



**PLANNING COMMISSION  
AGENDA  
August 26, 2021 – 6:00 P.M.**

Planning Commission Members

David Seymour \_\_\_\_\_  
Lana Kinsey \_\_\_\_\_  
Dennis Murphy \_\_\_\_\_  
Philip Lee \_\_\_\_\_  
Rocky Gabriel \_\_\_\_\_

Staff

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

Alternate Member

Vacant \_\_\_\_\_  
Vacant \_\_\_\_\_

**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** – June 24, 2021 and July 22, 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**

**PUBLIC HEARING**

**1. The Dell at Twin Pines Ranch Special Use [SU21-002]**

Location: Parcel: 376534101002, Spring Creek Rd & 6000 Rd

Zoning: General Agricultural  
Proposal: To create a farming & ranching retreat to include RV & tent camping sites  
Owners: Tate Evan & Tate Madison  
PO Box35  
Cimarron, CO 81220-0035  
  
Applicant: Twin Pines Ranch  
PO Box 35  
Cimarron, CO 81220

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

**NEW BUSINESS**

**PUBLIC HEARING**

**2. Coventry Rezone [RZ21-005]**

Location: 429507300003  
Zoning: General Agricultural  
Proposal: Rezone from General Agricultural (A) to Commercial (C)  
Owners: Monte Spor  
PO Box 334  
Norwood, CO 81423  
  
Applicant: Amy Smith  
PO Box 709  
Norwood, CO 81423

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

**3. Taylor Minor Subdivision Waiver Request [WV21-001]**

Location: Parcel 376535100034, Niagara Rd & 6100 Rd  
Zoning: General Agricultural  
Proposal: To allow access for the 3 new lots from Niagara Road  
Owners: Taylor Tim Linton & Taylor Daniela Simona  
1 Corte Abeja  
San Clemente Ca, 92673  
  
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** \_\_\_\_\_

**MINOR SUBDIVISION**

**4. Skiles Minor Subdivision [MI21-012]**

Location: 17950 6650 RD  
Zoning: General Agricultural  
Proposal: To divide 3 lots from a 54 acre parcel  
Owners: Skiles Lucy Kay  
17950 6650 RD  
Montrose, CO 81403  
  
Applicant: Aaron Wilcox  
62569 Jig Rd  
Montrose, CO 81401

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

**5. Cimarron Minor Subdivision [MI21-028]**

Location: Parcel 399306400049, Orange Rd & 6400 Rd  
Zoning: General Agricultural  
Proposal: To divide 3 lots from a 65.900 acre parcel  
Owners: P&H Land LLC  
72015 Kinikin Rd  
Montrose, CO 81401  
  
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 \_\_\_\_\_**

**6. Trout Creek III Minor Subdivision [MI21-031]**

Location: Parcel 399326107003, 6720 Road & Trout Road  
Zoning: General Agricultural  
Proposal: To divide a 4.92 acre lot into 3 lots  
Owners: Jeremy Spencer  
PO Box 71  
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 \_\_\_\_\_

**7. Bunny Minor Subdivision [MI21-034]**

Location: 12870 6820 Rd  
Zoning: General Agricultural  
Proposal: To divide a 14.180 acre lot into 3 lots  
Owners: Cornelius Robert E & Cornelius Martha K  
12870 6820 Rd  
Montrose, CO 81401  
  
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 \_\_\_\_\_

**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*