



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, December 11, 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 pm 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 the city](#). 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 the city](#) 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 November 13, 2024 Planning Commission meeting
- 4) Additions or Deletions
- 5) **HIGH MESA CRAFTSMEN CONDITIONAL USE PERMIT** This proposed Conditional Use Permit is to allow light manufacturing use at 1134 N Cascade Ave, the corner of N Cascade Ave and Weldon Rd. The property is zoned "B-3" General Commercial District. Light manufacturing is considered a conditional use in the "B-3" zoning district. The applicant is Jason Yeager with High Mesa Craftsmen.



- 6) **HIGH MESA CRAFTSMEN VARIANCE** This proposed Variance is to allow site development at 1134 N Cascade Ave, the corner of N Cascade Ave and Weldon Rd under the standard site development requirements. The property is within 400 feet of the State Right of Way, but not immediately adjacent. If any property falls within 400 feet of the CDOT ROW, new construction is required to follow the Highway Corridor Overlay District site development standards. The applicant is Jason Yeager with High Mesa Craftsmen.

- 7) **SUNRISE CREEK III SUBDIVISION AND PD SKETCH PLAN** This is a review and discussion of the proposed Sunrise Creek III Subdivision and Planned Development, located on Outlot C of the Sunrise Creek III Filing No. 1 Final Plat, adjacent to Snow Brush Ave. The property is approximately 9.35 acres, and is zoned "R-3A" Medium High Density District and "B-4" Neighborhood Shopping District. The proposal is for approximately 54 residential units, as well as deviations to some development standards. The applicant is Sunrise Creek Montrose, LLC.

- 8) Other Business

- 9) Next Meeting will be January 8, 2025

- 10) Motion to Adjourn