



**PLANNING COMMISSION
MINUTES
June 5, 2019**

Members Present

David Seymour
Lana Kinsey
David Frank
Dennis Murphy
Rob Smith

Staff Present

Steve White – Planning & Development Director
Cameron Poore – 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.

CALL TO THE PUBLIC - NONE

OLD BUSINESS - NONE

NEW BUSINESS:

PUBLIC HEARING

1. Camp V Special Use [SU-19-0007]

Location: 31020 Highway 141
Zoning: General Agricultural
Proposal: A proposed camping project located just outside of Naturita, Colorado in Montrose County.
Owner: Juicy Dirt, LLC, Jodie Wright
Vancorum, LLC, Natalie Binder
Applicant: Same

The Planning and Development Director presented the staff report. Jodie Wright and Natalie Binder, applicants, were present and available to answer questions and gave a slide

presentation of the application. Donald Imwalle addressed questions regarding flood-plain and studies.

M/S- David Frank/Rob Smith to **Approve** based on the following **findings of fact** and **conditions**:

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 have a positive economic impact for the West End of Montrose County.

Approval is subject to the following Conditions:

- 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. At least one handicap accessible space shall be provided adjacent to the office and will need to be 13 feet in width (8-foot parking space and 5-foot wide access isle) with a depth of 20 feet.
- 4. The development of the facility shall be in conformance with the development plans and narrative stamped, "Received May 13, 2019 – Montrose County Planning and Development Department".
- 5. The operator of the facility shall take all necessary precautions to protect the health and safety of all guests and employees on the property from high water events as outlined in the Camp V Current Land Development map stamped, "Received May 21, 2019 – Montrose County Planning and Development Department".
- 6. All structures that will be required to obtain a building permit including office/bus or similar habitable buildings shall have operable smoke detectors.
- 7. 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.
- 8. An access permit shall be obtained from the State of Colorado and a copy of the approval shall be submitted to the Planning and Development Department.
- 9. The Special Use Permit shall adhere to all requirements of any County, State or Federal Agency.
- 10. 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.
- 11. A fence or similar apparatus shall be places on the north side of the property to limit access to the adjacent private property.
- 12. Glamping tents shall have operable smoke detectors.
- 13. When the fun island area located on the west side of the river is developed, bathroom facilities shall be provided.

14. A fire protection plan shall be submitted to the Planning and Development Department prior to operations.

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS - NONE

OTHER ITEMS FOR DISCUSSION

- Montrose County Master Plan planning discussion and update review.

Planning Commission Secretary

Verbatim tapes of the Planning Commission proceedings of June 5, 2019 are available for purchase in the Montrose County Planning and Development Department.