



PLANNING COMMISSION MINUTES January 27, 2022

Members Present

Lana Kinsey
David Seymour
Dennis Murphy
Clifford Dodge
Rocky Gabriel

Staff Present

Steve White – Planning & Development Director
Tallmadge Richmond – Planner
Kim Ficco - Planning
Joe Gaffney - Montrose County Attorney, by phone

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 December 16, 2021 were presented.

M/S- David Seymour/ Dennis Murphy to **Approve** the minutes as presented.

All votes aye. **Motion Approved.**

CALL TO THE PUBLIC – NONE

ELECTION OF OFFICERS FOR 2022

Chairman Lana Kinsey opened the nominations.

Chairman: M/S- Dennis Murphy/Rocky Gabriel to nominate Lana Kinsey as Chairman.

All votes aye. Motion Carried.

Vice-Chairman: M/S- Dennis Murphy/ Clifford Dodge to nominate David Seymour as Vice-Chairman.

All votes aye. Motion Carried.

Secretary: M/S- David Seymour/Rocky Gabriel to nominate Dennis Murphy as Secretary.

All votes aye. Motion Carried.

Chairman – Lana Kinsey

Vice-Chairman – David Seymour

Secretary – Dennis Murphy

OLD BUSINESS - NONE

NEW BUSINESS

MINOR SUBDIVISIONS

1. Overmyer Minor Subdivision [MI21-027]

Location: 783 Orchard Road
Zoning: General Residential
Proposal: To divide 1 acre into 2 lots
Owners: Michelle Overmyer
Applicant: Carl Shearer

The Planner presented the staff report addressing the proposed plat, shared access, potable water and wastewater disposal. The Applicant was not present.

M/S- Dennis Murphy/Rocky Gabriel 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 Residential 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.**

2. Sisneros Minor Subdivision [MI21-030]

Location: Parcel 376731100073, 62787 HIGHWAY 90
Zoning: General Agricultural
Proposal: To divide a 10.18 acre lot into 2 lots
Owners: Sisneros Reuben JR & Sisneros Julie
Applicant: Mesa Surveying

The Planner presented the staff report addressing the proposed plat and the recently recorded boundary line adjustment, existing home on the parcel, existing access easements and location of potential new access to correspond with any new building permits for single family residence, irrigation shares managed by UVWUA and potential for new subdivision. Jarred Hatch addressed the Planning Commission with general questions regarding driveway regulations not directly related to the proposed Sisneros Minor Subdivision. Applicant was not present.

M/S- David Seymour/ Rocky Gabriel 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 Montrose County Master Plan.

All votes aye. **Motion Carried.**

3. Storm King Minor Subdivision [MI21-045]

Location: 68860 Vernal Rd
Zoning: General Agricultural
Proposal: To divide a 20.21 acre lot into 3 lots
Owners: P&H Land LLC
Applicant: Mesa Surveying

The Planner presented the staff report addressing the proposed plat, shared access, potable water and wastewater disposal. The Planning Commission addressed the Owner, Zack Prock, with questions regarding the relation to proposed minor subdivision parcels to the nearby gravel pit. There is no relation. Applicant was not present.

M/S- Dennis Murphy/David Seymour 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.

4. Bexley Minor Subdivision [MI21-046]

Location: Parcel 376732408002, 1079 Oak Grove Rd
Zoning: General Residential
Proposal: To divide two (2) lots from a 1 acre parcel
Owners: Mark & Debra Harmon
Applicant: Mesa Surveying

The Planner presented the staff report addressing the proposed plat, shared access potable water, wastewater disposal, potential for future subdivision and speculation of any future County road locations. The Applicant was not present. A neighbor present asked questions about future plans for irrigation ditch, privacy and fencing. The Planning Commission made the recommendation that the neighbor speak with the owners directly.

M/S- Rocky Gabriel/David Seymour to **Approve** based on **an update to 3B to reflect the residential zoning district** and 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 Residential 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. Foulk Minor Subdivision [MI21-051]

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Location: Parcel 399503302001
Zoning: General Agricultural
Proposal: To divide a 2.68 acre lot into 2 lots
Owners: Eckman Robert & Eckman Arlene
Applicant: Mesa Surveying

The Planner presented the staff report addressing the proposed plat, shared access, potable water, wastewater disposal supported in the site characteristics analysis and existing canal easements. Applicant, Fred Ballard with Del-Mont Consultants, was able to answer questions. Fred first addressed the standard plat note for "Further Subdivision on a Collector or Arterial Road" vs Amended Plats; he would like to update the plat note to minimize the Amended Plat process. Fred explained that bedrock found on the parcel made the site characteristics analysis challenging however; there are viable areas and a licensed CO P.E. will be responsible for creating the septic design. Community member, Jarred Hatch addressed the Planning Commission with general questions regarding subdividing and zoning not specifically related to the proposed Foulk Minor Subdivision and how the proposed Minor could affect the parcels he owns in the surrounding area. Staff explained that the proposed Minor was of no consequence to any parcel not included in the proposed Minor.

M/S- Dennis Murphy/David Seymour 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.

6. Wildland Minor Subdivision [MI21-052]

Location: Parcel 399502200042
Zoning: General Agricultural
Proposal: To divide three (3) lots from a 45.22 acre parcel
Owners: Pleasant View Properties LLC
Applicant: Del-Mont Consultants

The Planner presented the staff report addressing the proposed plat, shared access, elevations and contours, potable water, wastewater disposal. The Planning Commission discussed speculation on potential for residential development, M&D Canal location on the parcel, recent minor subdivisions of surrounding parcels. Applicant, Fred Ballard with Del-Mont Consultants, was available to answer questions. Fred addressed the remaining land potential for development and agreed that there is potential. The site characteristics analysis shows the septic will be above-ground systems however; a licensed CO P.E. will be responsible for creating the septic design. The Planning Commission discussed the surrounding area, reviewing the GIS map and location of recent minor subdivisions.

M/S- David Seymour/Dennis Murphy 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.

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- 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

- Dennis Murphy asked staff if there was a better definition of “Community Sewer System” established for Mobile Home Parks. Steve White explains that a discussion took place with the County Attorney’s office and as long as the septic systems are generally shared, a common leach field would be considered “community”.
 - o Note: there was general discussion that alluded to an active planning application and how “community sewer system” related to the application. The applicant was not present and specific discussion of the application was tabled as it must be discussed in a formal public hearing, noted on an agenda with a staff report presented.
- Lana Kinsey addressed concerns relating to diminishing farm ground due to subdivisions and construction of new single family residences; requesting a conversation on how to best manage growth within the County, drought concerns; what are the effects to the local soils, ground water and impacts from septic systems.
- Steve White asked the Planning Commission to agree on a date to start the process of reviewing and updating the Montrose County Master Plan; start with water elements, growth, maps, transportation and plan how to move forward.
- Steve White will invite a member from the water committee board to present during a future Planning Commission meeting, also the Western Region Wild Life Council/Urban Land Interface
- The Planning Commission will meet on Tuesday, February 22, 2022 at 6:00p.m. in the Public Works conference room to begin the process of updating the Montrose County Master Plan.
- Steve White updated the Planning Commission on the approval of the Montrose County Zoning Regulations. It was brought to the BOCCs attention that the definition for Shooting Ranges must be updated before the approval of the Regulations. The Planning Commission agreed to allow staff to update the Shooting Range definition without holding a formal public hearing with the Planning Commission however; will present updated to the BOCC.

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on January 27, 2022 are available for purchase in the Montrose County Planning and Development Department.