



**PLANNING COMMISSION  
MINUTES  
February 24, 2022**

**Members Present**

Lana Kinsey  
David Seymour  
Dennis Murphy  
Phillip Lee  
Clifford Dodge

**Staff Present**

Steve White – Planning & Development Director  
Tallmadge Richmond – Planner  
Joe Gaffney - 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 January 27, 2022 were presented.

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

All votes aye. **Motion Approved.**

**CALL TO THE PUBLIC – NONE**

**OLD BUSINESS**

**1. JBARJ Rezone [RZ21-012]**

Location: Parcel 376510100031  
Zoning: General Agricultural  
Proposal: Rezone from General Agricultural (A) to Manufactured Home Park Residential District (R-MHP)  
Applicant: Del-Mont Consultants  
Owner, JBARJ CAPITAL LLC

The Planner presented an email from the Applicants attorney requesting a continuation to the March 2022 Planning Commission meeting. The Chairman did not close the public comment.

**M/S-** Dennis Murphy/David Seymour to **Continue to the March 24, 2022 Planning Commission meeting.**

All votes aye. **Motion Carried.**

## **NEW BUSINESS**

### **PUBLIC HEARING**

#### **2. Redvale Tower Special Use [SU21-015]**

Location: 35355 Il10 Road, Parcel 429304316901  
Zoning: General Agricultural  
Proposal: To upgrade an existing radio site  
Applicant: Joseph, Darla  
Owner: Farmers Water Development Company

The Planner presented the staff report addressing the site plan and location of the replacement cell tower. Several residents from community called in support of the cell tower and one email received with concerns related the visual impact; color and night sky. Applicant, Darla Joseph with Naturita Telephone Company, was present and discussed the improvement of cell service/broadband coverage, the structure is galvanized steel with no additional lighting, compliance with building plans and regulations.

**M/S-** Phillip Lee/David Seymour to **Approve** based on the following **findings of fact & 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) The facility will enhance communication activities for the citizens with minimal negative impacts to the surrounding area.

#### **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**

#### **3. Garrett 6 Minor Subdivision [MI21-047]**

Location: Parcel 372523300031  
Zoning: General Agricultural

Proposal: To divide 3 lots from 85.72 acres  
Applicant: Del-Mont Consultants  
Owner, Lawrence Garrett

The Planner presented the staff report addressing the proposed plat, county road dedication, and shared access. Applicant, Fred Ballard with Delmont Consultants, was present and available to answer questions regarding local farm ground, site characteristics and water supply.

**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. Klein Minor Subdivision [MI21-057]**

Location: 675 6600 RD, Parcel 376722124001  
Zoning: Residential  
Proposal: To divide 2.97 acre into 2 lots  
Applicant: Del-Mont Consultants  
Owner, Klein Kenneth Brison

The Planner presented the staff report addressing the proposed plat, the location within the growth boundary and location of sewer, shared access, site characteristics, road dedication and potential annexation. Applicant, Fred Ballard with Delmont Consultants, was present and available to answer questions regarding sewer location, feasibility of sewer connection and possible annexation

**M/S-** Clifford Dodge/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 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.**

**CORRESPONDENCE - NONE**

**OTHER ITEMS FOR DISCUSSION**

Lana Kinsey, Fred Ballard – reviewed parcels that are going to be annexed into the City of Montrose in general location to existing County parcels and potential for development.

*2/24/22 PC Minutes*

**Verbatim recordings of the Planning Commission proceedings on February 24, 2022 are available for purchase in the Montrose County Planning and Development Department.**