



**PLANNING COMMISSION
MINUTES
February 25, 2021**

Members Present

David Seymour
Dennis Murphy
Phillip Lee
Jerry Sidlar
Rocky Gabriel

Staff Present

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

Alternate Member

Scott Damman

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 minutes for the Planning Commission meeting on 1/28/21 were presented.

M/S- Dennis Murphy/Jerry Sidlar to **Approve** the minutes as presented. All votes aye. **Motion Approved.**

CALL TO THE PUBLIC – NONE

OLD BUSINESS – NONE

NEW BUSINESS

PUBLIC HEARING

1. River Meadows West MHP [RZ21-001]

Location: Parcel 376719100003, LaSalle Rd and Marine Rd
Zoning: General Agricultural
Proposal: To rezone from General Agricultural to Manufactured Home Park Residential
Owners: River Meadows West, LLC
Applicant: Del-Mont Consultants

The Planner presented the staff report, reiterating the application is strictly for Rezoning a parcel from General Agricultural to Manufactured Home Park Residential, however; it is expected that a Special Use application for a Manufactured Home Park will be filed at a later date. The staff report presentation addressed criteria for consideration of approval of the Rezone request. Planning Commission reviewed potential for traffic capacity studies, infrastructure, flood impacts, emergency services and water services. Planning staff clarified that analysis of potential concerns would be addressed during a Special Use application Public Hearing at a later date. Applicant, Nick Barrett with Delmont Consulting and Matt Miles, were present and presented a conceptual plan of a new mobile home park. Residents opposed to the Rezone presented concerns including traffic impacts, road improvements, road and pedestrian safety, overcrowding/density, noise impacts, potential for increased crime, local school impacts, effects on local wildlife and loss of agricultural land. One resident opposed to the Rezone expressed frustration becoming increasingly agitated. Staff asked the resident to address the Planning Commission calmly. As the situation escalated staff, concerned for the safety of all present, contacted security. The situation deescalated and the Public Hearing continued.

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

Findings of Fact

- a) The zone change does not constitute a spot zone because the property is adjacent to another property zoned Manufactured Home Park Residential (R-MHP).
- b) The proposed change is consistent with the land use element of the Montrose County Master Plan.
- c) Any negative impacts to surrounding properties shall be mitigated before development through the future Special Use Permit.

All votes aye. **Motion Carried**

MINOR SUBDIVISIONS

2. Happy Canyon Acres Minor Subdivision [MI20-005]

Location: 19033 Happy Canyon Rd
Zoning: General Agricultural
Proposal: To divide 3 lots from a 42.320 acre parcel
Owners: Hardin's Custom Construction, LLC
Applicant: Hardin's Custom Construction, LLC

The Planner presented the staff report addressing access easements and potable & irrigation water availability. Applicants, Steve & Valerie Hardin, was present and available to answer questions.

M/S- Rocky Gabriel/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. Ranger Ranch Minor Subdivision [MI20-010]

Location: 18290 6300 RD
Zoning: General Agricultural
Proposal: To divide a 20.65 parcel into 3 lots
Owners: Tanya Newman
Applicant: Mesa Surveying

The Planner presented the staff report addressing access easements and the historical runway located on the parcel. Applicant, Mike Stewart with Mesa Surveying, was present and available to answer questions.

M/S- Rocky Gabriel/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.**

PRELIMINARY PLAN

4. Solar Heights Filing 2 [MA20-002]

Location: Parcel 399321305006: Solar Heights Lane & Solar Rd
Zoning: General Agricultural
Proposal: To create 5 additional building Lots in Solar Heights
Owners: Glenn Stoll
Applicant: Del-Mont Consultants

The Planner presented the staff report addressing road access, potable water availability, existing wetlands and the viable buildable & septic area. Applicant, Fred Ballard with Delmont Consultants, was present and available to answer questions.

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

Findings of Fact

- a. This preliminary plan is consistent with the development standards of the General Residential Zone District.
- b. This preliminary plan is consistent with the Montrose County Subdivision Regulations.

All votes aye. **Motion Carried.**

5. Montrose County Subdivision Regulations

Proposal: Amendment proposal to the following sections:
Section 3.28.B, Section 3.30.B, Section 3.30.C, Section 3.39, Section 5.1,
Section 5.3.B, Section 6.1, Section 7.1, Section 8.1, Section 10.3.A,
Section 10.3.D Section 10.4.C, Appendix B

The Planner presented the staff report addressing the following changes to the Montrose County Subdivision Regulations:

- Section 3.28.B - Added a 1500 foot maximum length for cul-de-sacs in major subdivisions.
- Section 3.30.B - Road frontage requirements for minors changed to 60 feet.
- Section 3.30.C – Added maximum length of access easement (400 feet).
- Section 3.39 – Amended expiration of application from 1 year to 2 years.
- Section 5.1 - Revised submittal requirements for Minor Subdivisions.
- Section 5.3.B – The ability to use hauled water as proof of potable water has been removed.
- Section 6.1 - Revised submittal requirements for Sketch Plan.
- Section 7.1 - Revised submittal requirements for Preliminary Plan.
- Section 8.1 - Revised submittal requirements for Final Plats.
- Section 10.3.A – Revised language to address Boundary Line Adjustments for parcels 35 acres or greater.
- Section 10.3.D – Revised submittal requirements for Boundary Line Adjustments.
- Section 10.4.C – Removed Large Tract Exemption process.
- Appendix B – Added plat note to allow fences and ditches to remain in newly dedicated Right-of-Way

The Planner invited Nick Barrett with Delmont Consultants to share concerns related to the impact on the sellers recouping their investment and the total cost to sell a Lot. One resident presented concerns on how the subdivision changes, as presented, will effect subdivision aspirations already set in motion; requesting the Planning Commission make concession.

M/S- Dennis Murphy/Jerry Sidlar to **Continue** to the March 25, 2021 Planning Commission meeting for further clarification and discussion.

All votes aye. **Motion Carried.**

CORRESPONDENCE - NONE

OTHER ITEMS FOR DISCUSSION – NONE

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on February 25, 2021 are available for purchase in the Montrose County Planning and Development Department.