



**PLANNING COMMISSION  
MINUTES  
October 24, 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**

**Philip Lee  
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 September 26, 2019 minutes were presented. **M/S-** Dennis Murphy/Lana Kinsey to **Approve** the minutes as presented. All votes aye. David Frank abstained; not present 9/26/19. **Motion Carried.**

**CALL TO THE PUBLIC - NONE**

**OLD BUSINESS - NONE**

**NEW BUSINESS:**

**PUBLIC HEARING**

**1. 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 presented the staff report. Montrose County Zoning Regulations does allow for Special Use for RV Parks. Access from Jay Jay Road, aerial and flood plain maps were reviewed for impact. Applicants, Mike & Irene Holden, were present and available to address Planning Commission questions and concerns; explaining the main goal for the RV Park is to create affordable, long-term housing and guests will be by invitation and referral only. Neighbors opposed were present for comment: Ann Duncan, Mike Dunlap, Dusty Duncan, Linda Wood, Mark Covington, and Nancy Covington. Neighbors opposed to the Special Use presented concerns related to trespassing, preserving agricultural land and wildlife, property values, noise levels, roaming domestic animals, safety, crime and social issues.

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

All votes aye. **Motion Carried.**

**2. 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. Applicants, Craig & Jennifer Ochs, were present and available to address Planning Commission questions and concerns. Neighbors opposed were present for comment: Myrna Griffin, John Griffin, Ion Spor, Sheryl Smith & Donnie Smith. Neighbors opposed to the Special Use presented concerns related to traffic, road access, roaming domestic animals, dust, road safety.

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

All votes aye. **Motion Carried.**

**MINOR SUBDIVISIONS**

**3. Distel Minor Subdivision [MI-19-0050]**

Location: 6750 5600 Road  
Zoning: General Agricultural  
Proposal: To divide a 46.55 acre lot into 2 lots  
Owners: Donna Distel  
Applicant: Ken Schaaf/ITC Resources

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

**M/S-** Dennis Murphy/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.**

**4. Caufield Minor Subdivision [MI-19-0058]**

Location: 62773 Niagara  
Zoning: General Agricultural  
Proposal: To divide a 10.884 acre lot into 2 lots  
Owners: Kirk & Colleen Caufield  
Applicant: Mesa Surveying

The Planning and Development Director presented the staff report. The Applicant, Bill Wiley, was present and 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 Agricultural Zoning District.

All votes aye. **Motion Carried.**

**CORRESPONDENCE - NONE**

**OTHER ITEMS FOR DISCUSSION –**

- Master Plan
  - Accomplished Goals
- Zoning Resolution
  - Recreational Vehicle (RV) Parks and Campgrounds
  - Additional Living Quarters

---

Planning Commission Secretary

**Verbatim tapes of the Planning Commission proceedings of October 24, 2019 are available for purchase in the Montrose County Planning and Development Department.**