



**PLANNING COMMISSION
MINUTES
May 23, 2019**

Members Present

David Seymour
Lana Kinsey
David Frank
Dennis Murphy
Rob Smith

Staff Present

Steve White – Planning & Development Director
Cameron Poore – Asst. County Attorney
Kim Ficco – Planning Tech I

Alternate Member

Philip Lee
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 April 25, 2019 minutes were presented. **M/S-** Dennis Murphy/David Frank to **Approve** the minutes as presented. All votes aye. **Motion Carried.**

CALL TO THE PUBLIC - NONE

OLD BUSINESS - NONE

NEW BUSINESS:

PUBLIC HEARING

1. 3XM Grinding & Compost Special Use [SU-17-0008]

Location: 59039 Amber Road
Zoning: General Agricultural
Proposal: To build a large commercial composting facility.
Owner: Land Solutions an Improvement, LLC
Applicant: 3xM Grinding and Compost, LLC

The Planning and Development Director presented the staff report. Keith Mautz and Kurt Mautz, applicants, were present and answered questions regarding the application. James Jesser, Steve Martinez, Tracy Martinez, Brandon Martinez and Ken Wilson spoke in opposition of the application. They had concerns with the increased traffic, dust, decreased property values, and potential for cross contamination from winds and animal movement, increased trash blowing in surrounding properties, rodents, bugs & flies, unpleasant odors, etc.

M/S-Dennis Murphy/David Frank to **Continue** this item to the June 27 meeting to review additional conditions and clarify information received.

All votes aye. **Motion Carried.**

2. Garrett Estate Cellars Winery Special Use [SU-19-0008]

Location: 53582 Falcon Road
Zoning: General Agricultural
Proposal: To allow the use of a tasting room in association with a winery.
Owner: Lawrence David Garrett
Applicant: Lawrence David Garrett

The Planning and Development Director presented the staff report. The applicant was not in attendance. Donna Caswell and Robert Caswell addressed concerns regarding parking, access, traffic and road safety during events.

M/S- David Frank/Rob Smith to **Approve** based on the following **findings of fact** and **conditions**:

Findings of fact:

- a) The proposed Special Use Permit is not in conflict with the land use designation of the Montrose County Master Plan.
- b) Upon completion and/or implementation of the required conditions, the proposal will meet the standards of the Montrose County Zoning Resolution.

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 event activities shall be in compliance with all local, state, and federal regulations.
4. Prior to operation of the facility and 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.
5. Prior to facilities operations, a revised access permit shall be approved by Montrose County.
6. All tasting events shall end by 10:00pm.

7. The applicant shall provide dust control on the property, specifically for the access drive and parking area.
8. Approval of this permit does not limit the Commissions power to terminate this permit, if a finding of non-compliance with the provisions of the permit, Zoning Resolution or other laws of the County or State.
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. Noise levels shall not exceed 70 dbL measured at the property line.
11. New lighting added to the building or parking area shall be down directed.
12. All parking shall be on site.

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

3. Rottinghaus Hillside Minor Subdivision [MI-18-0014]

Location: 4848 5800 Road
Zoning: General Agricultural
Proposal: To divide a an 8 acre lot into 2 lots
Owner: Thomas Rottinghaus
Applicant: Kris Crawford, Wilmore Land Surveying

The Planning and Development Director presented the staff report. Kris Crawford, applicant, was available to answer questions.

M/S- Dennis Murphy/David Frank 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.**

4. Countryman Minor Subdivision [MI-19-0015]

Location: 18241 Pahgre Road
Zoning: General Agricultural
Proposal: To divide a 2.64 acre lot into two (2) lots
Owner: David & Martha Countryman
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Bill Wiley, applicant, was available to answer questions.

M/S- Rob Smith/Lana Kinsey 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.**

5. Cerro Vista Minor Subdivision [MI-19-0018]

Location: 15500, 15556, 15546, 15648, 15520 - 6900 Road
Zoning: General Agricultural
Proposal: To divide a 14.39 acre lot into 3 lots divided from original 65.74 acres
Owner: John Field
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Bill Wiley, applicant, was available to answer questions.

M/S- Dennis Murphy/David Frank 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

- Reminder, special Planning Meeting, June 5th to review Master Plan updates.

Planning Commission Secretary

Verbatim tapes of the Planning Commission proceedings of May 23, 2019 are available for purchase in the Montrose County Planning and Development Department.