



**PLANNING COMMISSION  
AGENDA  
April 22, 2021 – 6:00 P.M.**

Planning Commission Members

David Seymour \_\_\_\_\_  
Lana Kinsey \_\_\_\_\_  
Dennis Murphy \_\_\_\_\_  
Philip Lee \_\_\_\_\_  
Jerry Sidlar \_\_\_\_\_

Staff

Steve White – Planning & Development Director \_\_\_\_\_  
Asst. County Attorney \_\_\_\_\_  
Kim Ficco – Planning Tech I \_\_\_\_\_  
Tallmadge Richmond – Planner 1 \_\_\_\_\_

Alternate Member

Rocky Gabriel \_\_\_\_\_  
Scott Damman \_\_\_\_\_

**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** – March 25, 2021

**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.

**ELECTION OF OFFICERS FOR 2021**

- Chairman
- Vice-Chairman
- Secretary

**OLD BUSINESS - NONE**

**NEW BUSINESS**

**PUBLIC HEARING**

**1. Riverside RV Resort Special Use [SU20-002]**

Location: 62951 LaSalle Rd  
  
Zoning: General Agricultural  
Proposal: To create an RV Park  
Owners: Hempton Land Holdings LLC  
PO Box 107  
Naturita, CO 81422  
  
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 \_\_\_\_\_**

**2. Daisy Bear Childcare and Preschool Special Use [SU20-003]**

Location: 8401 High Mesa Rd  
  
Zoning: General Agricultural  
Proposal: To increase daycare participants at an existing preschool/daycare  
Owners: Ecker Glen A & Dorothy L Revocable Intervivos Trust  
8401 High Mesa Rd  
Olathe CO, 81425  
  
Applicant: Daisy Bear Childcare and Preschool  
8401 High Mesa Rd  
Olathe CO, 81425

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

**3. HMC Commercial Rezone [RZ21-002]**

Location: Parcel: 376501301001, 6075 Road & HWY 50  
  
Zoning: General Residential  
Proposal: To Rezone from General Residential to General Commercial  
Owners: Jason & Sarah Yeager  
59043 Ida Road  
Olathe CO, 81425  
  
Applicant: Jason Yeager  
59043 Ida Road  
Olathe CO, 81425

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

**MINOR SUBDIVSION**

**4. Triple J Minor Subdivision [MI21-001]**

Location: 66603 Kinikin RD  
  
Zoning: Residential  
Proposal: To divide a 40 acre parcel into 3 lots  
Owners: Chris & Julie Miller  
66603 Kinikin Rd  
Montrose CO, 81403  
  
Applicant: Del-Mont Consulting  
125 Colorado Ave  
Montrose, CO 81401

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

**5. Auker Minor Subdivision [MI21-004]**

Location: 20377 Pahgre Rd  
  
Zoning: General Agricultural  
Proposal: To divide a 45.120 acres into 2 lots  
Owners: Auker Brett T & Auker Brandy M  
20433 Pahgre Rd  
Montrose, CO 81403  
  
Applicant: Del-Mont Consulting  
125 Colorado Ave  
Montrose, CO 81401

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

**6. Garrett Minor Subdivision 5 and Boundary Line Adjustment [MI21-005]**

Location: 7975 5425 RD  
  
Zoning: General Agricultural  
Proposal: To divide 3 lots from a 91 acre parcel  
Owners: Garrett Lawrence David  
7975 5425 Rd  
Olathe Co, 81425

Applicant: Del-Mont Consulting  
125 Colorado Ave  
Montrose, CO 81401

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

**SKETCH PLANS – NONE**

**PRELIMINARY PLAN**

**OTHER NEW BUSINESS – NONE**

**COMMITTEE REPORTS – NONE**

**CORRESPONDENCE – NONE**

**OTHER ITEMS FOR DISCUSSION**

- **Board of Adjustments**

**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*