



**PLANNING COMMISSION
MINUTES
November 15, 2018**

Members Present

David Seymour
David Frank
Dennis Murphy
Rob Smith
Gary Garren

Staff Present

Steve White – Planning & Development Director
Kim Ficco – Planning Tech I

Alternate Members

Jim Haugsness

Chairman David Seymour called the meeting to order at 6:00 p.m. in the Commissioner's Board Room and asked that everyone stand for the pledge of allegiance. He asked that everyone silence their cell phones and welcomed the public. He 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 October 25, 2018 minutes were presented. **M/S-** David Frank/Dennis Murphy to **Approve** the October 25, 2018 minutes as presented. All votes aye. **Motion Carried.**
Gary Garren abstained as he was not in attendance on 10/25/18.

CALL TO THE PUBLIC - NONE

NEW BUSINESS:

PUBLIC HEARING - NONE

MINOR SUBDIVISIONS

1. JJ Minor Subdivision [MI-18-0028]

Location: 7435 5600 Road
Zoning: General Agricultural
Proposal: To divide a 41.5 acre lot creating a new 5.7 acre lot
Owners: Jim Day
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Bill Wiley with Mesa Surveying and Applicant for the JJ Minor Subdivision was present and offered to answer questions.

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

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 has direct access to a County Road.

All votes aye. **Motion Carried.**

2. Snyder Minor Subdivision [MI-18-0033]

Location: 1441 6530 Road & 1434 6500 Road
Zoning: General Agricultural
Proposal: To divide a 6.11 acre lot into 2 lots
Owners: Raymon W. and Mary E. Snyder
Applicant: Del-Mont Consultants

The Planning and Development Director presented the staff report. Fred Ballard with Del-Mont Consultants and Applicant for the Snyder Minor Subdivision was present and offered to answer questions. Owner, Mary Snyder, was present and available to answer questions.

M/S- David Frank/Rob Smith 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.**

OTHER ITEMS FOR DISCUSSION

3. River Stone Subdivision, Extension Request [MA-08-0043]

Location: Southwest corner of Oak Grove and Chipeta Roads
Zoning: General Residential
Proposal: A request to extend approval of a Preliminary Plan
Owners: RSD, LLC
Applicant: RSD, LLC

The Planning and Development Director presented the staff report.

M/S- Rob Smith/Dennis Murphy to **Approve** of a two (2) year extension based on the following findings of fact:

- a) Approval of this extension will not be detrimental to the health, safety or welfare of the citizens of Montrose County.
- b) Roads and utilities have been installed in this subdivision and homes have been built and sold. Denial of this request would cause the Applicant to unnecessarily file another Sketch/Preliminary Plan.

All votes aye. **Motion Approved.**

4. Agenda topics for discussion; meeting with County and City Planning

Commission: Steve White provided a follow-up on the potential County & City Planning Commissions meeting. Steve has met with the Montrose County Manager & BOCC and it is requested that, prior to moving forward, the PC should provide a clear agenda. The PC members should email Steve White agenda topics of discussion and the topics will be placed on the December 20th PC agenda for review; establishing and agreeing to a clear agenda. Steve will present the agenda to the Montrose County Manager and request direction to move forward.

5. Short Term Rental in residential zones: Steve White reports that currently Short Term Rentals (STR) are strictly in General Agricultural districts however; many home owners are running STR in General Residential zones. The county attorney recommends that the zoning code should include STR within General Residential zones. Steve has requested to receive direction from the Planning Commission to amend the current zoning code to include STR within General Residential zones utilizing the same language and qualifications in the current zoning code for STR.

M/S- Dennis Murphy/David Frank to **Approve** and direct the Planning & Development Director, Steve White, to move forward with alterations to the Short Term Rental zoning code to include General Residential zones as it is currently written.

All votes aye. **Motion Approved.**

6. Christmas Party: The Planning Commission will gather at Remington's at the Bridges, 2500 Bridges Circle, on December 20th after the PC meeting. David Frank to reserve space.