



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, October 11, 2023 5:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

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 August 23, 2023 meeting
- 4) Additions or Deletions
- 5) HOUSING NEEDS ASSESSMENT PRESENTATION
- 6) Other Business
- 7) Next Meeting will be October 25, 2023
- 8) Motion to Adjourn



**AGENDA DE REUNIONES ORDINARIAS DE LA COMISION
DE PLANEACION**
Miércoles 11 de Octubre del 2023 5:00 PM
Despachos del Ayuntamiento, Edificio Cívico Elks - Ave. Cascada Sur #107.

La Comisión de Planeación de Montrose se complace en que los residentes de la comunidad se tomen el tiempo para asistir a las reuniones de la Comisión de Planeación. Alentamos su asistencia y participación. Se alienta a las personas que deseen ser escuchadas durante los procedimientos de audiencia pública a estar preparadas y, por lo general, se limitarán a tres minutos para permitir que todos tengan la oportunidad de ser escuchados. La regla de las 11:00 p.m. se aplicará de acuerdo con el reglamento de la Ciudad de Montrose (Sec. 7-15-2).

Los comentarios adicionales por escrito son bienvenidos. Si desea comentar sobre un tema de la agenda, por favor envíe un correo electrónico a: planningmail@cityofmontrose.org. Los comentarios por escrito deben recibirse antes del mediodía una semana antes de la reunión para ser incluidos en el paquete de la Comisión de Planeación. Después de ese plazo, los comentarios recibidos antes del mediodía del día anterior a la reunión se distribuirán a la Comisión de Planeación el día de la reunión.

Los dispositivos de asistencia auditiva están disponibles para uso del público. Por favor, avísenos si necesita algún otro tipo de asistencia específica. La ciudad también ofrece interpretación para hispanohablantes. Para dar tiempo a reservar este recurso, por favor envíe un correo electrónico a planningmail@ci.montrose.co.us al menos tres días antes de la reunión.

- 1) Se declara Abierta la Reunión de la Comisión de Planeación.
- 2) Pase de Lista por parte del Presidente de la Comisión de Planeación
- 3) Aprobación de las Minutas de la reunión de la Comisión de Planeación del día 23 de Agosto del 2023.
- 4) Adiciones o Eliminaciones
- 5) PRESENTACIÓN DE LA EVALUACIÓN DE NECESIDADES DE VIVIENDA
- 6) Otros Asuntos
- 7) La Próxima Reunión será el 25 de Octubre del 2023



- 8) Moción para Levantar la Sesión.



The Montrose City Planning Commission held a meeting on August 23, 2023 at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: David Fishering (Chair), Chad Huffman (Vice-Chair), Steve Ball, Phoebe Benziger, Jan Chastain, Delphine Jadot, and Richard Rogers. Absent: Ronald Cairns (alternate).

Staff Members Present: William Reis (Planner II), Jace Hochwalt (Planning Manager), Ben Morris (City Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician).

There were 20 members of the public in attendance.

CALL TO ORDER

Chairperson David Fishering called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Jan Chastain moved to approve the minutes of the July 26, 2023 meeting as submitted. Delphine Jadot seconded, and the motion carried unanimously.

ADDITIONS OR DELETIONS

None.

THE GROVE PRELIMINARY PLANNED DEVELOPMENT.

The Grove Subdivision has been approved as a preliminary plat for 129 single-family lots along 6725 Rd. The applicant is requesting deviations to setback requirements specifically for porch structures. The property is zoned "R-2" Low Density District. Chris Koch is the applicant.

Staff Presentation

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Applicant Presentation

Chris Koch, applicant, came forward to state the reason for his request.

Questions for Applicant

Planning Commissioners and applicant discussed the reason for the request, concerns and potential solutions.

Public Hearing

Three members of the public came forward with concerns about setbacks, spacing between houses, open space, fires, and current regulations.

Discussion

Planning Commissioners, applicant and staff discussed the design of the houses, garages, number of lots which would be affected, porch distance into setbacks, any affect to open spaces, fire concerns, and health and safety concerns.

Motion and Vote

Richard Rogers moved to recommend to City Council approval of the Preliminary Planned Development application with the following condition(s). The approval of this Preliminary Planned Development is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Planned Development. The City staff is not authorized by this approval to execute the Final Planned Development prior to all conditions being satisfied. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Phoebe Benziger seconded, and the motion passed unanimously.

EILTS REZONE.

This is a request to rezone 10.8 acres from "R-2" Low Density District to "R-3A" Medium High Density District. The site is known as Lot 1 of the Parks & Wheeler Subdivision, located on the north side of Ogden Rd. Angela Eilts is the applicant.

Staff Presentation

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Applicant Presentation

Angela Eilts, applicant, came forward to discuss the requested rezone.

Questions for Applicant

Planning Commissioners and applicant discussed plans and density.

Questions for Staff

Planning Commissioners and staff discussed the current density and density of the proposed zoning.

Public Hearing

Four members of the public came forward with concerns about density, potential uses, traffic, sidewalks, and safety. Two members of the public came forward in support of the proposed zoning.

Discussion

Planning Commissioners and staff discussed the proposed zoning, plans for road and sidewalk, traffic, and location close to amenities.

Motion and Vote

Phoebe Benziger moved to recommend approval of the rezone request of the Eilts Rezone to “R-3A” Medium High Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Delphine Jadot seconded, and the motion passed unanimously.

OTHER BUSINESS

Steve Bell announced he is now on the board of the Montrose Community Foundation.

NEXT MEETING

The meetings scheduled for September 13, 2023 and September 27, 2023 are cancelled. The next Planning Commission meeting will be October 11, 2023.

PUBLIC COMMENT

None.

ADJOURNMENT

Phoebe Benziger moved to adjourn the meeting. Jan Chastain seconded, and the meeting ended at 6:22 p.m.

Chairperson

Attest



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: Jace Hochwalt, Planning Manager
DATE: October 11, 2023
RE: Housing Needs Assessment Overview and Next Steps

ATTACHMENTS:

- Housing Needs Assessment: [Linked Here](#)

INTRODUCTION & BACKGROUND

To better understand the housing needs of the entire Montrose community, the City of Montrose, in partnership with Points Consulting, recently completed a Housing Needs Assessment. The purpose of the assessment was to evaluate current housing conditions and needs, make projections of future housing needs, and provide recommendations for policies, practices, and regulatory changes that can be implemented to address gaps between housing needs and supply.

With the rollout of Proposition 123, as well as other legislation and programs at the state and federal levels, the goal of this assessment is to help facilitate new housing partnerships and build on those that already exist. In addition, the assessment may impact policy decisions related to housing in the form of amendments to land development regulations and updates to the City's Comprehensive Plan.

The City received an Innovative Housing Planning (IHOP) grant in the Spring of 2022, which is a grant that specifically focuses on the implementation of affordable housing strategies such as expedited development review, accessory dwelling unit (ADU) uses by right, and the accommodation of "missing-middle" housing in more locations/zone districts. This grant was used to fund the Housing Needs Assessment. With the remaining grant funding, staff is recommending a Land Development Code update that specifically focuses on housing based on direction from City Council.

