



**PLANNING COMMISSION
MINUTES
January 28, 2021**

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
Julie Andress - County Attorney
Keith Laube - County Engineer

Alternate Member

Rocky Gabriel
Scott Damman (observation)

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 12/12/20 were presented.

M/S- Dennis Murphy/Jerry Sidlar to **Approve** the minutes as presented. All votes aye. **Motion Approved.**

CALL TO THE PUBLIC – NONE

ELECTION OF OFFICERS FOR 2021

Chairman David Seymour opened the nominations.

Chairman: M/S- Dennis Murphy/Jerry Sidlar to retain David Seymour as Chairman.

All votes aye. **Motion Carried.**

Vice-Chairman: M/S- Dennis Murphy/Jerry Sidlar to retain Lana Kinsey as Vice-Chairman.

All votes aye. **Motion Carried.**

Secretary: Vice-Chairman: M/S- Lana Kinsey/Phillip Lee to retain Dennis Murphy as Secretary.

All votes aye. **Motion Carried.**

Chairman – David Seymour
Vice-Chairman – Lana Kinsey
Secretary – Dennis Murphy

OLD BUSINESS – NONE

NEW BUSINESS

PUBLIC HEARING

1. Good Shepherd Ranch RV Park Special Use [SU-20-0066]

Location: Parcel 430117100003
Zoning: General Agricultural
Proposal: To develop a campground site to include RV, tent and tiny cabin sites
Owners: Good Shepherd Ranch, LLC c/o Wendy Fenner
Applicant: Good Shepherd Ranch, LLC c/o Wendy Fenner

The Planner presented the staff report addressing the criteria for consideration of approval and conditions to mitigate negative impacts of the Special Use request. Applicant, Wendy Fenner, presented a Power Point presentation addressing the site location, site plan, features and concepts. The Applicant addressed questions from the Planning Commission including future plans for the RV retreat, water supply, fire response & suppression, potential effects on local wildlife, road access and maintenance, traffic flow, traffic counts and road safety, location of solar array area as part of the special use, site plan & facility plans, and energy sources. Residents opposed to the Special Use presented concerns including traffic impacts, road improvements and road safety, noise impacts for both local residence and patrons of the RV Park, potential trespassing effects on livestock, elk migration, water availability & sustainability, effects on local wildlife, fire mitigation & public safety accessibility, and effects on property values. After all public comments were heard the Chairman closed the public comment. The Planning Commission & County Engineer continued discussions related to road maintenance.

M/S- Jerry Sidlar/David Seymour to **Continue** to the February 25, 2021 to allow staff and applicant time to provide additional information regarding water availability & sustainability, fire mitigation & supersession and traffic & road safety in addition to obtaining comment from CPW.

Jerry Sidlar & David Seymour - aye
Dennis Murphy, Phillip Lee, Lana Kinsey – nay

Motion Failed

M/S- Dennis Murphy/Phillip Lee to **Deny** based on concerns regarding water availability & sustainability, fire mitigation & supersession, traffic & road safety and interruption of wildlife.

All votes – aye

Motion Carried

2. Lot 34 Heritage Estates Rezone [RZ20-002]

Location: Parcel 376729100044, Fronted on Marine Rd & 6355 Rd
Zoning: General Business
Proposal: To rezone a parcel from General Business to Residential
Owners: Triple J & T Investments
Applicant: Rocky Mountain Surveying

The Planner presented the staff report addressing flood zone concerns and improvements, adjacent parcel zoning, power easement & limits and potential for additional subdivision of the parcel. Applicant, Steve Yelton, was present and available to address questions.

M/S- Jerry Sidlar/Lana Kinsey to **Approve** based on the following **findings of fact**:

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. Browning 2 Minor Subdivision [MI20-002]

Location: Mancos Lane & 6000 Road
Zoning: General Agricultural
Proposal: To divide a 17.970 parcel into 3 lots
Owners: Ledoux Marian
Applicant: Del-Mont Consultants

The Planner presented the staff report addressing access easements from Mancos Lane & 6000 Rd, plat notes and use of irrigation water. Applicant, Fred Ballard with Del-Mont Consultants, was present and available to answer questions. One resident present informed the Planning Commission of details regarding irrigation water drainage and water users payment concerns.

M/S- Dennis Murphy/Jerry Sidlar 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 –

Steve White provided copies of the City Annexation Plan, Subdivision & Zoning Regulation updates. Lana Kinsey requested the Commission and staff to schedule a retreat in the spring or summer to finalize the Master Plan maps & updates and review notification process. Keith Laube addressed questions regarding the County involvement on the roads adjacent to the HUB; the only County road is Chipeta Rd., the County has submitted a development impact application to CDOT to improve the intersection signals at Chipeta Rd & HWY 550. CDOT is awaiting the City of Montrose comment & process. Keith Laube provided County perspective on 6450 Rd & Chipeta Rd site lines.

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on January 28, 2021 are available for purchase in the Montrose County Planning and Development Department.