



**PLANNING COMMISSION  
MINUTES  
December 19, 2019**

**Members Present**

**David Seymour  
Lana Kinsey  
Dennis Murphy  
Philip Lee  
Jim Haugsness**

**Staff Present**

**Steve White – Planning & Development Director  
Kim Ficco – Planning Tech I  
Cameron Poore – Asst. County Attorney**

Chairman David Seymour called the meeting to order at 6:00 p.m. in the Commissioner's Board 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 November 21, 2019 minutes were presented and will be approved at the January 23, 2020 Planning Commission meeting.

**CALL TO THE PUBLIC - NONE**

**OLD BUSINESS – NONE**

**NEW BUSINESS**

**PUBLIC HEARING –** Chairman, David Seymour, moved to amend the agenda; move item #1 (**Blow Fly Shooting Group Special Use [SU-19-0065]**) to item #6 and relocate the Public Hearing to the Montrose County Event Center due to a large crowd of interested citizens with input on the Blow Fly shooting range.

**M/S-** Dennis Murphy/Lana Kinsey to **Approve**

All votes aye. **Motion Carried.**

**MINOR SUBDIVISIONS**

**1. Munger Minor Subdivision [MI-19-0057]**

Location: 8401 High Mesa Road  
Zoning: General Agricultural  
Proposal: To divide a 39.98 acre lot into 2 lots  
Owners: Glen & Dorothy Ecker Trust

Applicant: Stephen & Annette Munger

The Planning and Development Director presented the staff report. Applicant, Stephen Munger, was in attendance however; did not request to address the Commission.

**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.

All votes aye. **Motion Carried.**

**2. Cullifer Minor Subdivision [MI-19-0067]**

Location: 51503 and 51511 Amber Rd  
Zoning: General Agricultural  
Proposal: To divide a 3-acre lot from a 39-acre parcel  
Owners: Michael Cullifer  
Applicant: Del-Mont Consultants

The Planning and Development Director presented the staff report. Applicant, Fred Ballard, was present and available to answer questions.

**M/S-** Jim Haugsness/Philip 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.**

**3. D. A. Minor Subdivision [MI-19-0066]**

Location: 16082 5790 Trail  
Zoning: General Agricultural  
Proposal: To divide a 37-acre lot into 2 lots  
Owners: Dennis Ashley  
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Applicant, Mike Stewart, was present and available to answer questions.

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

**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.

**Conditions:**

- 1. Review the potential for an easement not shown on the plat running north to south

All votes aye. **Motion Carried.**

**4. Harris Minor Subdivision [MI-19-0072]**

Location: 5521 & 5541 6200 Road  
Zoning: General Agricultural  
Proposal: To divide a 13.8-acre lot into 3 lots  
Owners: Brad & Penny Harris  
Applicant: Del-Mont Consultants

The Planning and Development Director presented the staff report. Applicant was not present for comment.

**M/S-** Philip Lee/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.**

**5. R&K Minor Subdivision [MI-19-0073]**

Location: 6091 5800 RD  
Zoning: General Agricultural  
Proposal: To divide a 8 acres lot into 2 lots  
Owners: Rod Teansky  
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Applicant, Rod Teansky, was present and available to answer questions.

**M/S-** Philip 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.

All votes aye. **Motion Carried.**

## **PUBLIC HEARING**

### **6. Blow Fly Shooting Group Special Use [SU-19-0065]**

Location: Parcel 3723-331-00-021  
Zoning: General Agricultural  
Proposal: To develop a shooting range  
Owners: Leonard River Ranches, LLLP  
Applicant: James Plumoff & Devor Plumoff, Attorneys for owner

The Planning and Development Director presented the staff report. Applicant, James Plumoff, was present and available to answer questions. Neighbors were present and provided comment for and against the proposed special use. After no additional comments the Chairman closed the Public Hearing.

**M/S-** Dennis Murphy/Lana Kinsey to **Continue to Planning Commission Meeting scheduled for Thursday, January 23, 2020**

All votes aye. **Motion Carried.**

**CORRESPONDENCE - NONE**

**OTHER ITEMS FOR DISCUSSION – NONE**

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Planning Commission Secretary

**Verbatim tapes of the Planning Commission proceedings of December 19, 2019 are available for purchase in the Montrose County Planning and Development Department.**