



**REGULAR PLANNING COMMISSION MEETING AGENDA**  
**Wednesday, July 9, 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 June 25, 2025 Planning Commission meeting
- 4) Additions or Deletions
- 5) **PIONEER RANCH SUBDIVISION SKETCH PLAN** This is a review and discussion of the Pioneer Ranch Subdivision Sketch Plan proposal located on Lot 3 of The Hub Minor Subdivision, currently addressed as 16587 Chipeta Rd. The property is zoned "R-3A" Medium High Density District. The proposal consists of 19 single-family residential lots, as well as additional townhomes along Chipeta Road. The applicant is 1890 Homestead, LLC.



- 6) **ODELLE ROAD TOWNHOMES SUBDIVISION SKETCH PLAN** This is a review and discussion of the Odelle Road Townhomes Subdivision Sketch Plan proposal located on a property currently addressed as 1934 Odelle Rd. The property is zoned "R-3" Medium Density District. The proposal consists of 59 individually conveyable townhome lots, or attached single-family residential development. The applicant is Sandoval Investments of Montrose, LLC.
- 7) Other Business
- 8) Next Meeting will be July 23, 2025
- 9) Motion to Adjourn