



**PLANNING COMMISSION
MINUTES
August 22, 2019**

Members Present

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

Staff Present

**Steve White – Planning & Development Director
Lane Thomasson – 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 July 25, 2019 minutes were presented. **M/S-** Dennis Murphy/Jim Haugsness to **Approve** the minutes as presented. All votes aye. **Motion Carried.**

CALL TO THE PUBLIC - NONE

OLD BUSINESS - NONE

NEW BUSINESS:

PUBLIC HEARING

1. Wilson Rezone [RZ-19-0042]

Location: 59010 Carnation Road
Zoning: General Agricultural
Proposal: Rezone 1 acre of a 12.880 acre parcel from General Agricultural (A) to General Commercial (C)
Owners: Megan Wilson & Timothy Wilson
Applicant: Megan Wilson & Timothy Wilson

The Planning and Development Director presented the staff report. The Applicants, Megan Wilson and Tim Wilson, were present and available to address Planning Commission questions

and concerns. Neighbors, Michael Walpole, Hardy Hutto, Don Powell, Lance Tamarcaz, DeeDee Tamarcaz, and Gloria Powell spoke in opposition of the proposed rezone. Neighbors presented concerns regarding resale value, shared access concerns, speeding, traffic and congestion issues on Carnation Rd., enforcement of commercial zoning regulations, stored visible junk, potential commercial land expansion and growth, safety of kids and livestock, noise, security and dust.

During the public hearing discussion it was determined that the Applicants are currently operating a commercial business prior to the approval of the proposed rezone application and are in violation of the parcels current zoning, General Agricultural. Additionally, the Applicants business plan includes storage of wrecked vehicles. Storage of wrecked vehicles would not be consistent with commercial zoning. The Applicants current business plan is consistent with light industrial zoning and recommended that the Applicant withdraw the current rezone application and reapply to rezone to light industrial.

Applicant, Megan Wilson, requested to withdraw the rezone application.

MINOR SUBDIVISIONS

2. Lilac Garden Minor Subdivision [MI-19-0040]

Location: 1131 6530 Road
Zoning: Light Industrial
Proposal: To divide a 9.53 acre lot into 2 lots
Owners: Hitchmare LLC by Marc Hitchcox
Applicant: Hitchmare LLC by Marc Hitchcox

The Planning and Development Director presented the staff report. The Applicant, Marc Hitchcox, was present and available to answer questions

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

Findings of fact:

- a) The proposed Minor Subdivision complies with the requirements of the Montrose County Subdivision Regulations.
- b) The City of Montrose has agreed to allow the subdivision to be processed under Montrose County Regulations.

All votes aye. **Motion Carried.**

Planning Commission Secretary

Verbatim tapes of the Planning Commission proceedings of August 22, 2019 are available for purchase in the Montrose County Planning and Development Department.