



**PLANNING COMMISSION
AGENDA
July 22, 2021 – 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 Tech I _____
Tallmadge Richmond – Planner 1 _____

Alternate Member

Vacant _____
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 27, 2021 & June 24, 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.

OLD BUSINESS

1. The Dell at Twin Pines Ranch Special Use [SU21-002]

Location: Parcel: 376534101002, Spring Creek Rd & 6000 Rd
Zoning: General Agricultural

Proposal: To create a farming & ranching retreat to include RV & tent camping sites

Owners: Tate Evan & Tate Madison
PO Box35
Cimarron, CO 81220-0035

Applicant: Twin Pines Ranch
PO Box 35
Cimarron, CO 81220

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

NEW BUSINESS

PUBLIC HEARING

2. Ken Kirby Rezone [RZ21-004]

Location: Parcel 426917200061

Zoning: Light Industrial

Proposal: Rezone from Light Industrial (IL) to General Agricultural (A)

Owners: Kirby, Kenith
PO Box 585
Naturita CO, 81422

Applicant: Kirby, Kenith
208 W Maine
Naturita CO, 81422

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

3. River Road Warehouse Adjacent Parcel Rezoning [RZ21-008]

Location: Parcel 349521300005 & Parcel 349528100018

Zoning: General Agricultural

Proposal: Rezone from General Agricultural (A) to Light Industrial (IL)

Owners: ISO Technologies LLC
2536 Rimrock Ave Ste 400-324
Grand Junction CO, 81505

Applicant: Kosakowski, Matthew
2330 W Scott Pl
Denver CO, 80211

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

MINOR SUBDIVISION

4. Orville Kline Minor Subdivision [MI21-018]

Location: 18545 HWY 550
Zoning: General Agricultural
Proposal: To divide a 3.470 acre lot into 2 lots

Owners: Kline Orville L & Kline Gladys M
18545 HWY 550
Montrose, CO 81403

Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

5. David Minor Subdivision [MI21-020]

Location: Parcel 399503400019, 6100 RD & HWY 90
Zoning: General Agricultural
Proposal: To divide (1) 2.68 acre lot from a 38.30 acre parcel

Owners: Jerad David
60598 HWY 90
Montrose, CO 81403

Applicant: Delmont Consultants
125 Colorado Ave
Montrose, CO 81401

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

6. Bailey Minor Subdivision [MI21-021]

Location: 71150 HWY 50
Zoning: General Agricultural
Proposal: To divide a 47.1 acre parcel into 3 lots

Owners: Bailey Estle D III
71150 Highway 50
Montrose, CO 81401

Applicant: Delmont Consultants
125 Colorado Ave
Montrose, CO 81401

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

OLD BUSINESS – NONE

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