



City of Montrose Planning Commission Amended

March 11, 2026

The Montrose City Planning Commission held a meeting on March 11, 2026 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: David Fishing (Chair), Chad Huffman (Vice-Chair), Richard Rogers, Phoebe Benziger, Steve Ball and Ronald L. Cairns. Beth McCorkle (Alternate) Absent: Delphine Jadot

Staff Members Present: William Reis (Senior Planner), Greg Stunder (Staff Attorney), Chris Dowsey (City Attorney) Scott Murphy (City Engineer), Abarrane Rojas (Deputy City Clerk). Jace Hochwalt (Community Development Director)

There were 2 members of the public in attendance.

Call to Order

Chairperson David Fishing called the meeting to order at 5:02 p.m.

Approval of Minutes

Richard Rogers moved to approve the minutes of the February 11, 2026, meeting as submitted. Ronald Cairns seconded, all voted yes and the motion carried.

Chad Huffman moved to approved the minutes of the February 25, 2026, meeting as submitted. Richard Rogers seconded, all voted yes and the motion carried.

Additions or Deletions

None.

The Bridges at Black Canyon Filing No. 11 Amended Preliminary Plat

This is a review of a proposed subdivision of Outlot B of The Bridges at Black Canyon Subdivision Filing No. 8 Final Plat, located off of E Oak Grove Rd. The plat proposes 14 residential lots and associated rights of way and easements, and eliminates the previously proposed Bear Dance Dr. The applicant is Bridges Development Partners, LLC.

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.

Questions for Staff

Did the Fire Department agree to this update and is there any plat that shows the changes for the undeveloped section? William Reis confirmed the Fire Department did approve and that there is no current plat that shows what the undeveloped section looked like.

Applicant Presentation

Ty Jennings stepped forward and noted that he had been working with the City and thought it was in the best interest to remove the road as it will be a benefit.

Questions for Applicant

Will this update change the golf course and do you know what you are going to do for the eastern part of the development? Ty Jennings confirmed it will not change the golf course and that the phase is planned for years in the future.

Public Comment

None

Motion and Vote

Conditional Approval Motion:

Phoebe Benzinger motions to recommend to City Council approval of the Preliminary Plat application with the following condition(s). The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report." Ronald Cairns seconded , all approved unanimously.

E Star Ct Lot 7 Subdivision Sketch Plan

The applicant was unable to attend, and after discussion the commission decided to continue this item to a future meeting.

Other Business

None.

Next Meeting

The next Planning Commission meeting is scheduled for March 25, 2026.

Public Comment

1 person from the public asked about policies regarding applicants being denied for missing. The planning commission and City Attorney explained that the public has rights for their land, and all landowners can come forward to the planning commission when interested in changing it.

Adjournment

Phoebe Benzinger moved to adjourn the meeting. Chad Huffman seconded and the meeting ended at 5:26 p.m.



Chairperson



Attest