



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, January 24, 2024 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 December 13, 2023 Planning Commission meeting.
- 4) Additions or Deletions
- 5) Elections for Chairperson and Vice-Chairperson
- 6) **SUGARPINE REZONE** This application is a request to rezone a portion of a property from "R-2" Low Density District to "R-3" Medium Density District (approximately 20.61 acres) on a property located on the northwest corner of Miami Rd and 6700 Rd, and also south of Evans St. The applicant is Christopher Koch.
- 7) **SUGARPINE SUBDIVISION AND PLANNED DEVELOPMENT SKETCH PLAN** This is a review and discussion of the Sugarpine Subdivision and Planned Development Sketch Plan. The property is approximately 37.31 acres. The subdivision proposes 225 residential lots. The Planned Development proposes allowing townhouse construction (up to 8 connected units), as well as reduced rear setbacks within the subdivision. The applicant is Christopher Koch.
- 8) Other Business



- 9) Next Meeting will be February 14, 2024.
- 10) Motion to Adjourn