



**PLANNING COMMISSION
AGENDA
June 23, 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 – May 26, 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. Black Barn Special Use [SU21-011]

Location: Parcel 399501100004, 16104 6250 RD

Zoning: General Agricultural

Proposal: To establish a multipurpose event venue

Applicant: Ross & Heather Davis
16104 6250 RD
Montrose, CO 81403
Owner, Ross Davis

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

2. Cimarron Vista Subdivision Sketch/Preliminary Plan [MA21-004]

Location: Parcel 376731106002, Spring Creek Rd & HWY 90

Zoning: General Agricultural

Proposal: To divide 19.360 acres into 15 lots

Applicant: Michael Hoffman
62913 HWY 90
Montrose, CO 81403
Owner, Michael Hoffman

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

NEW BUSINESS

PUBLIC HEARING

3. Amendment Revisions to the Montrose County Subdivision Regulations

Proposal: To amend the Montrose County Subdivision Regulations including: Section 2 – New definition for Resubdivision.
Section 3.20.B – Amended road frontage requirement. Lots in minor subdivisions shall have 200 feet of road frontage.
Section 3.30.B – Amended access easement allowance.
Section 3.34.A – Addressed the amount of frontage required in major subdivisions and resubdivisions.
Section 3.45 – Added regulations for Resubdivision.
Section 6 - Removed.
Section 7 – Combined requirements for Sketch and Preliminary Plan into solely Preliminary Plan.
Section 10.4 (C) - Amended Large Tract Exemption Requirements

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

4. Escalera Minor Subdivision Waiver [WV22-001] (Resolution No. _____ -2022)

Location: Parcel 372303104005
Zoning: General Agricultural
Proposal: Requesting a Waiver from the Montrose County Subdivision Regulations Section 3.20(D) and Section 3.30(B)
Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

MINOR SUBDIVISIONS

5. Largent Minor Subdivision [MI22-014]

Location: Parcel 376920300019, 13833 6950 RD
Zoning: General Agricultural
Proposal: To divide a 7.35 acre lot into 3 lots
Applicant: Del-Mont Consultants
125 Colorado Ave
Montrose, CO 81401

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

6. Wildland II Minor Subdivision [MI22-015]

Location: Parcel 399502200043
Zoning: General Agricultural
Proposal: To divide a 40 acre lot into 3 lots
Applicant: Del-Mont Consultants
125 Colorado Ave
Montrose, CO 81401

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

7. Buckhorn Views 2 Minor Subdivision [MI22-017]

Location: Parcel 404109200032
Zoning: General Agricultural
Proposal: To divide 3 lots from 65.79 acres
Applicant: Del-Mont Consultants
125 Colorado Ave
Montrose, CO 81401

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

8. Star View Farms II Minor Subdivision [MI22-018]

Location: 57536 Dalia Rd, Parcel 372308100030

Zoning: General Agricultural

Proposal: To divide 35.007acre lot into 2 lots

Applicant: Dean Ward
5470 Simmental Rd
Montrose, CO 81401

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

9. Willow Springs Minor Subdivision [MI22-019]

Location: Parcel 376510300019

Zoning: General Agricultural

Proposal: To divide 3 lots from 80 acres

Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

10. Luca Estates No. 3 Minor Subdivision [MI22-020]

Location: Parcel 399506102002

Zoning: General Agricultural

Proposal: To divide 27.952 acres into 3 lots

Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

11. Luca Estates No. 1 Minor Subdivision [MI22-022]

Location: Parcel 376532402001, 15920 5790 RD

Zoning: General Agricultural

Proposal: To divide 11 acres into 3 lots

Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

12. Luca Estates No. 2 Minor Subdivision [MI22-024]

Location: Parcel 376532402002
Zoning: General Agricultural
Proposal: To divide 11 acres into 3 lots
Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

13. P&E Minor Subdivision [MI22-025]

Location: Parcel 399506102002
Zoning: General Agricultural
Proposal: To divide 1 lot from 44.573 acres
Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

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*