



**PLANNING COMMISSION
MINUTES
July 28, 2022**

Members Present

Lana Kinsey
David Seymour
Philip Lee
Rocky Gabriel

Staff Present

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

Alternate Member

Clifford Dodge – arrived at 6:10PM
Buck Andrews

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 June 23, 2022 were presented.

M/S- David Seymour/Rocky Gabriel to **Approve**

All votes aye. **Motion Approved.**

CALL TO THE PUBLIC – NONE

Chairman Lana Kinsey made a suggested motion to move agenda item “Amendment Revisions to the Montrose County Subdivision Regulations” to the last item on the agenda.

M/S- David Seymour/Philip Lee to **Approve**

All votes aye. **Motion Approved.**

NEW BUSINESS

MINOR SUBDIVISIONS

1. Whispering Pines Minor Subdivision [MI22-026]

7/28/22 PC Minutes

Location: Parcel 349325300020, 55339 Begonia Rd
Zoning: General Agricultural
Proposal: To divide 35.46 acres into 3 lots
Applicant: Del-Mont Consultants

The Planner presented the staff report addressing the proposed plat, access to Begonia Rd, non-shared access, road dedication, parcel contours, existing homes and drainage ditch. Applicant, Fred Ballard with Delmont Consultants, was available to address questions from the Planning Commission.

M/S- Rocky Gabriel/Philip Lee to **Approve** with the condition that the building envelop plat note be removed from the plat and 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.**

2. Besmall Minor Subdivision [MI22-027]

Location: Parcel 399322104003, 19107 HWY 550
Zoning: General Commercial
Proposal: To divide 3.390 acres into 2 lots
Applicant: Mesa Surveying

The Planner presented the staff report addressing the proposed plat, shared access to US Highway 550 Frontage Road, Commercial Zone District building permit and site development requirements. Representative from Besmall discussed space utilization with the new structure on the parcel.

M/S- David Seymour/Rocky Gabriel to **Approve** based on the **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 Commercial 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. Fogg Minor Subdivision [MI22-029]

Location: Parcel 372327100014, 8120 S River Rd
Zoning: General Agricultural
Proposal: To divide 1 lot from 56.77 acres
Applicant: Del-Mont Consultants

The Planner presented the staff report addressing the proposed plat, Lot 1 frontage and access to South River Road, irrigation easements, flood plain area, building permit requirements and site characteristics. Applicant, Fred Ballard, was available to answer questions.

M/S- Philip Lee/David Seymour to **Approve** based on the **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. Rocky Springs Minor Subdivision [M122-030]

Location: Parcel 376510300019
Zoning: General Agricultural
Proposal: To divide 3 lots from a 105 acre parcel
Applicant: Mesa Surveying

The Planner presented the staff report addressing the proposed plat, current site characteristics, drainage ditch area and shared access and easements. Owner, Alan Schlauger, was available to answer questions.

M/S- Rocky Gabriel/Philip Lee to **Approve** based on the **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.**

OLD BUSINESS

PUBLIC HEARING

(5). Amendment Revisions to the Montrose County Subdivision Regulations

Lana Kinsey, Chairman, thanked all present for their participation and public input during the Subdivision Regulations Amendment Revisions meetings including each Public Hearing and all Work Sessions to date.

The Planner presented the purpose and reasoning to amend the Montrose County Subdivision Regulations and reviewed the Sections listed below:

Section 2 – New definition for Resubdivision.

Section 3.20.B – Amended road frontage requirement. Lots in minor subdivisions shall have 200 feet of road frontage.

Section 3.30.B – Amended access easement allowance.

7/28/22 PC Minutes

Section 3.34.A – Addressed the amount of frontage required in major subdivisions and resubdivisions.

Section 3.45 – Added regulations for Resubdivision.

Section 6 - Removed.

Section 7 – Combined requirements for Sketch and Preliminary Plan into solely Preliminary Plan.

Section 10.4 (C) - Amended Large Tract Exemption Requirements

Public comment was made opposing the amendments include concerns regarding the access easement allowance and County road frontage requirements.

Lana Kinsey, Chairman, closed the Public Comment period of the Public Hearing. The Planning Commission discussed access easement allowance; perceived safety, compatibility with Road and Bridge Standards and effect on property rights.

The revisions will be reviewed during a work session on August 11, there will be no action taken during the work session.

M/S- Rocky Gabriel/Philip to **Continue** to the August 25, 2022 Planning Commission meeting with additional Work Shop review on August 11, 2022

CORRESPONDENCE - NONE

OTHER ITEMS FOR DISCUSSION – NONE

Meeting adjourned: 7:25PM

Planning Commission Secretary

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