



**PLANNING COMMISSION
MINUTES
May 28, 2020**

Members Present

**David Seymour
Lana Kinsey
Dennis Murphy
Jim Haugsness**

Staff Present

**Steve White – Planning & Development Director
Tallmadge Richmond – Planner 1
Kim Ficco – Planning Tech I
Cameron Poore – Asst. County Attorney**

Alternate Member

**Philip Lee
Jerry Sidlar**

Chairman David Seymour called the meeting to order at 6:00 p.m. in the Public Works Meeting Room. 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 20, 2020 minutes were presented. **M/S-** Dennis Murphy/ Philip Lee to **Approve** the minutes as presented. All votes aye. **Motion Approved.**

CALL TO THE PUBLIC – NONE

ELECTION OF OFFICERS FOR 2020: OFFICE OF SECRETARY

Lana Kinsey nominated Dennis Murphy. **M/S-** Jim Haugsness/Lana Kinsey. All votes aye. **Motion Approved.**

Dennis Murphy is the Planning Commission Secretary for the remainder of 2020

CHAIRMAN, consideration for reorganization of the items on this Agenda

M/S- Lana Kinsey/Dennis Murphy to reorganize the items on the agenda. All votes aye. **Motion Approved.**

OLD BUSINESS

1. Penasa Family Trust Minor Subdivision [MI-19-0077]

Location: 16177 6400 Road
Zoning: Residential

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Proposal: To divide a 19.32 acre lot into 3 lots
Owners: Penasa Family Trust
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. This application was continued during the February 20, 2020 meeting. Due to a neighboring property owner concerned about the width of an irrigation easement on the south side of the property. The applicant has agreed to increase the size of the easement to 15 feet. Applicant, Bill Wiley, was present and available to answer questions.

M/S- Jim Haugsness/Dennis Murphy 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 Zoned Residential and has access to a public sewer system.

All votes aye. **Motion Carried.**

NEW BUSINESS

PUBLIC HEARING

2. Camp V II Special Use [SU-20-0006]

Location: EE26 Road
Zoning: General Agricultural
Proposal: A proposed camping project located just outside of Naturita, Colorado in Montrose County.
Owners: Camp V, LLC
Applicant: Camp V, LLC

The Planning and Development Director presented the staff report. Applicants, Natalie Bender & Jody Wright, were present and available to answer questions.

M/S- Dennis Murphy/Jim Haugsness 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 aisle) with a depth of 20 feet.
4. The development of the facility shall be in conformance with the development plans and narrative stamped, "Received March 5, 2020 – 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". (This document is a part of the June 2019 approval).
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 placed on the north side of the property next to the river to limit access to the adjacent private property.
12. Glamping tents shall have operable smoke detectors.
13. Bathroom facilities shall be available for all remote camping areas.
14. A fire protection plan shall be submitted to the Planning and Development Department prior to operations.
15. All exterior lighting shall be down directed.
16. The applicant shall obtain an access permit for the Special Use Permit area to address safety issues associated with EE26 Road.

All votes aye. **Motion Carried.**

3. Rezone San Juan Meadows Lot 1 [RZ-20-0012]

Location: San Juan Meadows Subdivision Lot 1
3767-332-06-001
Zoning: Commercial
Proposal: To Rezone from Commercial to Residential
Owners: Flo-Mac Limited Investment Partners, LLC
Applicant: Flo-Mac Limited Investment Partners, LLC

The Planner presented the staff report. Applicants, Flo-Mac Limited Investment Partners, LLC, were present and available to answer questions.

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

- a. Adjacent properties are zoned general residential and have been developed with residential uses.
- b. The site has access from a local street.
- c. The property has access to public water and sewer services.
- d. The site will be developed under the requirements of the General Residential Zoning District.

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

4. Ranger Ranchettes Minor Subdivision [MI-19-0037]

Location: Parcel 399318203002
Zoning: General Agricultural
Proposal: To divide a 9.15 acre lot into 3 lots
Owners: Dan A. Penasa
Applicant: Dan A. Penasa

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

M/S- Dennis Murphy/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.

