



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, February 26, 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.

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 February 12, 2025 Planning Commission meeting
- 4) Additions or Deletions
- 5) Defensible Decision Making Training
- 6) Other Business
- 7) Next Meeting will be March 12, 2025



8) Motion to Adjourn



City of Montrose Planning Commission

February 12, 2025

The Montrose City Planning Commission held a meeting on February 12, 2025 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: Chad Huffman (Vice-Chair), Delphine Jadot, Phoebe Benziger, Steve Ball, Ronald Cairns. Absent: David Fishering (Chair), Richard Rogers, Bryce Gaber.

Staff Members Present: Jace Hochwalt (Community Development Director), William Reis (Planner II), Chris Dowsey (City Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician).

There were 13 members of the public in attendance.

Call to Order

Vice-Chairperson Chad Huffman called the meeting to order at 5:00 p.m.

Approval of Minutes

Phoebe Benziger moved to approve the minutes of the January 22, 2025 meeting as submitted.

Delphine Jadot seconded, and the motion carried.

Additions or Deletions

None.

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.

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

The applicant stated they had nothing to add to the staff report and did not approach the podium.

Public Comment

None.

Discussion

One Planning Commissioner commented that the request is reasonable and does not adversely impact the community.

Motion and Vote

Phoebe Benziger moved to approve the request to allow the variance for a 55' tall building on Lot A of the Justice Center Subdivision. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report. Delphine Jadot seconded, and the motion carried unanimously.

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.

Staff Presentation

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

Scott Murphy gave a general overview of the sewer and water connections servicing this property, streets, a traffic study, pedestrian connections and stormwater plans.

Questions for Staff

Planning Commissioners and staff discussed parking, exits from the subdivision, and potential extra access through a future subdivision

Applicant Presentation

David Sheildt with Del Mont Consultants, representing the applicant, approached the podium to talk about the proposed project, parking requirements, housing needs, and public transportation.

Questions for Applicant and Staff

Planning Commissioners, staff and applicant discussed open spaces and recreation space, parking specifications, and a bridge over the ditch.

Public Comment

Two members of the public came forward with questions about the BOR drainage, a traffic study, impact on water and sewer to 3 properties remaining outside City limits, and a bike path along Hillcrest and Locust. Scott Murphy addressed the public comments.

Discussion

Planning Commissioners made suggestions about trails and connections, a bus stop, adding more useable greenspace, a traffic study, and overflow parking for guests.

Motion and Vote

No action to be taken.

Next Meeting

The next Planning Commission meeting is scheduled for February 26, 2025.

Public Comment

None.

Adjournment

Delphine Jadot moved to adjourn the meeting. Ron Cairns seconded, and the meeting ended at 5:48 p.m.

Chairperson

Attest