Members Present**

**David Seymour  
Lana Kinsey  
David Frank**

**Staff Present**

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

**Alternate Members**

**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 May 24, 2018 minutes were presented. **M/S**-David Seymour to **Approve** the May 24, 2018 minutes as presented. David Frank, Lana Kinsey, and Gary Garren abstained as they were not present at the May 24, 2018 meeting. Jim Haugsness could not 2<sup>nd</sup> the motion to approve the May 24, 2018 minutes because he did not receive the May 24, 2018 minutes. David Seymour announced that the May 24, 2018 minutes will be presented at the next Planning Commission meeting scheduled for July 26, 2018.

**CALL TO THE PUBLIC - NONE**

**NEW BUSINESS:**

**PUBLIC HEARING**

**1. Coventry Broadband Tower Special Use [SU-18-0016]**

Location: 38227 Highway 145  
Zoning: General Agricultural (A)  
Proposal: To construct a communications tower

Owners: PAW Revocable Trust  
Applicant: Nucla-Naturita Telephone Company

The Planning and Development Director presented the staff report. NNTC Office Manager, Darla Joseph was present and addressed the plans to construct the communications tower.

**M/S**-David Frank/Lana Kinsey 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) The proposal meets the requirements of the County Zoning Resolution and the special use criteria.
- c) The facility will enhance communication activities for the citizens with minimal negative impacts to the surrounding area.

**Conditions of Approval:**

- 1. The permit shall be applicable only to the specific use and specific property for which it was issued.
- 2. The development of the facility shall be in conformance to the site plan and elevation detail dated "Received June 1, 2018".
- 3. The Special Use Permit shall run with the land.
- 4. 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.
- 5. An access permit shall be obtained from the Colorado Department of Transportation for access to the site.
- 6. Approval of this request 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.
- 7. A Colorado Registered Engineer shall approve the design of the pole. A copy of the Engineer approval letter shall be submitted to the Planning and Development Department. Any changes or additions to the communications tower shall require an updated engineers letter in regard to the structure.
- 8. A survey showing the location of the lease area shall be submitted, including an access easement from Highway 145.

All votes aye. **Motion Carried.**

## 2. Laurie Ware Daycare Special Use [SU-18-0015]

Location: 13854 6950 Road  
Zoning: General Agricultural  
Proposal: To allow a daycare facility for up to 12 children  
Owners: Laurie Ware  
Applicant: Same

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

**M/S**-Gary Garren/David Frank 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) The proposal meets the requirements of the County Zoning Resolution and the special use criteria.
- c) The facility will provide a needed service for the area residents with minimal negative impacts to the surrounding area.

### **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 limits the number of children who do not reside in the home to 12.
3. The Special Use Permit shall run with the land.
4. 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.
5. An approved license from the State of Colorado is required prior to operation of the home. A copy of the State license and any future renewals shall be submitted to the Planning and Development Department.
6. Approval of this request 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.

All votes aye. **Motion Carried.**

## MINOR SUBDIVISIONS

### 3. Waugh Minor Subdivision [MI-18-0014]

Location: 68020 East Miami Road  
Zoning: General Agricultural  
Proposal: To divide 35.012 acres into 2 lots  
Owners: Estate of Herman F. Waugh  
Applicant: Mark Waugh

The Planning and Development Director presented the staff report. Neighbor, Lori Van-Gemert (682240 Miami Rd.), had questions and concerns about the current access to the Waugh Minor Subdivision and the canals surrounding the Subdivision.

**M/S**-David Frank/Jim Haugsness 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 is consistent with the land use designation of the Montrose County Master Plan.

All votes aye. **Motion Carried.**

## OTHER ITEMS FOR DISCUSSION

- Steve White confirmed the Planning Commission will meet with the Board of County Commissioners on 7/19/18 at 5:00 p.m.
- Lana Kinsey presented questions why the BOCC has not moved forward with the proposal to amend the Montrose County Zoning Resolution Sections 4.E.5; 4.F.5; 4.G.5, and 4.H.5. Steve White explained that the Proposal had to be moved to a later BOCC meeting due to an error in Administration scheduling and the need to meet publishing requirements.

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Planning Commission Secretary