



**PLANNING COMMISSION
MINUTES
June 25, 2020**

Members Present

David Seymour
Lana Kinsey
Dennis Murphy
Jim Haugsness

Staff Present

Steve White – Planning & Development Director
Tallmadge Richmond – Planner 1
Kim Ficco – Planning Tech I
Cameron Poore – Asst. County Attorney

Alternate Member

Jerry Sidlar
Rocky Gabriel

Chairman David Seymour called the meeting to order at 6:00 p.m. in the Public Works Meeting 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 introduced new Planning Commission member, Rocky Gabriel.

The May 28, 2020 minutes were presented. **M/S-** Jim Haugsness/ Dennis Murphy to **Approve** the minutes as presented. All votes aye. **Motion Approved.**

CALL TO THE PUBLIC – NONE

OLD BUSINESS

1. Storm King Mountain Ranch Special Use [SU-19-0085]

Location: 70753 Buckhorn Rd
Zoning: General Agricultural
Proposal: To develop a venue utilized for various community events
Owners: Storm King Mountain Ranch, LLC
Applicant: Storm King Mountain Ranch, LLC

This application was continued during the May 28, 2020 meeting. Chairman David Seymour, reminded the Commission that the Public Hearing for said application was closed at the May 28, 2020 meeting. Motion was made by Dennis Murphy to re-open the public hearing and second by Jim Haugsness. The public hearing was re-opened.

The Planning and Development Director presented the staff report. The special use application was continued during the May 28, 2020 meeting to allow staff to clarify and create new conditions that were discussed during the public hearing and to address concerns brought forth by the outlying neighbor public comments. Applicants, Tara & Neal Teeples, were present and available to answer questions. Neighbors opposed to the special use application provided letters and presented concerns regarding event size and impacts of large groups, traffic & impacts on roads, noise levels, safety, and increased light at dark. Neighbors in support of the special use discussed the benefits of an event venue vs the potential for a major subdivision.

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

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) 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. The development of the facility shall be in conformance with the narrative and maps dated March 6, 2020.
5. 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.
6. Events that exceed the capacity of the on-site bathrooms shall provide additional sanitation facilities based on the following: one portable sanitation facility for the first 25 guests, and one additional portable sanitation facility for each additional 25 guests.
7. Prior to event operations, an updated access permit associated with the new facility shall be approved by Montrose County.
8. Event hours shall be from 8:00am to 11:00pm. All outdoor music, all amplified sound and fireworks shall cease at 10:00pm. The sound shall not exceed a maximum permissible noise level of 65db, measured from the property line. The event start time shall not apply to six sunrise events, which will be limited to 50 people, with not amplified sound before 8am.
9. If necessary, Montrose County may require implementation of a traffic control plan to reduce negative affects during large events.
10. The applicant shall provide dust control on the property, specifically for the gravel access drive and gravel parking areas.
11. RV's under the ownership of the applicant and glamping tents/cabins shall have operable smoke detectors. The glamping tents/yurts shall be limited to 8-guests for each unit.
12. 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.
13. All exterior lighting associated with the event facility shall be down directed. The lighting shall be placed in a way that will effectively insulate the adjacent properties from adverse impacts of

permeant lighting. This condition will not apply to lights that are of a non-permanent nature which include accent, decorative and seasonal lighting. . Decorative lights shall be no larger than C14 bulbs with a maximum of 15 watts for each bulb. The decorative lights shall not include any flashing lights or neon lighting. All decorative lighting shall be placed in a manner that will not negatively affect neighboring properties by reason of glare or intensity. All exterior lights that exceed 25- feet in height shall be turned off at 11:30pm.

14. 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.
15. The applicant shall provide all renters and venders with information regarding the conditions of the SUP.
16. Events shall be limited to ten events per year where the number of guests is between 350 and 500. Events shall be limited to six per year where the guest number is over 500.
17. The Montrose County Planning and Development Department shall be notified at least 21-days in advance when the number of event guests exceed 350.
18. When the size of the event necessitates the use of the overflow parking area, the grass shall be cut prior to the event.

All votes aye. **Motion Carried.**

NEW BUSINESS

PUBLIC HEARING

2. Rezone Heritage Estates Filing 12 Lot 12 [RZ-20-0021]

Location: 3767-291-08-001
Zoning: Business
Proposal: To Rezone from Business to Residential
Owners: Jerry Trudell
Applicant: Jerry Trudell

The Planning and Development Director presented the staff report. Applicant did not attend the meeting.

M/S- Lana Kinsey/Dennis Murphy to **Approve** based on the following **findings of fact and conditions:**

Findings of fact:

- a. The zone change does not constitute a spot zone because the property is adjacent to other properties zoned General Residential.
- b. The proposed change is consistent with the land use element of the Montrose County Master Plan.
- c. There will be no negative impacts to surrounding properties.

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

3. Tin Cup Minor Subdivision [MI-20-0023]

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Location: 18275 6300 Rd
Zoning: General Agricultural
Proposal: To divide a 23.6 acre lot into 3 lots
Owners: Dan Penasa
Applicant: Mesa Surveying

The Planner 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.
- c. The proposed Minor Subdivision is consistent with the Land Use Designation of the area from the Montrose County Master Plan.

All votes aye. **Motion Carried.**

4. Royce Minor Subdivision [MI-20-0024]

Location: 61900 Grand View Trail
Zoning: General Agricultural
Proposal: To divide a 39.49 acre lot into 3 lots
Owners: Ken Greninger
Applicant: Mesa Surveying

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

M/S- Dennis Murphy/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.
- c. The proposed Minor Subdivision is consistent with the Land Use Designation of the area from the Montrose County Master Plan.

All votes aye. **Motion Carried.**

5. Roper Minor Subdivision [MI-20-0022]

Location: 22109 & 22107 Government Springs Rd
Zoning: General Agricultural
Proposal: To divide a 4.00 acre lot into 2 lots
Owners: Jacquelyn Ormsbee
Applicant: Mesa Surveying

The Planner presented the staff report. 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.
- c. The proposed Minor Subdivision is consistent with the Land Use Designation of the area from the Montrose County Master Plan.

All votes aye. **Motion Carried.**

6. Cohan Minor Subdivision [MI-20-00-25]

Location: Parcel 376914102001
Zoning: General Agricultural
Proposal: To divide a 23.783 acre lot into 2 lots
Owners: Bill & Judith Cohan
Applicant: Mesa Surveying

The Planner presented the staff report. Applicant, Bill Wiley, was present and available 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.
- c. The proposed Minor Subdivision is consistent with the Land Use Designation of the area from the Montrose County Master Plan.

All votes aye. **Motion Carried.**

CORRESPONDENCE - NONE

OTHER ITEMS FOR DISCUSSION

Jim Haugsness would like the Chairman to announce on a regular basis that the public gets one opportunity to address the Commission during a public hearing. In addition, if a person finds that they have an additional question during the public hearing, they can write it down, present the question to the Planning Director for review; the Planning Director will present to Chairman; the Chairman will decide if the question will be answered by the Commission.

Planning Director agrees with the idea, however; logistics of the idea need to be worked out to limit disruption of the meeting.

Steve White asked the Commission if they agree to continue to meet at the Public Works facility. The capacity level is greater than the Boardroom and allows for social distancing. The Commission agrees that the Public Works meeting room is a more functional meeting facility for the Planning Commission meetings.

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on June 25, 2020 are available for purchase in the Montrose County Planning and Development Department.