



**PLANNING COMMISSION
MINUTES
March 25, 2021**

Members Present

**David Seymour
Dennis Murphy
Phillip Lee
Jerry Sidlar
Rocky Gabriel**

Staff Present

**Steve White – Planning & Development Director
Tallmadge Richmond – Planner
Kim Ficco – Planning
Montrose County Attorney
Keith Laube - County Engineer**

Alternate Member

Scott Damman

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 meeting on 2/25/21 were presented.

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

CALL TO THE PUBLIC – NONE

OLD BUSINESS

M/S- Dennis Murphy/Rocky Gabriel to adjust the March 25, 2021 agenda; move Item #1, amendments to the Montrose County Subdivision Regulations, to item #2.

All votes aye. **Motion Carried**

NEW BUSINESS

PUBLIC HEARING - NONE

MINOR SUBDIVISIONS

1. Bostwick Park Road Vacation Plat and Bostwick Acres Minor Subdivision [MI21-003]

Location: 376914104001: Bostwick Park Rd & M72 Rd
Zoning: General Agricultural
Proposal: To divide 3 lots from a 80.653 acre parcel
(Vacate a portion of Bostwick Park Rd to be heard by the BOCC Public Hearing)
Owners: Hubbard Todd A & Hubbard Alyce
Applicant: Mesa Surveying

The Planner presented the staff report related strictly to the Minor Subdivision addressing the possible road vacation, access easements and potable & irrigation water availability. Applicant, Bill Wiley with Mesa Surveying, was present and available to answer questions. The Road Vacation request will be heard by the BOCC.

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.

All votes aye. **Motion Carried.**

OLD BUSINESS

PUBLIC HEARING

2. Montrose County Subdivision Regulations

Proposal: Amendment proposal to the following sections:
Section 3.28.B, Section 3.30.B, Section 3.30.C, Section 3.39, Section 5.1,
Section 5.3.B, Section 6.1, Section 7.1, Section 8.1, Section 10.3.A,
Section 10.3.D Section 10.4.C, Appendix B

The Planner presented the staff report addressing the following changes to the Montrose County Subdivision Regulations:

- Section 3.28.B - maximum length for cul-de-sacs in major subdivisions.
- Section 3.30.B - Road frontage requirements for minor subdivisions.
- Section 3.30.C – maximum length of access easement.
- Section 3.39 – Amended expiration of application from 1 year to 2 years.
- Section 5.1 - Revised submittal requirements for Minor Subdivisions.
- Section 5.3.B – The ability to use hauled water as proof of potable water has been removed.
- Section 6.1 - Revised submittal requirements for Sketch Plan.
- Section 7.1 - Revised submittal requirements for Preliminary Plan.
- Section 8.1 - Revised submittal requirements for Final Plats.
- Section 10.3.A – Revised language to address Boundary Line Adjustments for parcels 35 acres or greater.
- Section 10.3.D – Revised submittal requirements for Boundary Line Adjustments.

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- Section 10.4.C – Removed Large Tract Exemption process.
- Appendix B – Added plat note to allow fences and ditches to remain in newly dedicated Right-of-Way

Fred Ballard with Delmont Consultants shared concerns related to the impacts as presented; required road frontage, restrictive plat notes, adjustments to Large Tract Exemptions.

M/S- Dennis Murphy/Phillip Lee to **Continue** to the April 22, 2021 Planning Commission meeting for further clarification and discussion.

All votes aye. **Motion Carried.**

CORRESPONDENCE - NONE

OTHER ITEMS FOR DISCUSSION

Planning & Development Director is participating with water focus groups to raise awareness of water use within the County.

Joint meeting with BOCC & Planning dates are in progress

Meeting space in the Public Works facility has been re-configured. BOCC meetings will be transitioning to the Public Works facility.

Public Works Director & County Engineer addressed projects that impact the states highway system #D

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on March 25, 2021 are available for purchase in the Montrose County Planning and Development Department.