



PLANNING COMMISSION MINUTES August 25, 2022

Members Present

Lana Kinsey
David Seymour
Dennis Murphy
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
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 July 28, 2022 were presented.

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

- Dennis Murphy abstained from voting due absence from the 7/28/22 Planning Commission Meeting.

All votes aye. **Motion Approved.**

CALL TO THE PUBLIC – NONE

OLD BUSINESS

1. Amendment Revisions to the Montrose County Subdivision Regulations [AA22-003]

Proposal: To amend the Montrose County Subdivision Regulations including: 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.
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

The Planner presented the staff report addressing proposal to amend numerous sections of the Montrose County Subdivision Regulations; amendments primarily concern clarifying resubdivision processes, increasing road frontage requirements.

M/S- David Seymour/Rocky Gabriel to **Approve** with the condition to add Large Tract Exemption definition, update grammatical, spelling, and format errors and based on the following **findings of fact**:

- a. Public hearings have been held in accordance with the Colorado Revised Statutes.
- b. The proposed changes address regulations regarding resubdivisions.
- c. The new changes reflect better planning principles in terms of practical subdivision proposals.

All votes aye. **Motion Carried.**

Dennis Murphy abstained

NEW BUSINESS

PUBLIC HEARING

2. Weimer Ranches #4 Mine Special Use [SU22-011]

Location: Parcel 427113300015
Zoning: General Agricultural
Proposal: To establish a mining gravel pit
Applicant: Todt, Katie

The Planner presented the staff report addressing proposal review, access requirements, conditions of use, gravel mining and mitigations standards. Applicant, Katie Todt, was present and answered questions from the Planning Commission regarding operations, future plans, water resource and dust mitigation.

M/S- Dennis Murphy/David Seymour to **Approve** based on the following **findings of fact**:

- a. Adjacent properties are zoned General Agricultural (A).
- b. The property has been grandfathered and used for agricultural uses for a number of years.
- c. The site will be developed under the requirements of the General Agricultural (A) Zoning District.

All votes aye. **Motion Carried.**

3. Riverside Special Use [SU22-008]

Location: Parcel 376717308001, 62951 LaSalle Rd
Zoning: General Agricultural
Proposal: To build and maintain cabin rentals
Applicant: David Coker

The Planner presented the staff report addressing proposal review, site plan, site characteristics, changes from a previously approved special use, RV definitions, building permit requirements for an RV park, utility requirements, and Zoning Regulations. Applicant, David Coker, was present and addressed questions presented by the Planning Commission regarding the RV park future plans & goals and site characteristics.

M/S- David Seymour/Dennis Murphy to **Approve** to include a condition that all prior Special Use Permits on this property shall be revoked upon BOCC approval, update the site plan to include 27 sites and based on the following **findings of fact and conditions**:

The Planning Commission recommends **approval** of this SUP application 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 Regulations and the special use criteria.
- c) Upon completion and/or implementation of the required conditions, the proposal will meet the standards of the Montrose County Zoning Regulations and negative impacts will be limited.

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 Special Use Permit shall run with the land.
3. Where applicable, all facility activities shall be in compliance with all local, state, and federal laws and regulations.
4. The development of the facility shall be in conformance with the narrative and site plan on file with the Planning and Development Department.
5. The development of the facility shall be in conformance with all local, state, and federal and permit requirements.
6. 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.
7. Prior to facility operations, an updated access permit associated with the new facility for commercial use shall be approved by Montrose County.
8. Prior to facility operations, the applicant shall provide record of an approved water source for commercial use for the proposed facility from Menoken Water District.
9. Trash facilities sufficient to address guest activities shall be located on site, and the applicant shall be responsible to keep all trash on the subject property. All trash shall be contained and removed in a timely manner.
10. All exterior lighting associated with the facility shall be down directed. Quiet hours shall be between at 11:00 pm and 6:00 am.
11. Approval of this permit does not limit the Commission's power to terminate this permit, if a finding of non-compliance with the provisions of the permit, Zoning Regulations or other laws of the County or State.
12. The applicant shall provide all guests, renters, and vendors with information regarding the conditions of the SUP.

13. As long as the greenhouses are in use, parking for the greenhouses shall be adequate for retail customers and maneuvering between both uses shall be provided in a safe manner.
14. Access to the river bank shall be graded or pathway constructed in a manner suitable for access for fishing and children.
15. All prior Special Use Permits on this property shall be revoked upon approval.

4 aye
1 nay

Motion Carried.

