



**PLANNING COMMISSION
AGENDA
October 28 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 – September 23 October 14, 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. 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** _____

NEW BUSINESS

PUBLIC HEARING

2. Rose RD 550 Property Rezone [RZ21-003]

Location: Parcel 399315300012, HWY 550 & Rose Rd

Zoning: General Agricultural

Proposal: Rezone from General Agricultural (A) to Commercial (C)

Owners: Carlson Jim & Carlson Jenny
217 N Sunset Ridge Dr
Telluride, CO, 81435

Applicant: Carlson Jim & Carlson Jenny
217 N Sunset Ridge Dr
Telluride, CO, 81435

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

3. Pioneer Wholesale Supply: Composting Facility Special Use [SU21-007]

Location: 58521 Amber Road

Zoning: General Agricultural

Proposal: To operate a composting facility

Owners: 8355 Vollmer Road LLC
630 Plaza Drive, Suite 150
Highlands Ranch CO, 80129

Applicant: Pioneer Landscaping Materials Inc.
630 Plaza Drive, Suite 150
Highlands Ranch CO, 80129

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

4. Windriver Log Homes Rezone [RZ21-009]

Location: 61388 Jay Jay Rd

Zoning: Commercial

Proposal: Rezone a portion from General Commercial (C) to Heavy Industrial (IH)

Owners: Wind River Log Homes LLC
Po Box 690

Ophir, CO 81426
Applicant: Casey Smith
Po Box 690
Ophir, CO 81426

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

5. JBARJ Rezone [RZ21-012]

Location: Parcel 376510100031
Zoning: General Agricultural
Proposal: Rezone from General Agricultural (A) to Manufactured Home Park Residential District (R-MHP)
Owners: JBARJ CAPITAL LLC
PO Box 381
Ridgway, CO 81432
Applicant: Del-Mont Consultants
125 Colorado Ave
Montrose, CO 81401

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

MINOR SUBDIVISIONS

6. Taylor Minor Subdivision [MI21-019]

Location: Parcel 376535100034
Zoning: General Agricultural
Proposal: To divide 3 lots from a 58 acre parcel
Owners: Taylor Tim Linton & Taylor Daniela Simona
1 Corte Abeja
San Clemente Ca, 92673
Applicant: Mesa Surveying
332 S. 5th Street
Montrose, CO 81401

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

7. Jacob's Ridge Minor Subdivision [MI21-035]

Location: 12870 6820 Rd
Zoning: General Agricultural

Proposal: To divide a 20.14 acre lot into 3 lots
Owners: Health Management Systems Inc Pr Bindues Mary J
700 17th St Ste 200
Denver. CO 80202

Applicant: Larry and Steve Ruggles
17843 6650 Rd
Montrose, CO 81403

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

8. Spring Time Minor Subdivision [MI21-037]

Location: 68873 Kinikin Rd
Zoning: General Agricultural
Proposal: To divide a 4.7 acre lot into 2 lots
Owners: John Bullington
PO Box 908
Montrose, CO 81402

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

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

9. Buckhorn Views Minor Subdivision [MI21-038]

Location: Parcel 404109200031, Buckhorn Rd
Zoning: General Agricultural
Proposal: To divide 3 lots from a 71.374 acre parcel
Owners: Kramer Jake D & Kramer Amanda R
18077 6500 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 _____**

10. Midnight Skyview Minor Subdivision [MI21-039]

Location: 59624 Joey Trail

Zoning: General Agricultural
Proposal: To divide 2 lots from a 37.97 acre parcel
Owners: Mercer Mark A & Mercer Pauline A
59624 Joey Trail
Montrose, CO 81403

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

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

11. Church-Hoover Minor Subdivision [MI21-041]

Location: 217 Coffman
Zoning: General Agricultural
Proposal: To divide a 3.88 acre lot into 2 lots
Owners: Church Rusty D & Church Kristin D
217 N Coffman Ln
Olathe, CO 81425

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

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