



**PLANNING COMMISSION
AGENDA
July 28, 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 _____
Charles Andrews _____

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 – June 23, 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

1. Amendment Revisions to the Montrose County Subdivision Regulations [AA22-003]

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** _____

NEW BUSINESS

MINOR SUBDIVISIONS

2. Whispering Pines Minor Subdivision [MI22-026]

Location: Parcel 349325300020, 55339 Begonia Rd
Zoning: General Agricultural
Proposal: To divide 35.46 acres 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** _____

3. Besmall Minor Subdivision [MI22-027]

Location: Parcel 399322104003, 19107 HWY 90
Zoning: General Commercial
Proposal: To divide 3.390 acres into 2 lots
Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

4. Fogg Minor Subdivision [MI22-029]

Location: Parcel 372327100014, 8120 S River Rd
Zoning: General Agricultural
Proposal: To divide 1 lot from 56.77 acres
Applicant: Del-Mont Consultants

125 Colorado Ave
Montrose, CO 81401

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

5. Rocky Springs Minor Subdivision [MI22-030]

Location: Parcel 376510300019
Zoning: General Agricultural
Proposal: To divide 3 lots from a 105 acre parcel
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