



**PLANNING COMMISSION
MINUTES
November 19, 2020**

Members Present

David Seymour
Phillip Lee
Jerry Sidlar
Rocky Gabriel

Staff Present

Steve White – Planning & Development Director
Tallmadge Richmond – Planner
Kim Ficco – Planning
County Attorney – Julie Andress

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 October 22, 2020 minutes presented.

Not a sufficient number of Commissioners present that participated in the 10/22/20 Planning Meeting to approve minutes. The approval of minutes were Continued to the 12/17/20 meeting.

CALL TO THE PUBLIC – NONE

OLD 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: Section III, Definitions (Dwelling Unit) General Agricultural District: Section IV.A.2.r(2), (Accessory Uses), Section IV.A.5.f - Development Standards (Density), and General Residential District: Section IV.B.5.e (School Fee), Section IV.B.k (Accessory Use), IV.B.5.e (Development Standards- Density). (School Fee), Section IV.B.k (Accessory Use), IV.B.5.e (Development Standards- Density).

The Planner presented the staff report.

M/S- Jerry Sidlar/Phillip Lee to **Approve** Zoning Regulation amendments as presented.

All votes aye. **Motion Carried.**

NEW BUSINESS

PUBLIC HEARING

2. Coventry Hill Project Special Use [SU-20-0020]

Location: 38230 HWY 145 Norwood, CO 81423
Zoning: General Agricultural
Proposal: A Proposal to construct a 100 foot wireless broadband tower
Owners: Leonard and Sandra Williams
Applicant: Clearnetworx

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

M/S- Jerry Sidlar/Phillip Lee 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 enhance communication activities for the citizens with minimal negative impacts to the surrounding area.

Conditions:

1. The permit shall be applicable only to the specific use and specific property for which it was issued.
2. The development of the facility shall be in conformance to the site plan and elevation detail.
3. The tower and all supporting equipment or antennas shall not exceed 100 feet.
4. The Special Use Permit shall run with the land.
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. A survey shall be submitted with a legal description of the tower lease area.
7. 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.**

3. The Wizard's Paradox, also known as Geronimo Farms Special Use [SU-20-0058]

Location: 4210 HWY 90, Paradox
Zoning: General Agricultural

Proposal: To develop an organic farm and campsite
Owners: Mark Alvin Goldfogel
Applicant: Geronimo Farms

The Planner presented the staff report. Applicant, Mark Goldfogel, was present and available to answer questions regarding possible fire mitigation, water resource and flooding concerns.

M/S- Philip Lee/Jerry Sidlar to **Approve** based on the following **findings of fact**:

Findings of Fact:

- c) The proposed Special Use Permit is not in conflict with the land use designation of the Montrose County Master Plan.
- d) The proposal meets the requirements of the County Zoning Resolution and the special use criteria.
- e) Upon completion and/or implementation of the required conditions, the proposal will meet the standards of the Montrose County Zoning Resolution.

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 October 16, 2020.
5. The development of the facility shall be in conformance with all local, state, and federal laws and permit requirements.
6. 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.
7. Prior to event operations, an updated access permit associated with the new facility shall be approved by CDOT.
8. Quiet hours will be enforced at 10 pm.
9. 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.
10. All exterior lighting associated with the event facility shall be down directed. The lights shall be placed in a way that will effectively insulate nearby homes from adverse impacts of the SUP.
11. 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.
12. Prior to operation of the facility, the applicant shall provide record of an approved well permit from the State of Colorado to the County.
13. The applicant shall provide information regarding the conditions of the SUP to all campers.

All votes aye. **Motion Carried.**

4. Habitat Rezone [RZ20-001]

11/19/20 PC Minutes

Location: 924 SPRING CREEK RD #A
Zoning: General Business
Proposal: To rezone from General Business to General Commercial
Owners: Habitat Center Algor LLC
Applicant: Gordon Blay

The Applicant withdrew Rezone Application

MINOR SUBDIVISIONS

5. Battifora Minor Subdivision [MI20-001]

Location: 67864 Wildcat Trl
Zoning: General Agricultural
Proposal: To divide a 15.750 acres lot into 2 lots
Owners: Arce Stefano Shane Battifora & Varela Victor Attilio Battifora
Applicant: Mesa Surveying

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

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

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 continue to move forward with updates to the Subdivision and Zoning code updates
- Planning Commission holiday gathering: December 2, 2020

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on November 19, 2020 are available for purchase in the Montrose County Planning and Development Department.