



**PLANNING COMMISSION
MINUTES
August 23, 2018**

Members Present

**David Seymour
Lana Kinsey
David Frank
Dennis Murphy**

Staff Present

**Steve White – Planning & Development Director
Kim Ficco – Planning Tech I**

Alternate Members

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 Murphy/Jim Haugsness to **Approve** the May 24, 2018 minutes as presented. All votes aye. **Motion Carried.**

The June 28 2018 minutes were presented. **M/S-** David Frank/Lana Kinsey to **Approve** the June 28, 2018 minutes as presented. All votes aye. **Motion Carried.**

The July 2018 Planning Commission meeting was canceled due to lack of agenda items. There are no minutes to present.

CALL TO THE PUBLIC - NONE

NEW BUSINESS:

PUBLIC HEARING - NONE

MINOR SUBDIVISIONS

1. Frangos Minor Subdivision [MI-18-0021]

Location: 451 Chipeta Road
Zoning: General Residential
Proposal: To divide a 1.47acre lot into 2 single family residences
Owners: Adele S. & William J. Frangos
Applicant: Del-Mont

The Planning and Development Director presented the staff report. Fred Ballard with Del-Mont Consulting and Applicant for the Frangos Minor Subdivision addressed set-back concerns regarding adjacent property to the proposed Frangos Minor Subdivision.

M/S- Jim Haugsness/Lana Kinsey 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.**

2. Longview Minor Subdivision [MI-18-0025]

Location: 63279 & 63537 Longview Trail
Zoning: General Agricultural
Proposal: To create 3 lots within 74 acres
Lot 1: 3.963 acres
Lot 2: 3.004 acres
Lot 3: 3.00 acres
Owners: John & Nancy Fishing
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Bill Wiley with Mesa Surveying and Applicant for the Longview Minor Subdivision was present and offered to answer questions regarding the Fishing family reasoning on the unique plat. John Fishing, Owner, was present however; did not have questions or comments.

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

Findings of fact:

- d) The proposed Minor Subdivision will comply with the requirements of the Montrose County Subdivision Regulations.
- e) The proposed Minor Subdivision is consistent with the development standards of the General Agricultural Zoning District.
- f) 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 reviewed the topics of discussion during the Planning Commission meeting with the Board of County Commissioners: Master Plan, subdivision regulations, transportation and roads.
- Steve White requested to have the Dark Sky Ordinance added to Other Items for Discussion Planning Commission agenda 9/27/18.
- Lana Kinsey requested an update on the complaints received by the county Planning and Development department. Steve White explains there has not been a reduction in receiving and resolving complaints; many hours are continually spent on complaints regarding noise/dogs barking, trash/junk, etc.

Planning Commission Secretary