



**PLANNING COMMISSION  
MINUTES  
February 20, 2020**

**Members Present**

David Seymour  
David Frank  
Dennis Murphy  
Philip Lee

**Staff Present**

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

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 January 23, 2020 minutes were presented. **M/S-** David Frank/ Philip Lee to **Approve** the minutes as presented. All votes aye. **Motion Carried.**

**CALL TO THE PUBLIC – NONE**

**OLD BUSINESS –**

Chairman, David Seymour, asked about the outcome of the Blowfly Special Use during the BOCC meeting 2/19/20. Planning Director, Steve White, explained the BOCC continued the Hearing until March 4<sup>th</sup> however; closed the public comment.

**PUBLIC HEARING –**

**NEW BUSINESS**

**MINOR SUBDIVISIONS**

**1. Summers Rezone [RZ-19-0086]**

Location: 49 6400 Rd  
Zoning: Residential  
Proposal: To rezone Residential (R) to General Business (B)  
Owners: Summers Properties, LLC  
Applicant: Del-Mont Consultants

The Planning and Development Director presented the staff report. Applicant, Fred Ballard, was present and available to answer questions. Neighbor opposing the special use, Jack Bradley, addressed the Planning Commission with concerns regarding health and safety of the

surrounding neighbors due to asbestos, bright light from business invading the home, and abundant levels of dust. Neighbor, Robbie Monson, had questions regarding the zoning of her parcel.

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

**Findings of fact:**

- a) Adjacent properties are zoned general commercial and general business and have been developed with commercial uses.
- b) The site has access from a secondary public road (not a state highway).
- c) The property has access to public water and sewer services.
- d) The site will be developed under the requirements of the General Business Zoning District, which includes buffering and lighting requirements.

All votes aye. **Motion Carried.**

**2. Penasa Family Trust Minor Subdivision [MI-19-0077]**

Location: 16177 6400 Road  
Zoning: Residential  
Proposal: To divide a 19.32 acre lot into 3 lots  
Owners: Penasa Family Trust  
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Applicant, Mike Stewart with Mesa Surveying, was present and available to answer questions. Neighbor, Matt Miles, presented concerns with the plat provided to the surrounding neighbors (the plat mailed to the neighbors is not the same plat presented during the meeting) and requested the Planning Commission delay the hearing. Matt Miles also requested to enter into the record all of the documents related to this parcel as of 1900, all UVWUA documents related to this parcel [and one additional Montrose County record, which could not be understood on recording 57:07]. Neighbor, Tom Doherty, wanted information on how this minor subdivision would affect the access to Story Lane.

**M/S-** David Frank/Philip Lee to **Continue** to the **March 26, 2020** Planning Commission meeting.

All votes aye. **Motion Carried.**

**3. Wallis Minor Subdivision and Boundary Line Adjustment [MI-19-0079]**

Location: 21555 Highway 550  
Zoning: General Agricultural  
Proposal: To divide a 5.96 acre lot into 3 lots  
Owners: Robert and Misty Wallis  
Applicant: Del-Mont Consultants

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

**M/S-** David Frank/Dennis Murphy to **Approve with the removal of Lot 1 standard plat note regarding further subdivision on collector or arterial road** 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. Mini Cooper Minor Subdivision [MI-19-0084]**

Location: 61900 Grand View Trail  
Zoning: General Agricultural  
Proposal: To divide 3 lots from a 43.55 acre parcel  
Owners: Ken Greninger  
Applicant: Mesa Surveying

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

**M/S-** Dennis Murphy/Philip Lee 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. Nieto Minor Subdivision [MI-20-0001]**

Location: 55791 Fresa Lane  
Zoning: General Agricultural  
Proposal: To divide a 3.07 acre lot into 2 lots  
Owners: Rigoberto Nieto  
Applicant: Mesa Surveying

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

**M/S-** Philip Lee/ 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.**

**6. Garrett Minor 3 Subdivision [MI-20-0002]**

Location: 7975 5425 Rd

Zoning: General Agricultural

Proposal: To divide 3 lots from a 52.54 acre parcel

Owners: David Garrett

Applicant: Del-Mont Consultants

The Planning and Development Director presented the staff report. Applicant, Fred Ballard, was present and 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.**

**CORRESPONDENCE - NONE**

**OTHER ITEMS FOR DISCUSSION**

- The Montrose County Planning & Development department has hired a Planner 1, Tallmadge Richmond, and will start the first week of March 2020.

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Planning Commission Secretary

**Verbatim recordings of the Planning Commission proceedings on February 20, 2020 are available for purchase in the Montrose County Planning and Development Department.**