



**PLANNING COMMISSION  
AGENDA  
November 19, 2020 – 6:00 P.M.**

Planning Commission Members

David Seymour \_\_\_\_\_  
Lana Kinsey \_\_\_\_\_  
Dennis Murphy \_\_\_\_\_  
Philip Lee \_\_\_\_\_  
Jerry Sidlar \_\_\_\_\_

Staff

Steve White – Planning & Development Director \_\_\_\_\_  
Asst. County Attorney \_\_\_\_\_  
Kim Ficco – Planning Tech I \_\_\_\_\_  
Tallmadge Richmond – Planner 1 \_\_\_\_\_

Alternate Member

Rocky Gabriel \_\_\_\_\_

**The 11 o'clock rule will be enforced.** No new agenda item will be heard after 11:00 p.m. If the Planning Commission is discussing an agenda item, but has not voted on the item before 11:00 p.m., the Planning Commission shall take a vote to decide whether to vote on the agenda item or to continue the item to the next meeting. The Planning Commission may also vote to consider discussion and action on additional agenda items that require action in a specified time period due to legal requirements. All remaining agenda items will be placed first on the next Planning Commission Agenda.

**DETERMINATION OF QUORUM**

**PRESENTATION OF MINUTES** – October 22, 2020

**CALL TO THE PUBLIC** – Non-agenda items ONLY.

The “Call to the Public” is a time when the citizens may bring forth items of interest or concern that are not on the agenda. Please note that no formal action will be taken on these items during this time, due to the open meeting law provision. However, they may be scheduled on a future posted agenda if action is required.

**OLD BUSINESS**

**PUBLIC HEARING**

**1. Amendment Revisions to the Montrose County Zoning Regulations**

Proposal: An Amendment to the Montrose County Zoning Resolution to revise the following sections: Section III, Definitions (Dwelling Unit) General Agricultural District: Section IV.A.2.r(2), (Accessory Uses), Section IV.A.5.f - Development Standards (Density), and General Residential District: Section IV.B.5.e (School Fee), Section IV.B.k (Accessory Use), IV.B.5.e (Development

Standards- Density). (School Fee), Section IV.B.k (Accessory Use), IV.B.5.e (Development Standards- Density).

**Motion By:** \_\_\_\_\_ **2<sup>nd</sup> By:** \_\_\_\_\_ **Carried:** \_\_\_\_\_ **Continued To:** \_\_\_\_\_  
**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Tabled** \_\_\_\_\_ **Taken Under Advisement** \_\_\_\_\_

## **NEW BUSINESS**

### **PUBLIC HEARING**

#### **2. Coventry Hill Project Special Use [SU-20-0020]**

Location: 38230 HWY 145 Norwood, CO 81423

Zoning: General Agricultural

Proposal: A Proposal to construct a 100 foot wireless broadband tower

Owners: Leonard and Sandra Williams  
PO Box 857  
Norwood, CO 81423

Applicant: Clearnetworx  
343 N. 3rd St.  
Montrose, CO 81401

**Motion By:** \_\_\_\_\_ **2<sup>nd</sup> By:** \_\_\_\_\_ **Carried:** \_\_\_\_\_ **Continued To:** \_\_\_\_\_  
**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Tabled** \_\_\_\_\_ **Taken Under Advisement** \_\_\_\_\_

#### **3. The Wizard's Paradox, also known as Geronimo Farms Special Use [SU-20-0058]**

Location: 4210 HWY 90, Paradox

Zoning: General Agricultural

Proposal: To develop an organic farm and campsite

Owners: Mark Alvin Goldfogel  
PO Box 303  
Paradox, CO 81429

Applicant: Geronimo Farms  
PO Box 303  
Paradox, CO 81429

**Motion By:** \_\_\_\_\_ **2<sup>nd</sup> By:** \_\_\_\_\_ **Carried:** \_\_\_\_\_ **Continued To:** \_\_\_\_\_  
**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Tabled** \_\_\_\_\_ **Taken Under Advisement** \_\_\_\_\_

#### **4. Habitat Rezone [RZ20-001]**

Location: 924 SPRING CREEK RD #A

Zoning: General Business

Proposal: To rezone from General Business to General Commercial

Owners: Habitat Center Algor LLC  
18605 6500 RD  
Montrose, CO 81403

Applicant: Gordon Blay  
18605 6500 RD  
Montrose, CO 81403

**Motion By:** \_\_\_\_\_ **2<sup>nd</sup> By:** \_\_\_\_\_ **Carried:** \_\_\_\_\_ **Continued To:** \_\_\_\_\_  
**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Tabled** \_\_\_\_\_ **Taken Under Advisement** \_\_\_\_\_

### **MINOR SUBDIVISIONS**

#### **5. Battifora Minor Subdivision [MI20-001]**

Location: 67864 Wildcat Trl

Zoning: General Agricultural

Proposal: To divide a 15.750 acres lot into 2 lots

Owners: Arce Stefano Shane Battifora & Varela Victor Attilio Battifora  
6705 SW Gator Trl  
Palm City FL, 34990-5508

Applicant: Mesa Surveying  
PO Box 1287  
Montrose, CO 81402

**Motion By:** \_\_\_\_\_ **2<sup>nd</sup> By:** \_\_\_\_\_ **Carried:** \_\_\_\_\_ **Continued To:** \_\_\_\_\_  
**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Tabled** \_\_\_\_\_ **Taken Under Advisement** \_\_\_\_\_

**SKETCH PLANS – NONE**

**PRELIMINARY PLAN – NONE**

**OTHER NEW BUSINESS – NONE**

**COMMITTEE REPORTS – NONE**

**CORRESPONDENCE – NONE**

**OTHER ITEMS FOR DISCUSSION - NONE**

**ADJOURNMENT \_\_\_\_\_ P.M.**

*Those interested in commenting on an agenda item are invited to appear in person and/or:*

*Mail Comments to:*

*Planning Commission*

*c/o Montrose County Planning & Development Dept*

63160 LaSalle Road  
Montrose, CO 81401

E-mail Comments to:  
[swhite@montrosecounty.net](mailto:swhite@montrosecounty.net)