



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, January 11, 2023 5:00 PM
Centennial Room, City Hall Annex Building - 433 S. 1st St.

The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

Additional written comments are welcome. If you would like to comment on an agenda item, please email planningmail@cityofmontrose.org. Written comments must be received by noon one week prior to the meeting in order to be included in the Planning Commission packet. After that deadline, comments received by noon the day prior to the meeting will be distributed to the Planning Commission on the meeting day.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email planningmail@ci.montrose.co.us at least three days before the meeting.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of the December 14, 2022 meeting
- 4) Additions or Deletions
- 5) Elections for Chairperson and Vice-Chairperson
- 6) **KLEIN ADDITION ZONING HEARING** This is a proposal for initial zoning of "MHR" Manufactured Housing Residential District for the proposed Klein Addition, approximately 1.00 acres. The parcel is located southeast of the intersection of 6600 Rd and Draft Horse Rd, also known as 675 6600 Rd. The applicant is Kenneth Klein.



- 7) **VALLEY RANCH SUBDIVISION SKETCH PLAN** This is a review and discussion of the Valley Ranch Subdivision Sketch Plan. The property is approximately 96.03 acres in size and is located south of the intersection of Ogden Rd and Bridges Dr. The property is zoned "R-1" Very Low Density District, "R-2" Low Density District, and "R-3A" Medium High Density District. The property is planned to have 60 residential lots, as well as a tract for future multifamily development. The applicant is David Coker with Valley Ranch Montrose, LLC
- 8) Other Business
- 9) Next Meeting will be January 25, 2023
- 10) Motion to Adjourn