



**PLANNING COMMISSION
MINUTES
December 17, 2020**

Members Present

David Seymour
Lana Kinsey - via Zoom
Dennis Murphy - via Zoom
Phillip Lee - via Zoom
Jerry Sidlar

Staff Present

Steve White – Planning & Development Director
Tallmadge Richmond – Planner
Kim Ficco – Planning
County Attorney – Julie Andress

Alternate Member

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.

The minutes for the Planning Commission meetings on 10/22/20 & 11/19/20 were presented.

- 10/22/20 - **M/S-** Dennis Murphy/Lana Kinsey to **Approve** the minutes as presented. All votes aye. **Motion Approved.**
- 11/19/20 - **M/S-** Jerry Sidlar/ Phillip Lee to **Approve** the minutes as presented. All votes aye. **Motion Approved.**

CALL TO THE PUBLIC – NONE

OLD BUSINESS – NONE

NEW BUSINESS

PUBLIC HEARING

1. The Canyon Retreat Special Use [SU20-001]

Location: 35248 II RD
Zoning: General Agricultural
Proposal: To develop an event and lodging venue
Owners: Owen Mesa Louise
Applicant: Thomas & Kristine Roy, Paradise Farms & Gardens, LLC

The Planner presented the staff report. Applicant, Thomas Roy was present and available to address questions from Planning Commission including the maximum number of guests at any given time and length of stay, impacts on access to surrounding BLM parcels and availability of irrigation water.

M/S- Dennis Murphy/Phillip Lee 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) Upon completion and/or implementation of the required conditions, the proposal will meet the standards of the Montrose County Zoning Resolution.

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 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 submitted to Montrose County on November 5, 2020.
5. Prior to operation of the facility the Planning and Development Department will inspect the site to verify compliance with all approved plans, associated building and other permits, acceptance by all appropriate County Departments, and compliance with all conditions attached to the permit.
6. Prior to event operations, an updated commercial driveway permit associated with the new facility shall be approved by Montrose County.
7. Quiet time and lights out shall commence at 10:00 pm.
8. The applicant shall provide dust control on the property, specifically for the gravel access drive and gravel parking areas.
9. Each yurt and the existing open room in the common space shall have operable local smoke detectors. An operable 15 lb Class K fire extinguisher shall be available in the kitchenette.
10. 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.
11. All exterior lighting associated with the event facility shall be down directed. The lights shall be placed in a way that will effectively insulate nearby homes from adverse impacts of the SUP.
12. Approval of this permit does not limit the Commission's 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.
13. The applicant shall provide all renters and vendors with information regarding the conditions of the SUP.
14. A maximum of 12 guests is allowed on the property at any given time.

All votes aye. **Motion Carried.**

MINOR SUBDIVISIONS

2. Garrett Minor Subdivision 4 [MI20-003]

Location: 7464 5425 RD
Zoning: General Agricultural
Proposal: To divide 3 lots from a 50 acre parcel
Owners: Garrett Lawrence
Applicant: Del-Mont Consultants

The Planner presented the staff report. Applicant, Fred Ballard with Del-Mont Consultants, was present and available to answer questions including potential flood plain concerns and driveway easements.

M/S- Jerry Sidlar/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.**

3. Black Spring Minor Subdivision [MI20-004]

Location: Parcel: 403317300008
Zoning: General Agricultural
Proposal: To divide a 32.300 acre lot into 2 lots
Owners: Cooper Estates LLC
Applicant: Joey Flowers

The Planner presented the staff report. Applicant was not present. Planning Commission discussed proximity of Parcel to National Forest Service and access to water related to fire mitigation.

M/S- Jerry Sidlar/ Phillip 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.**

4. H & J Minor Subdivision [MI20-006]

Location: 5367 6200 Rd
Zoning: General Agricultural

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Proposal: To divide a 33.33 acre lot into 2 lots
Owners: John Hansens
Applicant: John Hansens

The Planner presented the staff report. Applicant, Fred Ballard with Del-Mont Consultants, was present and available to answer questions however; there was no further discussion in addition to the staff report.

M/S- Phillip Lee/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.**

CORRESPONDENCE - NONE

OTHER ITEMS FOR DISCUSSION - NONE

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on December 17, 2020 are available for purchase in the Montrose County Planning and Development Department.