



**PLANNING COMMISSION
MINUTES
September 23, 2021**

Members Present

Lana Kinsey – by phone
David Seymour
Rocky Gabriel

Staff Present

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

Alternate Member

Vice-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 August 26, 2021 were presented.

M/S- Rocky Gabriel/David Seymour to **Approve** the minutes as presented. All votes aye.
Motion Approved.

CALL TO THE PUBLIC – NONE

OLD BUSINESS - NONE

NEW BUSINESS

PUBLIC HEARING –

1. Montrose County Zoning Regulations

Due to a lack of present and in-person Planning Commissioners the Planning Commission vice-chair made a recommendation to continue the Public Hearing to Thursday, October 14, 2021.

M/S- Rocky Gabriel/Lana Kinsey to **Approve**

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

2. Red Fox Minor Subdivision [MI21-017]

Location: 17704 6300 RD
Zoning: General Agricultural
Proposal: To divide 3 lots from a 52.16 acre parcel
Owners: Walchle Bryan W & Walchle Jennifer L
Applicant: Del-Mont Consultants

The Planner presented the staff report addressing access easements, road dedication and future development potential. Applicant, Fred Ballard with Del-Mont Consultants, was present and available to answer questions.

M/S- Rocky Gabriel/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.**

3. Kearny Minor Subdivision [MI21-022]

Location: 18425 6600 Rd
Zoning: General Agricultural
Proposal: To divide 2 lots from an 80-acre parcel
Owners: S & J Development LLC
Applicant: Patch, Courtney

The Planner presented the staff report addressing residential and land access, road frontage, road dedication and future development potential. Applicant, Courtney Patch and Owner, Scott Stryker with S&J Development, present and available to answer questions. Scott provided a history of the parcel.

M/S- Rocky Gabriel/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. Willow Minor Subdivision [MI21-025]

Location: 10145 6400 RD

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Zoning: General Agricultural
Proposal: To divide a 6.26 acre lot into 2 lots
Owners: Souther Ryan & Souther Sarah
Applicant: Mesa Surveying

Planning & Development Director, Steve White, presented the staff report addressing road frontage, both lots will share a driveway access to 6400 road by a common driveway easement. Applicant Bill Wiley with Mesa Surveying was present and available to answer questions.

M/S- Rocky Gabriel/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.
- d. The proposed Minor will use a shared common driveway access.

All votes aye. **Motion Carried.**

5. Threeg Minor Subdivision [MI21-026]

Location: 58630 HWY 50
Zoning: General Agricultural
Proposal: To divide 1 lot from a 44 acre parcel
Owners: THREEG LLC
Applicant: Mesa Surveying

Planning & Development Director, Steve White, presented the staff report addressing existing access easements, road dedication and existing structures. Applicant Bill Wiley with Mesa Surveying was present and available to answer questions.

M/S- Rocky Gabriel/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.**

6. Carlson Minor Subdivision [MI21-033]

Location: 18797 HWY 550
Zoning: General Agricultural
Proposal: To divide a 10.28 acre lot into 2 lots
Owners: Jim Carlson
Applicant: Jim Carlson

The Planner presented the staff report addressing access, road frontage, irrigation and ditch easements. The Applicant was not present Neighbor, Sarah Field, had questions regarding the ditch location and current zoning.

M/S- Rocky Gabriel/Lana Kinsey to **Approve** contingent on adding an easement to the private ditch and noted on the plat and based on the following **findings of fact**:

Findings of Fact

- d. The proposed Minor Subdivision will comply with the requirements of the Montrose County Subdivision Regulations.
- e. The proposed Minor Subdivision is consistent with the development standards of the General Agricultural Zoning District.
- f. 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 - NONE

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on September 23, 2021 are available for purchase in the Montrose County Planning and Development Department.