



**PLANNING COMMISSION
MINUTES
September 24, 2020**

Members Present

David Seymour
Lana Kinsey
Dennis Murphy
Phillip Lee
Jerry Sidlar

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 August 27, 2020 minutes were presented. **M/S-** Lana Kinsey/Jerry Sidlar to **Approve** the minutes as presented. Dennis Murphy abstained as he was not present at the 8/27/20 meeting. All votes aye. **Motion Approved.**

CALL TO THE PUBLIC – NONE

OLD BUSINESS - NONE

NEW BUSINESS

PUBLIC HEARING

1. Amendment Revisions to the Montrose County Zoning Regulations

Proposal: An Amendment to the Montrose County Zoning Resolution to revise the following sections: General Agricultural District: Section IV.A.2.r(2) (Accessory Use), IV.A.5.f - Development Standards (Density), and General Residential, IV.B.5.e (School Fee) IV.B.k (Accessory Use), IV.B.5e (Development Standards- Density).

The Planner presented the staff report.

M/S- Dennis Murphy/Lana Kinsey to **Continue** to continue the hearing to allow the planning team to incorporate new definitions and conditions; revising the following section: **Section III, Definitions (Dwelling Unit):**

Current Language – Dwelling Unit: One or more rooms in a dwelling designed for occupancy and used by one family for living purposes, and having its own cooking and sanitary facility.

New Language - Dwelling Unit Single Family: A structure designed, arranged and intended to be occupied by one occupant or living unit, containing a primary heat source and living facilities for sleeping, cooking, eating and sanitation. An accessory kitchen may be located in a portion of the dwelling unit if that portion of the building has direct access or an opening to the main dwelling unit.

All votes aye. **Motion Carried.**

2. Riverwood Estates SUBD Filing NO 2 Outlot A Waiver [WV-20-0059]

Location: Riverwood Estates SUBD Filing NO 2 Outlot A
Zoning: Residential
Proposal: Request a waiver to allow residential development
Owners: Dun-Rite LLC
Applicant: Dun-Rite LLC

The Planner presented the staff report. Applicant, Mark Lowe, was available to answer questions. Neighbors presented concerns including limited parcel maintenance & landscape, limited emergency access, requests for limitations on potential residential development, requests for under-ground utilities, inability to utilize the parcel as a 2nd access to residence, subdivision road maintenance, property damage at the location of driveway access during inclement weather & emergencies, access to local residential water rights and fee share, localized flooding & drainage concerns.

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

Findings of fact:

- a. The original purpose of Outlot A being platted as an outlot is not applicable today because of the change in water supply.
- b. There is a portion of the lot that has potential for a single-family residential use.
- c. The waiver proposal meets the Criteria for a Waiver outlined in section 11.3 of the Montrose County Subdivision Regulations.

Conditions:

1. There will be no residential development of the lot until the Amended Plat regarding the subject property is approved by the Board.
2. Development will be limited to one single-family home
3. Access will only be permitted for that residence and no neighbors.

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

3. Creek Ranch Minor Subdivision [MI-20-0052]

Location: 61696 HWY 90
Zoning: General Agricultural
Proposal: To divide a 17 acre lot into 3 lots
Owners: Mark & Candace Workman
Applicant: Mark & Candace Workman

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

M/S- Dennis Murphy/Jerry Sidlar to **Continue** to the **October 22** Planning Commission meeting so the Planning team can review and discuss the possible requirement of right-of-way dedication along the northern portion of the property with the County Engineer.

All votes aye. **Motion Carried.**

4. Big Bear Minor Subdivision [MI-20-0055]

Location: 69101 Ursa Rd
Zoning: General Agricultural
Proposal: To divide an 6.292 acre lot into 2 lots
Owners: Dino & Stephanie Farnese
Applicant: Mesa Surveying

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

M/S- Jerry Sidlar/Philip 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.**

5. Munger 2 Minor Subdivision [MI-20-0060]

Location: 8401 High Mesa Rd
Zoning: General Agricultural
Proposal: To divide an 6.292 acre lot into 2 lots
Owners: Ecker Glen, Dorothy Revocable Trust
Applicant: Kristina Munger

The Planner presented the staff report. Applicant was not present.

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.**

CORRESPONDENCE - NONE

OTHER ITEMS FOR DISCUSSION

- Planning team has been directed to update regulations.
- Within approximately 2 weeks the Planning team will have an RFP available seeking consulting firms or individuals to develop modern and comprehensive updates to the County Zoning Regulations.
- Lana Kinsey discussed solar energy fields vs zoning regulations.

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on September 24, 2020 are available for purchase in the Montrose County Planning and Development Department.