



**PLANNING COMMISSION
MINUTES
November 18, 2021**

Members Present

**David Seymour
Rocky Gabriel
Clifford Dodge**

Staff Present

**Steve White – Planning & Development Director
Tallmadge Richmond – Planner
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.

New Alternate Planning Commission member, Clifford Dodge, was introduced.

The minutes for the Planning Commission meeting on October 28, 2021 were presented. Minutes could not be approved as a quorum from the 10/28/21 meeting was not present.

CALL TO THE PUBLIC – NONE

OLD BUSINESS – NONE

NEW BUSINESS

PUBLIC HEARING

1. 856737 MONTROSE DT 536588 - AT&T Upgrade Special Use [SU21-010]

Location: 621 Fruit Park
Zoning: General Business
Proposal: Eligible Facility Request (EFR) to update equipment on an existing cellular facility
Owners: Steven & Nancy Baker
Applicant: Zach Phillips

The Planner presented the staff report and reviewed the proposal and parameters of an Eligible Facility Request (EFR). The applicant, Zach Phillips, was not present to answer usage clarification questions from the Planning Commission.

M/S- Rocky Gabriel/Clifford Dodge to **Approve** based on the following **findings of fact and conditions of approval:**

- 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.

Approval is subject to the following 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 Special Use Permit shall run with the land.
4. 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.
5. 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.**

MINOR SUBDIVISIONS

2. Fox Hill Minor Subdivision [MI21-024]

Location: 66324 Landfill Road
Zoning: General Agricultural
Proposal: To divide a 22.54 acre lot into 3 lots
Owners: Ken Weber
Applicant: Ken Weber

The Planner presented the staff report addressing the proposed plat, shared access, right of way dedication and existing active building permits. The applicant, Ken Weber, was present and able to answer questions from the Planning Commission.

M/S- Rocky Gabriel/Clifford Dodge to **Approve** based on the following **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. Millard Minor Subdivision [MI21-043]

Location: 63555 Spring Creek Road
Zoning: Residential
Proposal: To divide 18.48 acres into 2 lots
Owners: Millard Management, LLC
Applicant: Mesa Surveying

The Planner presented the staff report addressing the proposed plat, existing access and plan review by CDOT & West Montrose Sanitation. Applicant, Bill Wiley with Mesa Surveying, was present and available to answer questions.

M/S- Rocky Gabriel/Clifford Dodge to **Approve** based on the following **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 - NONE

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on November 18, 2021 are available for purchase in the Montrose County Planning and Development Department.