



**PLANNING COMMISSION  
MINUTES  
February 28, 2019**

**Members Present**

**David Seymour  
Lana Kinsey  
Dennis Murphy  
Rob Smith  
Jim Haugsness**

**Staff Present**

**Steve White – Planning & Development Director  
Carolyn Clawson – Asst. County Attorney  
Kim Ficco – Planning Tech I**

**Alternate Member**

**Phillip Lee**

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.

Chairman David Seymour announced that Phillip Lee has replaced Gary Garren as an Alternate Member of the Planning Commission; thanking Gary for his years of service to the Planning Commission.

Chairman David Seymour announced that the special meeting, held 2/26/19 at the Public Works facility, between the City & County Planning Commissions was successful and productive.

The January 24, 2019 minutes were presented. **M/S-** Jim Haugsness/Dennis Murphy to **Approve** the minutes as presented. All votes aye. **Motion Carried.** Rob Smith was absent and abstained from voting.

**CALL TO THE PUBLIC**

Steve Munger: (513 S 5<sup>th</sup> St) discussion to consider an increase to current daycare maximum enrollment capacity

**OLD BUSINESS:**

**PUBLIC HEARING**

**1. Trout Creek Rezoning [RZ-18-0023]**

Location: 67320 Trout Road  
Zoning: General Agricultural  
Proposal: To rezone from General Agricultural to General Commercial C  
Owner: Trout Road, LLC  
Applicant: Del-Mont Consultants

The Planning and Development Director presented the staff report. Planning Commission explored current commercial nodes in relation to the potential commercial rezoning areas on HWY 550 south of Montrose city limits to the Ouray County line. Applicant Fred Ballard with Del-Mont Consultants was present and available to answer questions. Business owner Chris DellaBianca (68408 Trout Rd) presented concerns regarding the preservation of agriculture land on Trout Rd and the South Valley farming areas. Additionally, Chris presented concerns about traffic and access to Trout Rd and the potential commercial use and development if rezoned commercial. Melissa Sullivan (67344 Trout Rd) presented concerns regarding potential commercial use and development. Neighbor Peggy Woods (67255 Trout Rd) presented a letter received from CDOT regarding Project C 5502-097, which will consist of road safety and operational improvements. The letter is a request to establish "Permission to Enter" her property. The Chairman requested a copy of the letter to be retained for the record. Applicant Fred Ballard with Del-Mont Consultants is not in favor of an additional continuation to the next Planning Commission meeting on 3/28/19 however; will agree to the continuation with the understanding that the Planning Commission is prepared to make a final decision on the matter at the next meeting.

**M/S** – Dennis Murphy/Rob Smith to **Continue** the commercial rezone to **3/28/19** requesting Planning & Development office provide a map, for visual purposes only, outlining potential commercial zoning and existing special use, business and commercial zoning districts from south of Montrose city limits to the Ouray County line along HWY 550.

4 votes aye/1 vote nay **Motion Continued.**

**NEW BUSINESS:**

**PUBLIC HEARING - NONE**

**MINOR SUBDIVISIONS**

**2. Foursquare Minor Subdivision [MI-18-0049]**

Location: 59729 & 59727 Highway 50  
Zoning: General Agricultural  
Proposal: To divide an 11 acre lot into 3 lots  
Owner: International Church of the Foursquare Gospel  
Applicant: Mesa Surveying

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

**M/S-** Lana Kinsey/Dennis Murphy 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.

All votes aye. **Motion Carried.**

**OTHER ITEMS FOR DISCUSSION - NONE**

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Planning Commission Secretary