



**PLANNING COMMISSION
MINUTES
October 22, 2020**

Members Present

David Seymour
Lana Kinsey
Dennis Murphy
Rocky Gabriel

Staff Present

Steve White – Planning & Development Director
Tallmadge Richmond – Planner
Kim Ficco – Planning

Alternate Member

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.

The September 24, 2020 minutes were presented. **M/S-** Dennis Murphy/Rocky Gabriel to **Approve** the minutes as presented. All votes aye. **Motion Approved.**

CALL TO THE PUBLIC – NONE

OLD BUSINESS

PUBLIC HEARING

1. Amendment Revisions to the Montrose County Zoning Regulations

Proposal: An Amendment to the Montrose County Zoning Resolution to revise the following sections: Section III, Definitions (Dwelling Unit) General Agricultural District: Section IV.A.2.r(2), (Accessory Uses), Section IV.A.5.f - Development Standards (Density), and General Residential District: Section IV.B.5.e (School Fee), Section IV.B.k (Accessory Use), IV.B.5.e (Development Standards- Density). (School Fee), Section IV.B.k (Accessory Use), IV.B.5.e (Development Standards- Density).

The Planner presented the staff report.

M/S- Lana Kinsey/Dennis Murphy to **Continue** the hearing to allow the planning team to incorporate new definitions and conditions; addressing residential lot coverage.

All votes aye. **Motion Carried.**

2. Creek Ranch Minor Subdivision [MI-20-0052]

Location: 61696 HWY 90
Zoning: General Agricultural
Proposal: To divide a 17 acre lot into 3 lots
Owners: Mark & Candace Workman
Applicant: Mark & Candace Workman

The Planner presented the staff report. Applicant did not address the Planning Commission.

M/S- Dennis Murphy/Kana Kinsey to **Approve** based on the following **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.**

NEW BUSINESS

MINOR SUBDIVISIONS

3. David Rd & 6125 Minor Subdivision Minor Subdivision [MI-20-0046]

Location: 60948 David Rd
Zoning: General Agricultural
Proposal: To divide a 39.09 acre lot into 2 lots
Owners: Orvil Keith Byers
Applicant: Orvil Keith Byers

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

M/S- Rocky Gabriel/Dennis Murphy to **Approve** based on the following **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. D. Wolfe Minor Subdivision [MI-20-0062]

10/22/20 PC Minutes

Location: 64607 Ranger Rd
Zoning: General Agricultural
Proposal: To divide a 16.5 acres lot into 3 lots
Owners: Doug Wolfe
Applicant: Mesa Surveying

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

M/S- Lana Kinsey/Rocky Gabriel to **Approve** based on the following **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

- Planning team continue to move forward with updates to the Subdivision and Zoning code updates
- Planning Commission holiday gathering: December – on any Wednesday.

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on October 22, 2020 are available for purchase in the Montrose County Planning and Development Department.