



**PLANNING COMMISSION
AGENDA
September 23, 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 - NONE

NEW BUSINESS

PUBLIC HEARING

1. Montrose County Zoning Regulations

Proposal: The proposed Amendment will address all sections of the Resolution including the current formatting.

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

MINOR SUBDIVISION

2. Red Fox Minor Subdivision [MI21-017]

Location: 17704 6300 RD
Zoning: General Agricultural
Proposal: To divide 3 lots from a 52.16 acre parcel
Owners: Walchle Bryan W & Walchle Jennifer L
17754 6300 RD
Montrose, CO 81403
Applicant: Del-Mont Consultants
125 Colorado Ave
Montrose, CO 81401

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

3. Kearney Minor Subdivision [MI21-022]

Location: 18425 6600 RD
Zoning: General Agricultural
Proposal: To divide 2 lots from a 14.865 acre parcel
Owners: S & J Development LLC
236 S 3rd St. #319
Montrose, CO 81401
Applicant: Patch, Courtney
215 Pitkin Avenue
Grand Junction CO, 81501

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

4. Willow Minor Subdivision [MI21-025]

Location: 10145 6400 RD
Zoning: General Agricultural
Proposal: To divide a 6.26 acre lot into 2 lots
Owners: Souther Ryan & Souther Sarah
10155 6400 Rd

Montrose, CO 81401

Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

5. Threeg Minor Subdivision [MI21-026]

Location: 58630 HWY 50
Zoning: General Agricultural
Proposal: To divide 1 lot from a 44 acre parcel
Owners: THREEG LLC
16387 6030 RD
Montrose, CO 81403

Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

6. Carlson Minor Subdivision [MI21-033]

Location: 18797 HWY 550
Zoning: General Agricultural
Proposal: To divide a 10.19 acre lot into 2 lots
Owners: Carlson Jim & Carlson Jenny
217 N Sunset Ridge DR
Telluride, CO 81435

Applicant: Carlson, Jim
217 N Sunset Ridge DR
Telluride, CO 81435

Motion By: _____ **2nd 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