



**PLANNING COMMISSION  
MINUTES  
July 25, 2019**

**Members Present**

**David Seymour  
Lana Kinsey  
David Frank  
Dennis Murphy**

**Staff Present**

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

**Alternate Member**

**Jim Haugsness**

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 June 27, 2019 minutes were presented. **M/S-** Dennis Murphy/David Frank to **Approve** the minutes as presented. All votes aye. **Motion Carried.**

**CALL TO THE PUBLIC - NONE**

**OLD BUSINESS - NONE**

**NEW BUSINESS:**

**MINOR SUBDIVISIONS**

**1. Narrow Leaf Minor Subdivision [MI-19-0030]**

Location: 55367 Begonia Road  
Zoning: General Agricultural  
Proposal: To divide a 35.30 acre lot into 3 lots  
Owner: Daniel Moreland  
Applicant: Ken Schaaf/ITC Resources, LLC

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

**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.
- c) The proposed Minor Subdivision has direct access to a County Road.

All votes aye. **Motion Carried.**

**2. D&L Kramer Minor Subdivision [MI-19-0032]**

Location: 19494 Highway 550  
Zoning: General Agricultural  
Proposal: To divide a 8.695 acre lot into 3 lots  
Owners: Darren & Lisa Kramer  
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Applicant, Bill Wiley, was available to answer questions and addressed questions regarding the existing accesses of off HWY 550 and a shared easement along the Montrose and Delta Canal.

**M/S-** David Frank/Lana Kinsey to **Approve** based on the following **findings of fact and notification to the Bureau of Reclamation requesting comment regarding the existing shared easement prior to BOCC presentation**:

**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 has direct access to a County Road.

All votes aye. **Motion Carried.**

**3. Owls Roost Minor Subdivision [MI-19-0033]**

Location: 10990 & 10978 5880 Road  
Zoning: General Agricultural  
Proposal: To divide a 8.695 acre lot into 3 lots  
Owners: KJ Heinschel  
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. Applicant, Bill Wiley was available to answer questions.

**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.
- c) The proposed Minor Subdivision has direct access to a County Road.

All votes aye. **Motion Carried.**

**4. Orchard #1 Minor Subdivision [MI-19-0034]**

Location: 725 6400 Rd.  
Zoning: General Residential  
Proposal: To divide a 2.21 acre lot into 3 lots  
Owners: Joanne Myrup  
Applicant: Ken Schaaf/ITC Resources, LLC

The Planning and Development Director presented the staff report. Applicant, Ken Schaaf was available to answer questions. Neighbors Jerry Sieverson, Janet Sieverson and Carla Rosas Zepeda spoke in opposition of the Minor Subdivision presenting concerns about driveway accesses, county road maintenance and improvement, availability of water taps, dust and irrigation water availability, over development and the effect on agriculture in the area.

**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 Residential Zoning District.
- c) The proposed Minor Subdivision is consistent with the land use designation of the Montrose County Master Plan.

All votes aye. **Motion Carried.**

**5. Orchard #2 Minor Subdivision [MI-19-0035]**

Location: 725 6400 Rd.  
Zoning: General Residential  
Proposal: To divide a 2.21 acre lot into 3 lots  
Owners: Joanne Myrup  
Applicant: Ken Schaaf/ITC Resources, LLC

The Planning and Development Director presented the staff report. Applicant, Ken Schaaf was available to answer questions.

**M/S-** Lana Kinsey/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 Residential Zoning District.
- c) The proposed Minor Subdivision is consistent with the land use designation of the Montrose County Master Plan.

All votes aye. **Motion Carried.**

**6. L.W.C Minor Subdivision [MI-19-0039]**

Location: Parcel 376536202001  
Zoning: General Agricultural  
Proposal: To divide a 8.695 acre lot into 3 lots  
Owners: Wayne & Linda Carlton  
Applicant: Dean L. Cooper, POA

The Planning and Development Director presented the staff report. Applicant, Dean Cooper was available to answer questions and address questions regarding septic system viability and potential for flooding. Neighbor Mortimer Rhio presented concerns regarding new septic systems effecting Spring Creek.

**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.
- c) The proposed Minor Subdivision has direct access to a County Road.

All votes aye. **Motion Carried.**

**OTHER ITEMS FOR DISCUSSION**

- **Master Plan review and direction:** Move forward with Public Hearing and Open House to receive public comment and feedback. [September 12] Confirmed September 9 at the Public Works facility from 4:30p.m. – 6:00p.m.
- Steve to discuss creation of transportation plan with County Engineer and City of Montrose Planner

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Planning Commission Secretary

**Verbatim tapes of the Planning Commission proceedings of July 25, 2019 are available for purchase in the Montrose County Planning and Development Department.**