



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, June 25, 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 May 28, 2025 Planning Commission meeting
- 4) Additions or Deletions
- 5) **433 S 1st ST REZONE** This is a request to rezone 0.48 acres from "P" Public District to "B-1" Central Business District. The site is located on Lot 1 of the Carrier Neutral Location Minor Subdivision, addressed as 433 S 1st St. The applicant is Typhoon Properties, LLC.



- 6) **675 6600 RD REZONE** This is a request to rezone 1 acre from "MHR" Manufactured Housing Residential District to "R-6" Medium Density/Manufactured Housing District. The site is located on Lot 2 of the Klein Minor Subdivision, addressed as 675 6600 Rd. The applicants are Jimmie Goodall and Holly Goodall.
- 7) **WATERFALL CANYON POND ADDITION ZONING HEARING** This is a proposal for the initial zoning of "R-3" Medium Density District for the proposed Waterfall Canyon Pond Addition, approximately 8.98 acres. This is located on Lot 1 of the Carver Exemption for Boundary Line Adjustment. The applicant is Waterfall Canyon, LLC.
- 8) **WATERFALL CANYON WEST ADDITION ZONING HEARING** This is a proposal for the initial zoning of "R-3" Medium Density District for the proposed Waterfall Canyon West Addition, approximately 1.21 acres. This is located on a portion of Outlot 5 of the Waterfall Canyon Subdivision Filing No. 6. The applicant is Waterfall Canyon, LLC.
- 9) Other Business
- 10) Next Meeting will be July 9, 2025
- 11) Motion to Adjourn