All votes aye. **Motion Carried.**

5. Blue Sky Minor Subdivision [MI-20-0004]

Location: 59478 Joey Road
Zoning: General Agricultural
Proposal: To divide a 38.76 acre lot into 3 lots
Owners: Zane Robert Wilson
Applicant: Del-Mont Consultants

The Planner presented the staff report. Applicant, Fred Ballard, was present and available to answer questions.

M/S- Jim Haugsness/Dennis Murphy 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 area from the Montrose County Master Plan.

All votes aye. **Motion Carried.**

6. P.T. Sarnstrom Minor Subdivision [MI-20-0010]

Location: 63345 Ida Road
Zoning: General Agricultural
Proposal: To divide 2 lots from 44 acre parcel
Owners: Paul T. Sarnstrom
Applicant: Paul T. Sarnstrom

The Planner presented the staff report. Applicant was not present to answer questions.

M/S- Lana Kinsey/Dennis Murphy 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 area from the Montrose County Master Plan.

All votes aye. **Motion Carried.**

7. Peterson Minor Subdivision [MI-20-0011]

Location: 14611 6100 RD
Zoning: General Agricultural
Proposal: To divide an 18 acre lot into 3 lots
Owners: Lisa Peterson
Applicant: Del-Mont Consultants

The Planner presented the staff report. Applicant, Fred Ballard, was present and available to answer questions. Neighbors present presented concerns regarding a 1996 court order issued on an adjacent parcel of the proposed subdivision concerning the access easement that is to be used by lots 2 and 3 and the maintenance of the private access road/common driveway easement.

M/S- Lana Kinsey/Dennis Murphy 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 area from the Montrose County Master Plan.

All votes aye. **Motion Carried.**

8. San Juan Meadows 2 Minor Subdivision [MI-20-0013]

Location: San Juan Meadows Subdivision Lot 1
3767-332-06-001
Zoning: Commercial
Proposal: To Rezone from Business to Residential
Owners: Flo-Mac Limited Investment Partners, LLC
Applicant: Flo-Mac Limited Investment Partners, LLC

The Planner presented the staff report. Applicants, Flo-Mac Limited Investment Partners, LLC, were present and available to answer questions.

M/S- Dennis Murphy/Lana Kinsey to **Approve** based on the following **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 Residential Zoning District.
- c. The proposed Minor Subdivision is consistent with the Land Use Designation of the area from the Montrose County Master Plan.

All votes aye. **Motion Carried.**

9. B&C Minor Subdivision [MI-20-0015]

Location: 18436 6415 Ct & 64567 Ranger Rd
Zoning: General Agricultural
Proposal: To divide a 15.5 acre lot into 3 lots
Owners: Ben & Chris Brown
Applicant: Mesa Surveying

The Planner presented the staff report. Applicant, Bill Wiley, were present and available to answer questions.

M/S- Jim Haugsness/Dennis Murphy to **Approve** based on the following **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 area from the Montrose County Master Plan.

All votes aye. **Motion Carried.**

10. Willis Minor Subdivision [MI-20-0018]

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Location: 376715304001
Zoning: General Agricultural
Proposal: To divide a 9.397 acre lot into 3 lots
Owners: Barbara Vance
Applicant: Mesa Surveying

The Planner presented the staff report. Applicant, Bill Wiley, were present and available to answer questions.

M/S- Dennis Murphy/Jim Haugsness to **Approve** based on the following **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 area from the Montrose County Master Plan.

All votes aye. **Motion Carried.**

11. Krystal Kerr Daycare Special Use [SU-20-0027]

Location: 10980 6300 Rd
Zoning: General Agricultural
Proposal: A proposed Daycare
Owners: Krystal Kerr
Applicant: Krystal Kerr

The Planning and Development Director presented the staff report. Applicant, Krystal Kerr, were present and available to answer questions.

M/S- Dennis Murphy/Lana Kinsey to **Approve** based on the following **findings of fact and conditions**:

- 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 provide a needed service for the area residents with minimal negative impacts to the surrounding area.

