



**PLANNING COMMISSION  
AGENDA  
February 24, 2022 – 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

Clifford Dodge \_\_\_\_\_  
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** – January 27, 2022

**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)

Applicant: Del-Mont Consultants  
125 Colorado Ave  
Montrose, CO 81401  
Owner, JBARJ CAPITAL LLC

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

## **NEW BUSINESS**

### **PUBLIC HEARING**

#### **2. Redvale Tower Special Use [SU21-015]**

Location: 35355 Il10 Road, Parcel 429304316901

Zoning: General Agricultural

Proposal: To upgrade an existing radio site

Applicant: Joseph, Darla  
PO Box 520  
Nucla, CO 81424  
Owner: Farmers Water Development Company

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

## **MINOR SUBDIVISIONS**

#### **3. Garrett 6 Minor Subdivision [MI21-047]**

Location: Parcel 372522103001

Zoning: General Agricultural

Proposal: To divide 3 lots from 85.72 acres

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

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

#### **4. Klein Minor Subdivision [MI21-057]**

Location: 675 6600 RD, Parcel 376722124001

Zoning: Residential

Proposal: To divide 2.97 acre into 2 lots

Applicant: Del-Mont Consultants  
125 Colorado Ave  
Montrose, CO 81401  
Owner, Klein Kenneth Brison

**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*