



**PLANNING COMMISSION  
MINUTES  
June 24, 2021**

**Members Present**

Lana Kinsey  
David Seymour  
Philip Lee

**Staff Present**

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

**Alternate Member**

Chairman Lana Kinsey 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. She asked that everyone silence their cell phones and welcomed the public. She 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 May 27, 2021 were presented. Due to absence of a quorum the minutes approval for 5/27/21 were moved to the 7/22/21 Planning Commission meeting.

Vice-Chairman David Seymour announced changes to the 6/24/21 Planning Commission agenda. The following application was removed from the agenda:

**Cornerstone Unplatted Montrose County Property Rezone [RZ21-006]**

**CALL TO THE PUBLIC – NONE**

**OLD BUSINESS - NONE**

**NEW BUSINESS**

**PUBLIC HEARING –**

**1. The Dell at Twin Pines Ranch Special Use [SU21-002]**

Location: Parcel: 376534101002, Spring Creek Rd & 6000 Rd  
Zoning: General Agricultural

6/24/21 PC Minutes

Proposal: To create a farming & ranching retreat to include RV & tent camping sites  
Owners: Tate Evan & Tate Madison  
Applicant: Twin Pines Ranch

The Planner presented the staff report addressing availability of water taps, area traffic counts, road structure and capacity, road access, Fire Marshall ingress & egress review and facility site plan. Applicants, Evan & Madison Tate, were present and available to address questions from the Planning Commission. Several residents near the subject property expressed concerns with traffic and safety, specifically at the intersection of 6000 Road and Spring Creek Road/Oak Grove Road, potential for growth within the special use boundary, irrigation to adjoining parcels, potential for loss of agricultural production and corruption of agricultural land, bright lights, ditch wall safety, length of stay, and increased RV's on county roads.

**M/S-** Philip Lee/David Seymour to **Continue to the July 22, 2021** to receive further clarification and evaluation of traffic, safety, and road conditions from the Public Works office.

All votes aye. **Motion Carried.**

**2. River Meadows West MHP Special Use [SU21-003]**

Location: Parcel: 376719100003, LaSalle Rd & Marine Rd  
Zoning: Manufactured Home Park Residential District (R-MHP)  
Proposal: To develop a Mobile Home Park  
Owners: River Meadows West LLC  
Applicant: Del-Mont Consulting

The Planner presented the staff report addressing availability of water taps, waste water management, county road standards, structure and capacity, road access, emergency ingress & egress and park site plan. Applicants, Steve Stevenson with Del-Mont Consultants and Matt Miles, were present and available to address questions from the Planning Commission regarding drainage overflow & retention ponds and power sources. One resident presented concerns regarding traffic noise.

**M/S-** David Seymour/Philip Lee to **Approve** based on the following **findings of facts and conditions:**

- 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) 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 facility activities shall be in compliance with all local, state, and federal laws and regulations.
4. The development of the facility shall be in conformance with the narrative received by the Planning & Development Department on May 5, 2021 and site plan received on July 8, 2021.

5. The development of the facility shall be in conformance with all local, state, and federal 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 facility operations, an updated access permit associated with the new facility shall be approved by the Montrose County Public Works Department.
8. Prior to facility operations, interior roads shall be constructed and inspected to ensure that they conform with Montrose County Road and Bridge standards.
9. Prior to facility operations, the applicant shall provide record of an approved water source for use from the local water department to the County.
10. 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.
11. All exterior lighting associated with the facility shall be down directed.
12. Approval of this permit does not limit the Commission's 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.
13. The applicant shall provide all renters and residents within the park with information regarding the conditions of the SUP.
14. A privacy fence shall be installed along the property line between the subject property and the adjacent property on the corner of LaSalle Road and Marine Road and around the 3.8-acre storage area.

All votes aye. **Motion Carried.**

## **MINOR SUBDIVISIONS**

### **3. Twin Pine North Minor Subdivision [MI21-013]**

Location: Parcel: 376534101002, 6000 Rd & Spring Creek Rd  
Zoning: General Agricultural  
Proposal: To divide 3 lots from a 96.08 acre parcel  
Owners: Tate Evan & Tate Madison  
Applicant: Mesa Surveying

The Planner presented the staff report addressing access easements and potable & irrigation water availability. Applicant, Bill Wiley with Mesa Surveying, was present and available to address questions from the Planning Commission. Bill will indicate irrigation on the east of each parcel prior to the presentation to the BOCC. One resident was presented concerns regarding Montrose County Subdivision Regulations.

**M/S-** David Seymour/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.**

**4. Spring Creek I Minor Subdivision [MI21-014]**

Location: 60434 Spring Creek Rd  
Zoning: General Agricultural  
Proposal: To divide a 27.520 acre lot into 3 lots  
Owners: Simmons Mountain Ranch LLC  
Applicant: Del-Mont Consultant's

The Planner presented the staff report addressing road access and potable & irrigation water availability. Applicant, Fred Ballard with Delmont Consultants, was present and available to address questions from the Planning Commission

**M/S-** Philip Lee/ David Seymour 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. Evergreen Minor Subdivision [MI-21-0016]**

Location: Parcel 372524400032, Fresa Lane & 5550 Rd  
Zoning: General Agricultural  
Proposal: To divide 3 lots from a 65.900 acre parcel  
Owners: Snell Land Company LLC  
Applicant: Mesa Surveying

The Planner presented the staff report addressing road access and potable water availability. Applicant, Bill Wiley with Mesa Surveying, was present and available to address questions from the Planning Commission.

**M/S-** David Seymour/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.**

**6. Red Fox Minor Subdivision [MI21-017]**

Location: 17704 6300 RD  
Zoning: General Agricultural  
Proposal: To divide 3 lots from a 65.900 acre parcel  
Owners: Walchle Bryan W & Walchle Jennifer L  
Applicant: Del-Mont Consultant's

The Planner presented the staff report addressing road access, potential for future road planning, potable availability and the boundary line getting adjusted noted on the plat. Applicant, Fred Ballard with Delmont Consultants, was present and available to address questions from the Planning Commission

**M/S-** Philip Lee/ David Seymour 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 Commission to hold a Work Session Thursday, July 15, 2021 at 6:00p.m. to hear a review of the Montrose County Zoning Regulations. No action will be taken during this work session. Public is welcome to attend, however; comment from the public will not be heard until a Public Hearing is scheduled.

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Planning Commission Secretary

**Verbatim recordings of the Planning Commission proceedings on June 24, 2021 are available for purchase in the Montrose County Planning and Development Department.**