Approval is subject to the following Conditions:

1. The permit shall be applicable only to the specific use and specific property for which it is issued.
2. The Special Use Permit limits the number of children who do not reside in the home to 12.
3. The Special Use Permit shall run with the land.
4. 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.

5. An approved license from the State of Colorado is required prior to operation at the home. A copy of the State license and any future renewals shall be submitted to the Planning and Development Department.
6. Approval of this request 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.

All votes aye. **Motion Carried.**

12. Storm King Mountain Ranch Special Use [SU-19-0085]

Location: 70753 Buckhorn Rd
Zoning: General Agricultural
Proposal: To develop a venue utilized for various community events
Owners: Storm King Mountain Ranch, LLC
Applicant: Storm King Mountain Ranch, LLC

The Planning and Development Director presented the staff report. Applicants, Tara & Neal Teeples, were present and available to answer questions. Neighbors opposed to the special use application provided letters and presented concerns regarding traffic & impacts on roads, noise levels, safety, increased light at dark and potential for a decrease in property values.

M/S- Dennis Murphy/Jim Haugsness to **Continue to the June 25, 2020 meeting** to allow time to further define the conditions as presented.

All votes aye. **Motion Carried.**

13. Lock, Stock and Barrel REVISED Special Use [SU-20-0007]

Location: 5328 Hwy 348
Zoning: General Agricultural
Proposal: To allow an existing building be used as a venue for wedding events, reunions, graduation party and non-profit events.
Owners: Mathias H. Roth III and Beverly J. Roth
Applicant: Mathias H. Roth III and Beverly J. Roth

The Planning and Development Director presented the staff report. Applicants, Mathias & Beverly Roth, were present and available to answer questions. Neighbors present presented concerns regarding noise levels, RV's remaining onsite, safety due to alcohol consumption and concerns regarding traffic.

M/S- Jim Haugsness/Lana Kinsey to **Approve** based on the following **findings of fact and conditions:**

- 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) Upon completion and/or implementation of the required conditions, the proposal will meet the standards of the Montrose County Zoning Resolution.

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. Where applicable, all event activities shall be in compliance with all local, state, and federal regulations.
4. The development of the facility shall be in conformance with the narrative and maps dated March 4, 2020.
5. 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.
6. Portable sanitation facilities shall be required based on the following: On site bathroom facilities and one portable sanitation facility for the first 25 guests. When the number of guests exceeds 25, one additional portable sanitation facility will be required for each additional 25 guests. When the number of guests exceeds 25, at least one of the portable sanitation facilities will be handicap accessible.
7. Prior to event operations, an updated access permit associated with the new facility shall be approved by the Colorado Department of Transportation.
8. Event hours shall be from 8:00am to 11:00pm. All outdoor music and amplified sound shall cease at 10:00pm. The sound shall not exceed a maximum permissible noise level of 65db, measured from the property line.
9. If necessary, Montrose County in conjunction with the State Highway Department may require implementation of a traffic control plan to reduce negative impacts on Highway 348.
10. The applicant shall provide dust control on the property, specifically for the gravel access drive and gravel parking areas.
11. Trash facilities sufficient to address guest activities shall be located on site, and the applicant shall be responsible to keep all trash on the subject property. All trash shall be contained and removed in a timely manner.
12. All exterior lighting associated with the event facility shall be down directed. The lighting shall be placed in a way that will effectively insulate the adjacent home from adverse impacts of the SUP.
13. 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.
14. The RV and Glamping tent under the ownership of the owner/applicant shall have operable smoke detectors.
15. A fire extinguisher or similar fire protection devise shall be located near any open fire rings and guest shall be provided with information on how to use the safety devises.
16. Additional landscaping shall be planted along the east property boundary, terminating at the north parking areas as shown on the RV Site Plan.
17. The applicant shall provide all renters and venders with information regarding the conditions of the SUP

Only one RV's site and one camping side shall be allowed for overnight stays.

All votes aye. **Motion Carried.**

CORRESPONDENCE - NONE

OTHER ITEMS FOR DISCUSSION - NONE

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on May 28, 2020 are available for purchase in the Montrose County Planning and Development Department.