



## PLANNING COMMISSION MINUTES April 28, 2022

### Members Present

Lana Kinsey  
David Seymour  
Dennis Murphy  
Phillip Lee  
Clifford Dodge

### Staff Present

Steve White – Planning & Development Director  
Tallmadge Richmond – Planner  
Kim Ficco - Planning  
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 March 24, 2022 were presented.  
**M/S-** David Seymour/ Dennis Murphy to **Approve** the minutes as presented.

All votes aye. **Motion Approved.**

### **CALL TO THE PUBLIC – NONE**

### **OLD BUSINESS**

#### **1. Black Tie Barn Special Use [SU21-011]**

Location: Parcel 399501100004, 16104 6250 RD  
Zoning: General Agricultural  
Proposal: To establish a multipurpose event venue  
Applicant: Ross Davis

The Planner presented the staff report addressing the proposal narrative details and current established conditions. The County received a number of phone calls and comments from neighboring property owners both for and against the proposal to help mitigate the conditions of use. Applicants, Ross and Heather Davis, were present and available to address questions from the Planning Commission. The Applicants shared a presentation providing a family history, review of the plans for the event venue, existing barn and site plans and addressed concerns

received by neighboring property owners. The Planning Commission heard from neighboring property owners for and against the proposed Special Use. Residents opposed to the Special Use presented concerns related to negative impacts on quality of life and the proximity of homes from the event venue, traffic impacts, road and access safety, increased lighting, noise levels, potential trespassing, effects on natural wild life, OWTS availability & sustainability, effects on property values, negative impacts on water/irrigation shares and use, the number of events allowed per year, dust from increased traffic and guests drinking and driving. The Chairman addressed the public and reviewed the Special Use process and next steps.

**M/S-** Dennis Murphy/Clifford Dodge to **Continue** to the May 26, 2022 to allow the Planning Commission and staff to review materials and address a number of concerns discussed by members of the community at the public hearing.

All votes aye. **Motion Carried.**

## **NEW BUSINESS**

### **MINOR SUBDIVISIONS**

#### **2. Landfill Minor Subdivision [MI21-050]**

Location: Parcel 376713300015, 67430 Landfill Road  
Zoning: General Agricultural  
Proposal: To divide 22 acres into 2 lots  
Applicant: Mark Covington

The Planner presented the staff report addressing the proposed plat, flood plain requirements when building new structures, current site characteristics and parcel access locations. Applicant was present and did not choose to address the Planning commission.

**M/S-** Dennis Murphy/Phillip Lee 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. Noles Minor Subdivision [MI21-054]**

Location: Parcel 399131203001, 69120 Underwood LN  
Zoning: General Agricultural  
Proposal: To divide a 10 acre lot into 2 lots  
Applicant: Cory Noles

The Planner presented the staff report addressing the proposed plat, site characteristics, and existing irrigation. Applicant, Cory Noles, was present and available to answer questions; discussing the existing irrigation and parcel contours.

**M/S-** Philip Lee/Dennis Murphy to **Approve** based on adding a 15ft irrigation easement be placed on the southern boundary 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 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. Tin Cup Too Minor Subdivision [MI21-055]**

Location: Parcel 399318211002  
Zoning: General Agricultural  
Proposal: To divide a 19.22 acre lot into 3 lots  
Applicant: Mesa Surveying

The Planner presented the staff report addressing the proposed plat, site characteristics, and the existing accesses. Owner, Dan Penasa, was present and available to answer questions; discussing the existing access easements.

**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.**

**5. Jolley Minor Subdivision [MI22-002]**

Location: Parcel 372317100015, 6474 5750 Rd  
Zoning: General Agricultural  
Proposal: To divide a 34.85 acre lot into 3 lots  
Applicant: Del-Mont Consultants

The Planner presented the staff report addressing the proposed plat, site characteristics, and shared access. Applicant, Fred Ballard with Del-Mont Consultants, was present and available to answer questions; discussing irrigation availability for each parcel.

**M/S-** Philip Lee/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. High Mesa Haven Minor Subdivision [MI22-009]**

Location: Parcel 372328201003, 8298 High Mesa Rd  
Zoning: General Agricultural  
Proposal: To divide a 4.7107 acre lot into 3 lots  
Applicant: Larry & Steve Ruggles

The Planner presented the staff report addressing the proposed plat, site characteristics, and shared access. Neighboring property owners understood that because this property is part of a previous subdivision to re-subdivide would require sign-off approval from neighboring property owners. The County Attorney has confirmed that sign of off from neighboring property owners is not required. The Applicant, Steve Ruggles, was present and available to answer questions; discussing irrigation availability and HOA water usage management.

**M/S-** Dennis Murphy/David Seymour to **Approve** based on adding a 15ft irrigation easement be placed on the southern boundary 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 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**

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Planning Commission Secretary

**Verbatim recordings of the Planning Commission proceedings on April 28, 2022 are available for purchase in the Montrose County Planning and Development Department.**