



**PLANNING COMMISSION
MINUTES
July 23, 2020**

Members Present

David Seymour
Lana Kinsey
Dennis Murphy
Phillip Lee

Staff Present

Steve White – Planning & Development Director
Tallmadge Richmond – Planner
Kim Ficco – Planning
Lane Thomasson - Asst. County Attorney

Alternate Member

Rocky Gabriel

Chairman David Seymour called the meeting to order at 6:00 p.m. in the Public Works Meeting 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 June 25, 2020 minutes were presented. **M/S-** Dennis Murphy/Lana Kinsey to **Approve** the minutes as presented. All votes aye. **Motion Approved.**

CALL TO THE PUBLIC

- Melissa Beirne would like 1 acre parcels to allow a second home

NEW BUSINESS

PUBLIC HEARING

1. Amendment Revisions to the Montrose County Subdivision Regulations

Proposal: To amend the Montrose County Subdivision Regulations including: removal of Sections 3.33, 3.45, Appendix B – Standard Plat Note for Engineered Foundation, Appendix C – West End Planning Area and changes to Appendix B – Standard Plat Note for Further Subdivision on a Collector of Arterial Road and Appendix D – Site Characteristics Analysis.

The Planning and Development Director presented the proposal to amend the Montrose County Subdivision Regulations. Mike Stewart, with Mesa Surveying, stated that the amendment revisions will be of benefit to the community.

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

Findings of fact:

- a) A public hearing has been held in accordance with the Colorado Revised Statutes.
- b) The proposed changes will address current needs and issues associated with the Montrose County Subdivision Regulations.

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

2. Lover's Lane Minor Subdivision [MI-20-0030]

Location: 663377 Landfill Rd
Zoning: General Agricultural
Proposal: To divide 1 lot from a 96.863 acre parcel
Owners: Ken Weber
Applicant: Ken Weber

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

M/S- Dennis Murphy/Phillip Lee 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.**

3. Elkridge Minor Subdivision [MI-20-0028]

Location: 61588 Lynnellen Way
Zoning: General Agricultural
Proposal: To divide a 20.74 acre lot into 3 lots
Owners: Joshua & Nezhone Pfifer
Applicant: Mesa Surveying

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

M/S- Phillip Lee/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.**

CORRESPONDENCE - NONE

OTHER ITEMS FOR DISCUSSION

Steve White will be preparing additional Subdivision and Zoning Regulation amendments to present to the Planning Commission, including RV regulations.

On behalf of the BOCC Steve White thanked the Planning Commission for the due diligence and exercise of care with the recent Special Use applications.

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on July 23, 2020 are available for purchase in the Montrose County Planning and Development Department.