



**PLANNING COMMISSION
MINUTES
January 23, 2020**

Members Present

**David Seymour
David Frank
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 Montrose County Event Center 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. **M/S-** David Frank/Jim Haugsness to **Approve** the minutes as presented. All votes aye. **Motion Carried.**

The December 19, 2019 minutes were presented. **M/S-** Dennis Murphy/Philip Lee to **Approve** the minutes as presented. All votes aye. **Motion Carried.**

CALL TO THE PUBLIC – NONE

ELECTION OF OFFICERS FOR 2020

Chairman David Seymour opened the nominations. **M/S-**David Frank/Dennis Murphy to retain the current board of the Montrose County Planning Commission for 2020.

Chairman – David Seymour
Vice-Chairman – Lana Kinsey
Secretary – David Frank

All votes aye. **Motion Carried.**

OLD BUSINESS

PUBLIC HEARING - Secretary, David Frank, moved to amend the agenda; move item #4 (**G & T Minor Subdivision [MI-19-0074]**) and item #5 (**Lovato Minor Subdivision [MI-19-0075]**) to the top of the agenda due to a large crowd of interested citizens on the Public Hearings and expediency of the Applicant.

M/S- David Frank/Dennis Murphy to **Approve**

All votes aye. **Motion Carried.**

NEW BUSINESS

MINOR SUBDIVISIONS

1. G & T Minor Subdivision [MI-19-0074]

Location: 5215 5700 Road
Zoning: General Agricultural
Proposal: To divide a 20.02 acre lot into 2 lots
Owners: Gale & Theresa Longwell
Applicant: Gale & Theresa Longwell

The Planning and Development Director presented the staff report. Applicants, Gale & Theresa Longwell, were in attendance however; did not request to address the Commission.

M/S- Dennis Murphy/David Frank 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. Lovato Minor Subdivision [MI-19-0075]

Location: 2632 6000 Road
Zoning: General Agricultural
Proposal: To divide a 5.3 acre lot into 2 lots
Owners: Dominic & Clarita Lovato
Applicant: Dominic & Clarita Lovato

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

M/S- David Frank/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 - CONTINUED

PUBLIC HEARING

3. River Ranch RV Park Special Use [SU-19-0051]

Location: 60281 Jay Jay Road
Zoning: General Agricultural
Proposal: RV Park providing RV parking for long-term users of one month or more and by invitation only.
Owners: Michael and Irene Holden
Applicant: Michael and Irene Holden

The Planning and Development Director informed the Planning Commission the Applicants, Michael and Irene Holden, want to withdraw this application. No action was taken and it was withdrawn.

4. Herman Road RV Park Special Use [SU-19-0055]

Location: 60340, 60314, 60230 Herman Road
Zoning: General Agricultural
Proposal: To develop an RV Park off of Herman Road
Owners: Craig & Jennifer Ochs
Applicant: Craig & Jennifer Ochs

The Planning and Development Director presented the staff report. This item was continued from the October 24, 2019 meeting. The Planning Commission is considering new regulations associated with the development of RV Parks; however, at this time no action has been taken for the adoption of new regulations. Applicants, Craig & Jennifer Ochs, were present and available to answer questions.

M/S - Dennis Murphy/Philip Lee to Deny based on the following findings of fact:

Findings of fact:

- a) The proposed Special Use Permit is located in an established residential area and is in conflict with the surrounding properties.

All votes aye. **Motion Carried.**

5. Blow Fly Shooting Group Special Use [SU-19-0065]

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

The Planning and Development Director presented the staff report. This item was continued from the December 19, 2019 meeting to allow the commission to gather further information. Since the last meeting, new conditions have been created. Applicant, James Plumoff, Attorney for owner, was available to answer questions and presented new conditions for the Special Use application. Attorney, Andrew Boyko, representing the neighbors opposed to the Special Use presented the concerns of the surrounding properties.

Each Planning Commissioner voiced their concerns regarding the Special Use permit. The general consensus supported the following findings of fact.

- Concerns regarding noise levels
- The inability to safely determine the proper and safe use of the shot being fired from shotguns.
- Negative impacts to the health and welfare of nearby residents.

M/S - Philip Lee made a motion to **Deny** based on the following

- Uncertainty of things that cannot be answered
- Noise levels
- Direction of shooting

the motion was seconded by Dennis Murphy to **Deny**.

3 votes aye

1 vote nay

Motion Carried.

NOTE: David Frank did not attend the December 19, 2019 meeting & did not vote on the motion

CORRESPONDENCE - NONE

OTHER ITEMS FOR DISCUSSION – NONE

Planning Commission Secretary

Verbatim recordings of the Planning Commission proceedings on January 23, 2020 are available for purchase in the Montrose County Planning and Development Department.