



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, February 12, 2025 - 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.

Public participation for this meeting will be in-person in the City Council Chambers and via Zoom at the following link:

Telephone participation is available at:

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 January 22, 2025 Planning Commission meeting
- 4) Additions or Deletions
- 5) **MONTROSE COUNTY NORTH CAMPUS HEIGHT VARIANCE** This is an application for a variance to the Highway Corridor Overlay District's height limitation on Lot A of the Justice Center Subdivision. The property is zoned "B-2" Highway Commercial District, which does



not have a height limitation. Part of the property falls within the Highway Corridor Overlay District, which has a maximum building height of 40 feet. The applicant is Montrose County.

- 6) **HILLTOP SUBDIVISION SKETCH PLAN** This is a review and discussion of the proposed Hilltop Subdivision Sketch Plan, located on the east side of 6600 Road, north of its intersection with Locust Road. The proposal would allow for 402 residential units on 24.8 acres. The property is zoned "R-4" High Density District. The applicant is Housing Partners of Montrose, LLC.
- 7) Other Business
- 8) Next Meeting will be February 26, 2025
- 9) Motion to Adjourn