



**PLANNING COMMISSION
MINUTES
March 28, 2019**

Members Present

David Seymour
Lana Kinsey
David Frank
Dennis Murphy
Phillip Lee

Staff Present

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

Alternate Member

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 February 28, 2019 minutes were presented. **M/S-** Dennis Murphy/Lana Kinsey to **Approve** the minutes as presented. All votes aye. **Motion Carried.** David Frank was absent and abstained from voting.

CALL TO THE PUBLIC - NONE

OLD BUSINESS:

PUBLIC HEARING

1. Trout Creek Rezoning [RZ-18-0023]

Location: 67320 Trout Road
Zoning: General Agricultural
Proposal: To rezone from General Agricultural to General Commercial C
Owner: Trout Road, LLC
Applicant: Del-Mont Consultants

The Planning and Development Director presented the staff report, a visual map outlining potential commercial zoning and existing special use, business and commercial zoning districts from south of Montrose city limits to the Ouray County line along HWY 550 and the CDOT HWY 550 Access Plan map for south Montrose area.

Applicant Fred Ballard with Del-Mont Consultants was present and available to answer questions. Mr. Ballard referenced the Economic Development section of Montrose County Master Plan; asking the Planning Commission to support the documented goal of the creation and expansion of businesses within Montrose County. Mr. Ballard addressed the question of rezoning only Lot 2 rather than both Lots 1 & 2. This possibility is not an option for the Applicant. Both Lots 1 & 2 should be considered for rezoning.

The Planning Commission discussed the commercial nodes noted on the Montrose County Master Plan stating accommodations for commercial development should be considered and remain specifically in the current location of the designated commercial node areas. The Planning Commission anticipates an opportunity to review the current Master Plan and location of the commercial nodes; there is potential that the current commercial node locations could be relocated to more relevant & viable areas along HWY 550 south.

M/S – David Frank/(no 2nd) to **Approve** the rezoning of 13 acres at 67320 Trout Road from General Agricultural to General Commercial based on the following findings of fact and condition:

Findings of fact and condition:

- a) The proposed rezone is in general consistency with the land use designation of the Montrose County Master Plan.
- b) The property will have access to the State Highway from a County roadway.
- c) The site will be developed under the requirements of the Montrose Zoning Resolution.
- d) There are existing commercial properties in the area located along Highway 550.

Condition: A no-build easement shall be recorded at the northwest corner of the property. The easement will be a 70' x 280' area as provided by CDOT.

No 2nd to Motion. **Motion Denied.**

M/S – Dennis Murphy/Lana Kinsey to **Deny** the rezoning of 13 acres at 67320 Trout Road from General Agricultural to General Commercial based on the non-conformance of the existing Montrose County Master Plan. Rezone area of request is not within a reasonable distance to the current commercial nodes.

4 votes aye/1 vote nay **Motion Approved.**

NEW BUSINESS:

PUBLIC HEARING

2. State Licensed day-care homes Amendment Revisions

Proposal: To amend Zoning Resolution to increase the number of children allowed in State Licensed day-care homes in the General Agricultural District and General Residential District.

The Planning and Development Director presented the staff report.

M/S- Phillip Lee/David Frank to **Approve** Amendment to the Montrose County Zoning Resolution, newly created Section A.2kj (General Agriculture District) and Section B.2.e (General Residential District), which will read as follows:

Uses-By-Right:

(New) Section A.2kj – State licensed day-care for not more than 8 children. An approved State License for the Day-Care, Foster-Care or Group Home shall be filed with the Planning and Development Department.

(New) Section B.2.e – State licensed family day-care home for not more than 8 children. An approved State License for the day care facility shall be filed with the Planning and Development Department.

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS - NONE

OTHER ITEMS FOR DISCUSSION

- **Planning Commission Retreat:**

- o Saturday, April 20, 2019 in the Planning & Development conference room located at 63160 LaSalle Road from 9:00 a.m. – 2:00 p.m.
 - Agenda Topics to include:
 - Node concepts
 - Review actions taken in the Master Plan; identifying accomplishments
 - Revising the Master Plan; area of focus
 - o City
 - o North
 - o South
 - o East
 - o West
 - o General

- **WE PAC:**

- o Looking at receiving review by email rather than in-person meetings

Planning Commission Secretary