



**PLANNING COMMISSION  
AGENDA  
February 25, 2021 – 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 \_\_\_\_\_  
Scott Damman \_\_\_\_\_

**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** – January 28, 2021

**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 - NONE**

**NEW BUSINESS**

**PUBLIC HEARING**

**1. River Meadows West MHP [RZ21-001]**

Location: Parcel 376719100003, LaSalle Rd and Marine Rd  
Zoning: General Agricultural

Proposal: To rezone from General Agricultural to Manufactured Home Park Residential

Owners: River Meadows West, LLC  
PO Box 239  
Montrose, CO 81402

Applicant: Del-Mont Consultants  
125 Colorado Ave  
Montrose, CO 81401

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

**MINOR SUBDIVISION**

**2. Happy Canyon Acres Minor Subdivision [MI20-005]**

Location: 19033 Happy Canyon Rd  
Zoning: General Agricultural

Proposal: To divide 3 lots from a 42.320 acre parcel

Owners: Hardin's Custom Construction, LLC  
19033 Happy Canyon Rd  
Montrose CO, 81403

Applicant: Hardin's Custom Construction, LLC  
19033 Happy Canyon Rd  
Montrose CO, 81403

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

**3. Ranger Ranch Minor Subdivision [MI20-010]**

Location: 18290 6300 RD  
Zoning: General Agricultural

Proposal: To divide a 20.65 parcel into 3 lots

Owners: Tanya Newman  
18290 6300 Rd  
Montrose CO, 81403

Applicant: Mesa Surveying  
332 S. 5th Street  
Montrose, CO 81401

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

**SKETCH PLANS – NONE**

**PRELIMINARY PLAN**

**4. Solar Heights Filing 2 [MA20-002]**

Location: Parcel 399321305006: Solar Heights Lane & Solar Rd

Zoning: General Agricultural

Proposal: To create 5 additional building Lots in Solar Heights

Owners: Glenn Stoll  
13502 S. Wamblee Valley Rd  
Conifer, CO 80433

Applicant: Del-Mont Consultants  
125 Colorado Ave  
Montrose, CO 81401

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

**OTHER NEW BUSINESS**

**5. Montrose County Subdivision Regulations**

Proposal: Amendment proposal to the following sections:  
Section 3.28.B, Section 3.30.B, Section 3.30.C, Section 3.39, Section 5.1,  
Section 5.3.B, Section 6.1, Section 7.1, Section 8.1, Section 10.3.A, Section  
10.3.D Section 10.4.C, Appendix B

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

**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*