



**PLANNING COMMISSION  
AGENDA  
March 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** – February 24, 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. BOA Commercial Park Rezone [RZ22-002]**

Location: Parcels: 403901201012, 403901201005, 403901201004, 403901201003, 403901201002, 403901201007, 403901201008, 403901201009, 403901201010

Zoning: General Business

Proposal: Rezone from General Business (B) to General Residential District (R)

Applicant: Del-Mont Consultants  
125 Colorado Ave  
Montrose, CO 81401  
Owner, Carroll Drilling LLC

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

#### **3. Grand Headwaters LLC Rezone [RZ22-003]**

Location: Parcels 372129200041, 62676 Ida Rd

Zoning: General Residential

Proposal: Rezone from General Residential (R) to General Agriculture (A)

Applicant: Higuera, Michael  
929 Pearl Street Suite 300  
Boulder, CO 80302  
Owner, Grand Headwaters LLC

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

#### **4. Valdez Farms LLC Rezone [RZ22-005]**

Location: Parcels 372119200044

Zoning: General Residential

Proposal: Rezone from General Residential (R) to General Agriculture (A)

Applicant: Valdez, Sef  
8015 6025 Road

Olathe, CO 81425  
Owner, Valdez Farms LLC

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

**5. Stoney Point LLC Rezone [RZ22-006]**

Location: Parcels 372119400004  
Zoning: General Residential  
Proposal: Rezone from General Residential (R) to General Agriculture (A)  
Applicant: Valdez, Sef  
8015 6025 Road  
Olathe, CO 81425  
Owner, Stoney Point LLC

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

**MINOR SUBDIVISIONS**

**6. Wetterhorn Minor Subdivision [MI21-029]**

Location: Parcel 399306400050, Orange Rd & 6400 Rd  
Zoning: General Agricultural  
Proposal: To divide a 9.346 acre lot into 3 lots  
Applicant: Mesa Surveying  
PO Box 1287  
Montrose, CO 81402  
Owner, P&H Land LLC

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

**7. Sandy Glenn Crossing Minor Subdivision [MI21-056]**

Location: Parcel 372301100008, Carnation Rd & 6200 Rd  
Zoning: General Agricultural  
Proposal: To divide one (1) lot from a 37 acre parcel  
Applicant: Katrina Kraus  
61958 Carnation Rd  
Olathe, CO 81425  
Owner, Katrina Kraus

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*