



**PLANNING COMMISSION
MINUTES
December 20, 2018**

Members Present

**David Seymour
Lana Kinsey
David Frank
Rob Smith
Gary Garren**

Staff Present

**Steve White – Planning & Development Director
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 November 15, 2018 minutes were presented. **M/S-** David Frank/Gary Garren to **Approve** the minutes as presented. All votes aye. **Motion Carried.**

CALL TO THE PUBLIC - NONE

NEW BUSINESS:

PUBLIC HEARING

1. FirstNet Program [SU-18-0039]

Location: 7750 Trail, Cerro Summit, CO 81401

Zoning: General Agricultural

Proposal: Installation of a monopole tower, antennas and ground equipment for the FirstNet program, a high-speed wireless broadband network dedicated to public safety.

Owner: AT&T Mobility (New Cingular Wireless PCS, LLC)

Applicant: Evan Brooks, Selective Site Consultants

The Planning and Development Director requested the special use be continued until the next Planning Commission meeting; 1/24/19. The special use location is situated in a sage grouse habitat area. Montrose County has adopted regulations to address protection of the sage grouse and its habitat. The Applicant has acquired a permit and sage grouse issues are being reviewed. The Planning Commission cannot take action

on the special use request until the permit is approved. The current staff report will be updated to include a sage grouse development plan as a condition of the special use.

M/S-Dave Frank/Rob Smith to Continue the special use to **1/24/19** based on staff recommendation. All votes aye. **Motion Continued.**

MINOR SUBDIVISIONS

2. Trout Creek Minor Subdivision [MI-18-0017]

Location: 67320 Trout Road
Zoning: General Agricultural
Proposal: To divide a 36.61-acre parcel into three (3) lots
Owner: Trout Road, LLC
Applicant: Del-Mont Consultants

The Planning and Development Director presented the staff report. Fred Ballard with Del-Mont Consultants was present and offered to answer any additional questions regarding the access to lots 1 & 2; access is off Trout Road not HWY 550. Neighbor Melissa Sullivan (67344 Trout Rd) presented concerns regarding access to lots 1 & 2 potential for commercial business development and how that would affect the access off Trout Rd. Neighbor Nadia Beyea (67255 Trout Rd) inquired if access to the north side of Trout Rd was taken into consideration. Neighbor James Sullivan (67344 Trout Rd) inquired about regulations on further development.

M/S- Gary Garren/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 has direct access to a County Road.

All votes aye. **Motion Carried.**

3. Vernal Road Minor Subdivision [MI-18-0040]

Location: 69219 Vernal Road
Zoning: General Agricultural
Proposal: To divide 5.3-acre parcel into three (3) lots
Owner: Curt Frasier
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Bill Wiley with Mesa Surveying was present and offered to answer questions.

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

All votes aye. **Motion Carried.**

OTHER ITEMS FOR DISCUSSION

4. Direction on creating new RV Regulations

The Planning and Development Director requested direction from the Planning Commission to start creating new RV regulations.

M/S- David Frank/Gary Garren to **Approve** request to create new RV regulation.
All votes aye. **Motion Approved.**

5. Potential agenda topics; meeting with County and City Planning Commission

The Planning and Development Director requested agreement on the draft agenda.
All are in agreement that scheduling this meeting will be best late February or early March.

Planning Commission Secretary