MINOR SUBDIVISIONS

4. Daniel Rubalcaba Minor Subdivision [MI21-006]

Location: Parcel 372513301002, 6678 5500 RD
Zoning: General Agricultural
Proposal: To divide a one 1 acre lot from 38 acre parcel
Applicant: Rocky Mountain Surveying

The Planner presented the staff report addressing the proposed plat, road access, site characteristics and road dedication.

M/S- David Seymour/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.**

5. Culver View Minor Subdivision [MI22-003]

Location: Parcel 376509102002, 5800Rd & Jig Rd
Zoning: General Agricultural
Proposal: To divide a 15.215 acre lot into 3 lots
Applicant: Ron Culver

The Planner presented the staff report addressing the proposed plat, road frontage, shared access, "flag-pole" limitations, UVWUA requests & restrictions, site characteristics and road dedication, contours and buildable area. The Applicant, Ron Culver, was present and able to address questions from the Planning Commission.

M/S- Philip Lee/Rocky Gabriel 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.

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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.

4 aye

1 nay

Motion Carried.

6. McNeill Minor Subdivision [MI22-012]

Location: Parcel 376709300033
Zoning: General Agricultural
Proposal: To divide 4 acres into 3 lots
Applicant: McNeill, Keith

The Planner presented the staff report addressing the proposed plat note review specifically airport influence area, existing structures, right-of-way dedication, location within the 201 Boundary and confirmation of plat review by the City of Montrose.

M/S- Denis Murphy/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.**

7. Classic Estates Minor Subdivision [MI22-028]

Location: Parcel 376722100004, 825 6600 Rd
Zoning: General Agricultural/Residential
Proposal: To divide 14.548 acres into 2 lots
Applicant: Mesa Surveying

The Planner presented the staff report addressing the proposed plat, the City of Montrose plat review; requesting a plat note addition that informs the public of the possibility of a future City Street being built and dedicated along the Lilac Road alignment. Owner was present and available to answer questions from the Planning Commission.

M/S- David Seymour/Dennis Murphy to **Approve** with the addition of a plat note that informs the public of the possibility of a future City Street being built and dedicated along the Lilac Road alignment and 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.**

8. Alexander Minor Subdivision [MI22-032]

Location: Parcel 399326300028, 67201 T RD
Zoning: General Agricultural
Proposal: To divide 21.971 acres into 3 lots
Applicant: Del-Mont Consultants

The Planner presented the staff report addressing the proposed plat, road frontage, shared access, and existing structures. The Applicant, Fred Ballard, was present and able to address questions from the Planning Commission.

M/S- Dennis Murphy/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 Agricultural Zoning District.
- c. The proposed Minor Subdivision is consistent with the land use designation of the Montrose County Master Plan.
- d. The proposed Minor will use a shared common driveway access.

All votes aye. **Motion Carried.**

9. Statman Minor Subdivision [MI22-034]

Location: Parcel 403911402002, 24125 Horsefly RD
Zoning: General Agricultural
Proposal: To divide 29.85 acres into 2 lots
Applicant: Del-Mont Consultants

The Planner presented the staff report addressing the proposed plat, existing structures, shared access and road frontage. The Applicant, Fred Ballard, was present and able to address questions from the Planning Commission.

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 Montrose County Master Plan.

All votes aye. **Motion Carried.**

10. Holden Minor Subdivision [MI22-035]

Location: Parcel 349519400005, 1966 5675 RD
Zoning: General Agricultural
Proposal: To divide 1 lots from 90 acres
Applicant: Del-Mont Consultants

The Planner presented the staff report addressing the proposed plat, road dedication and existing access. The Applicant, Fred Ballard, was present and able to address questions from the Planning Commission.

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

All votes aye. **Motion Carried.**

11. South River Road Minor Subdivision [MI22-037]

Location: Parcel 372315300031, 6984 S RIVER RD
Zoning: General Agricultural
Proposal: To divide 7.25 acres into 2 lots
Applicant: Mesa Surveying

The Planner presented the staff report addressing the proposed plat, flood plain area and existing access.

M/S- Dennis Murphy/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 Montrose County Master Plan.

All votes aye. **Motion Carried.**

CORRESPONDENCE - NONE

OTHER ITEMS FOR DISCUSSION

- Master Plan Work Session: September 8, 2022 at 6:00PM
- Steve White announced his retirement as of September 21, 2022
- Tallmadge Richmond is the Director of Planning and Development as of September 21, 2022

Meeting adjourned: 9:20PM

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on August 25, 2022 are available for purchase in the Montrose County Planning and Development Department.