



**PLANNING COMMISSION
AGENDA
December 16, 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 – November 18, 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. 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 _____

NEW BUSINESS

PUBLIC HEARING

2. Gather Campground In Montrose RV Park [SU21-009]

Location: Parcel 399316102002

Zoning: General Agricultural

Proposal: To create an RV Park

Owners: S&J Development
236 S 3rd St #319
Montrose, CO 81401

Applicant: Courtney Patch
215 Pitkin Ave
Grand Junction, CO 81501

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

MINOR SUBDIVISIONS

3. Erskine Minor Subdivision [MI21-044]

Location: 61505 Highway 90

Zoning: General Agricultural

Proposal: To divide 39.187 acre lot into 3 lots

Owners: Lance & Teresa Erskine
PO Box 1375
Telluride, CO 81435

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

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

4. Grey Fox Minor [MI21-048]

Location: Parcel 376522101001, Locust Rd & 5950 Rd

Zoning: General Agricultural

Proposal: To divide 17.26 acres into 3 lots

Owners: Marian Ledoux
60813 Maple Grove 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 _____

5. Pridy Minor Subdivision [MI21-049]

Location: Parcel 376508107002, 5800 Rd & Jig Rd

Zoning: General Agricultural

Proposal: To divide 10.082 acres into 2 lots

Owners: Chris & Gigi Pridy
27131 Stellar Ct
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 _____

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