



**PLANNING COMMISSION  
AGENDA  
August 25, 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 \_\_\_\_\_  
Buck 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** – July 28, 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. 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:** \_\_\_\_\_ **2<sup>nd</sup> By:** \_\_\_\_\_ **Carried:** \_\_\_\_\_ **Continued To:** \_\_\_\_\_  
**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Tabled** \_\_\_\_\_ **Taken Under Advisement** \_\_\_\_\_

## **NEW BUSINESS**

### **PUBLIC HEARING**

#### **2. Weimer Ranches #4 Mine Special Use [SU22-011]**

Location: Parcel 427113300015

Zoning: General Agricultural

Proposal: To establish a mining gravel pit

Applicant: Todt, Katie  
3375 West Powers Circle  
Littleton, CO 80123

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

#### **3. Riverside Special Use [SU22-008]**

Location: Parcel 376717308001, 62951 LaSalle Rd

Zoning: General Agricultural

Proposal: To build and maintain cabin rentals

Applicant: David Coker  
501 E Main  
Montrose, CO 81401

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

## **MINOR SUBDIVISIONS**

#### **4. Daniel Rubalcaba Minor Subdivision [MI21-006]**

Location: Parcel 372513301002, 6678 5500 RD

Zoning: General Agricultural

Proposal: To divide a one 1 acre lot from 37 acre parcel

Applicant: Rocky Mountain Surveying  
2816 Primrose Court  
Montrose, CO 81401

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

**5. Culver View Minor Subdivision [MI22-003]**

Location: Parcel 376509102002, 5800Rd & Jig Rd

Zoning: General Agricultural

Proposal: To divide a 15.215 acre lot into 3 lots

Applicant: Ron Culver  
2760 N. Townsend Ave  
Montrose, CO 81401

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

**6. McNeill Minor Subdivision [MI22-012]**

Location: Parcel 376709300033

Zoning: General Agricultural

Proposal: To divide 4 acres into 3 lots

Applicant: McNeill, Keith  
27 Tschaikovsky Rd  
Black Hawk, CO 80422

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

**7. Classic Estates Minor Subdivision [MI22-028]**

Location: Parcel 376722100004, 825 6600 Rd

Zoning: General Agricultural/Residential

Proposal: To divide 14.548 acres into 2 lots

Applicant: Mesa Surveying  
PO Box 1287  
Montrose, CO 81402

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

**8. Alexander Minor Subdivision [MI22-032]**

Location: Parcel 399326300028, 67201 T RD  
Zoning: General Agricultural  
Proposal: To divide 21.971 acres into 3 lots  
  
Applicant: Del-Mont Consultants  
125 Colorado Ave  
Montrose, CO 81401

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

**9. Statman Minor Subdivision [MI22-034]**

Location: Parcel 403911402002, 24125 Horsefly RD  
Zoning: General Agricultural  
Proposal: To divide 29.85 acres into 2 lots  
  
Applicant: Del-Mont Consultants  
125 Colorado Ave  
Montrose, CO 81401

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

**10. Holden Minor Subdivision [MI22-035]**

Location: Parcel 349519400005, 1966 5675 RD  
Zoning: General Agricultural  
Proposal: To divide 1 lots from 90 acres  
  
Applicant: Del-Mont Consultants  
125 Colorado Ave  
Montrose, CO 81401

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

**11. South River Road Minor Subdivision [MI22-037]**

Location: Parcel 372315300031, 6984 S RIVER RD  
Zoning: General Agricultural  
Proposal: To divide 7.25 acres into 2 lots  
  
Applicant: Mesa Surveying  
PO Box 1287  
Montrose, CO 81402

Motion By: \_\_\_\_\_ 2<sup>nd</sup> 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*