



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, August 27, 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 July 9, 2025 Planning Commission Meeting
- 4) Additions or Deletions
- 5) **BLACK CANYON GOLF COURSE BOUNDARY LINE ADJUSTMENT REZONE** This is a request to rezone approximately 0.62 acres from "P" Public District to "R-1A" Large Estate District. The site is located on Lot 1 of the Black Canyon Golf Course Boundary Line Adjustment, also addressed as 2400 Columbine Lane. The applicant is James Renfrow.



- 6) **M4 REZONE** This is a request to rezone 3.91 acres from "R-1A" Large Estate District to "OR" Office-Residential District. The site is located on Lot 1 of the Murphy Boundary Line Adjustment. The applicant is Lakeview Contractors, Inc.

- 7) **JC MITCHELL ADDITION ZONING HEARING** This is a proposal for the initial zoning of "R-2" Low Density District for the proposed JC Mitchell Addition, approximately 4.85 acres. This is located at 15238 6720 Road. The applicant is Justin Mitchell.

- 9) **SUNSET VILLAGE SUBDIVISION PRELIMINARY PLAT** This application is a Preliminary Plat to subdivide a 9.15 acre site into 4 multifamily residential lots. This subdivision is located on Lot 2 of the Sunset Village Boundary Line Adjustment, currently addressed as 616 6600 Road. The property is currently zoned "R-3A" Medium High Density District. The applicant is the Cook Family Trust.

- 10) Other Business

- 11) Next Meeting will be September 10, 2025

- 12) Motion to Adjourn