



**PLANNING COMMISSION
MINUTES
August 27, 2020**

Members Present

David Seymour
Lana Kinsey
Phillip Lee
Jerry Sidlar
Rocky Gabriel
Jim Haugsness - Resigned

Staff Present

Steve White – Planning & Development Director
Tallmadge Richmond – Planner
Kim Ficco – Planning
Cam Poore – Asst. County Attorney

Alternate Member

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 July 23, 2020 minutes were presented. **M/S-** Lana Kinsey/Phillip Lee to **Approve** the minutes as presented. All votes aye. **Motion Approved.**

CALL TO THE PUBLIC

- Pete Labarre & Matt Fredell, with Rare Earth Development and Investments provided details and documentation on creating a tiny home community, specifically at San Juan RV Park in Montrose, CO.

NEW BUSINESS

PUBLIC HEARING

1. Ruggles Rezone [RZ-20-0042]

Location: 17860 6650 RD
Zoning: General Residential
Proposal: To Rezone from General Residential to General Agricultural
Owners: Larry Ruggles
Applicant: Larry Ruggles

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

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

- a) Adjacent properties are zoned General Agricultural (A).
- b) The site has access from a local road.
- c) The property has access to public water services and is large enough to accommodate onsite wastewater treatment services.
- d) The site will be developed under the requirements of the General Agricultural (A) Zoning District.

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

2. Rhodes Minor Subdivision [MI-20-0033]

Location: 60037 Dalia Rd
Zoning: General Agricultural
Proposal: To divide an 6.292 acre lot into 2 lots
Owners: David & Katherine Rhodes
Applicant: David & Katherine Rhodes

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

M/S- Rocky Gabriel/Jerry Sidlar 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. Ursa Minor Subdivision [MI-20-0039]

Location: 69056 Ursa Road
Zoning: General Agricultural
Proposal: To divide a 2.040 acre lot into 2 lots
Owners: Xingula Real Estate Trust
Applicant: Mesa Surveying

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

M/S- Jerry Sidlar/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.
- 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.**

4. Kargul Minor Subdivision [MI-20-0044]

Location: Parcel 3769-141-05-002
Zoning: General Agricultural
Proposal: To divide a 34.809 acre lot into 2 lots
Owners: Kargul Family 2000 Trust
Applicant: Mesa Surveying

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

M/S- Lana Kinsey/Jerry Sidlar 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.**

5. Rogers Minor Subdivision [MI-20-0045]

Location: 80685 E 81 Rd
Zoning: General Agricultural
Proposal: To divide a 16.47 acre lot into 2 lots
Owners: Nathaniel & Veronica Rogers
Applicant: Nathaniel & Veronica Rogers

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

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

Conditions:

- a. *Request to reconsider moving the dividing lot line further east to allow more flexibility for OWTS placement on Lot 2.* The applicant has agreed to move the lot line 25' to the east which meets the Planning Commission's request sufficiently.
- b. *No comment was received from Fruitland Irrigation Company regarding the spillway that passes through Lot 2. The request is to ensure that all existing easements be reviewed and added to the plat.* Contact was made with Fruitland Irrigation Company and no existing easement information was provided regarding the spillway.

- c. *Request to better delineate on the plat on Lot 2 that the labeling lines are affiliated with the FEMA 100 year flood line.* The applicant has adjusted the labeling and sufficiently met the Planning Commission's request.

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

- 2ND home regulations: Steve White presented suggested updates to the Montrose County Zoning Resolution Sections IV.A.2.r(2) and IV.A.5.a – additional living quarters; requesting the Planning Commission make a formal motion directing the Planning & Development office to move forward with preparing and presenting formal updates to Sections IV.A.2.r(2) and IV.A.5.a. **M/S-** Lana Kinsey/Jerry Sidlar.

All votes aye. **Motion Carried.**

- Lana Kinsey informed the Planning Commission that the City of Montrose draft envision 2040 Comprehensive Plan is available for review.
- Planning & Development working on suggested updates to RV Park regulations
- Montrose County Master Plan update and finalization to be placed on the Planning Commission agenda approximately February 2021
- Planning and Development working on a Land Use Code consisting of both Zoning & Subdivision regulations.

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on August 27, 2020 are available for purchase in the Montrose County Planning and Development Department.