



**PLANNING COMMISSION
MINUTES
September 26, 2019**

Members Present

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

Staff Present

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

Alternate Member

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 August 22, 2019 minutes were presented. **M/S-** Jim Haugsness/Lana Kinsey to **Approve** the minutes as presented. All votes aye. **Motion Carried.**

CALL TO THE PUBLIC - NONE

OLD BUSINESS - NONE

NEW BUSINESS:

PUBLIC HEARING

1. Rusnak Special Use [SU-19-0045]

Location: 16943 6200 Road
Zoning: General Agricultural
Proposal: To develop a campground with sheep camp rentals
Owners: Leonard H Rusnak & Mary Dallas Rusnak
Applicant: Leonard H Rusnak & Mary Dallas Rusnak

The Planning and Development Director presented the staff report. Applicant, Mary Rusnak, was present and available to address Planning Commission questions and concerns. There were no neighbors present for comment.

M/S- Dennis Murphy/ Jim Haugsness 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) The proposal meets the requirements of the County Zoning Resolution and the special use criteria.
- c) There will be minimal impact because the facility has a limited number of sleeping units.

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. The development of the facility shall be in conformance with the development plans and narrative stamped, "Received August 20, 2019 – Montrose County Planning and Development Department".
- 4. The operator of the facility shall take all necessary precautions to protect the health and safety of all guests staying on the property, including keeping the driveway open for access by emergency vehicles.
- 5. All structures used for sleeping shall have operable smoke detectors.
- 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. A revised access permit shall be obtained from the Montrose County Public Works Department.
- 8. The Special Use Permit shall adhere to all requirements of any County, State or Federal Agency.
- 9. 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.
- 10. All amplified sound will cease at 10 pm. Noise levels shall not exceed 75dba measured at the property line.

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

2. Hast Family Minor Subdivision [MI-19-0047]

Location: 15251 6100 Road
Zoning: General Agricultural
Proposal: To divide 2.137 acres from a 60 acre tract
Owners: Joan Lansdell for Hast Family
Applicant: Mesa Surveying

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

M/S- Lana Kinsey/ Jim Haugsness 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.**

3. C&R Minor Subdivision [MI-19-0049]

Location: 68152 LaSalle Road
Zoning: General Agricultural
Proposal: To divide a 7 acre lot into 2 lots
Owners: Dennis & Elaine Thompson
Applicant: Mesa Surveying

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

M/S- Jim Haugsness/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.**

4. Lutz Minor Subdivision [MI-19-0053]

Location: 63620 East Jig Road
Zoning: General Agricultural
Proposal: To divide a 5 acre lot into two (2) lots
Owners: Martin & Lori Lutz
Applicant: Mesa Surveying

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

M/S- Dennis Murphy/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.**

CORRESPONDENCE – Review letter from Montrose County Planning Director regarding Zoning Classification

OTHER ITEMS FOR DISCUSSION – Master Plan & Open House follow-up discussion. Topics of discussion:

Master Plan Items:

- Industrial/Commercial Corridor Highway 50 north of Olathe — consideration of distance from highway. Discussion about leap from requests.
- Agricultural District uses that are no longer compatible.
- Zoning — Lot size minimums in rural areas.

Zoning Resolution:

- RV Parks —rules regs, acreage requirements
- Temporary use of RV's.
- Lot size requirements for 2nd homes.
- Gravel produced on-site.

Subdivision Regulations:

- Length of a cul-de-sac.
- Remove WEPAC review requirements.
- Revise "Appendix D" - Site Characteristics Analysis.
- Revise Plat Note for Further Subdivision "secondary roads".

Planning Commission directed Planning Director, Steve White, to add discussion items to the October 24th, 2019 Planning Commission meeting agenda regarding RV parks, RV temporary use; discussion items for the Zoning Resolution and Master Plan.

Planning Commission Secretary

Verbatim tapes of the Planning Commission proceedings of September 26, 2019 are available for purchase in the Montrose County Planning and Development Department.