



City of Montrose Planning Commission

March 25, 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, Ronald L. Cairns, Delphine Jadot and Beth McCorkle (Alternate) Absent: Steve Ball

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

There were 21 members of the public in attendance.

Call to Order

Chairperson David Fishing called the meeting to order at 5:04 p.m.

Approval of Minutes

Phoebe Benzinger motioned to approve with the amendment putting Ronald Cairns not Richard Cairns for the motion to vote on the March 11, 2026 Minutes, Ronald Cairns seconded all voted yes and the motion carried.

Additions or Deletions

None.

E Star Ct lot 7 Subdivision Sketch Plan

This is a review of a proposed subdivision of Lot 7 of the Miami Business Park Subdivision Filing No. 2, also addressed as 738-748 E Star Ct, into 6 townhome lots. The applicant is Forza Red 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

Ron Cairns asked about the plats timeframe. William Reis confirmed that the plat process is done so the applicant can sell the townhomes separately with their own legal description.

Applicant Presentation.

Justin Tanner, the applicant, stepped forward to answer questions.

Questions for Applicant

The applicant stated the development is envisioned as a neighborhood with a variety of building types designed to attract first-time homebuyers. Projected home sales prices are in the low \$400,000 range. The plan meets code by providing the required 1.5 parking spaces per unit.

Public Comment

None

Matteo Addition Zoning Hearing

This is a proposal for the initial zoning of "R-2" Low Density District for the proposed Matteo Addition, approximately 1.23 acres. This is located at 67135 N Road. The applicant is Nolberto Chavarria. Delphine Jadot recuses self for this agenda item

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. N

Questions for Staff

None

Applicant Presentation.

Nolberto Chavarria the applicant, stepped forward with no additional presentation

Questions for Applicant

None

Public Comment

None

Motion and Vote

Conditional Approval Motion:

Ronald Cairns motions to recommend approval of the initial zoning request of "R-2" Low Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report and Chad Huffman seconded, all approved unanimously.

Bear Creek Subdivision Amendment 5 Amended Preliminary Plat

This is a review of a proposed subdivision of Outlot 9B of the Bear Creek Subdivision Filing No. 9B Final Plat, on the southeast corner of Lincoln Road and 6530 Road, into 119 residential lots. The applicant is Bear Creek Land & Development, 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.

Chris Dowsy gave presentation on letter received from public and showed that the city is not bound by CCIOA and HOA. Citing that the developer has discretion over all easements and drainages, the density and product type as well would be a non-issue with the City of Montrose if it coincides with the zoning regulations.

Scott gave presentations on infrastructure of bear creek subdivision including a new traffic light, sidewalks, water and sewer updates for the betterment of the subdivision and community.

Questions for Staff

The commission asked staff to confirm that the issues from the letter have all been vetted and why CCIOA is cited. The staff confirmed they were verified through the city codes and stated CCIOA does not apply to the City of Montrose; we are not subject to the HOA's authority or contractual agreements but instead govern via our own ordinances. The Planning Commission cannot rule on these matters; the HOA should address the developer, especially since this is a preliminary stage. The Planning Commission's vote should be solely based on code compliance.

Applicant Presentation.

Matt Miles and attorney Shelly Dackonish stepped forward and ready to answer any questions.

Questions for Applicant

General architecture and parking plans such as the size of parking garages and driveways.

Public Comment

1 commenter from the HOA's wants to deny plat due to them not having enough time to review the architectural standards

Discussion

The commission noted that the plat is up to City Code and not the HOA covenants but that the HOA should meet with the developer so that they are able to work together.

Motion and Vote

Conditional Approval Motion

Phoebe Benzinger made motion 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." Delphine Jadot seconded all approved and motion passes

Other Business

None.

Next Meeting

The next Planning Commission meeting is scheduled for April 8, 2026.

Public Comment

David Fishing encouraged the public to contact City Staff office to make sure their voice is being heard. And the final date is April 6th for approval, and the public has time to make their comments known on that date

Adjournment

Delphine Jadot moved to adjourn the meeting. Chad Huffman seconded and the meeting ended at 6:09 p.m.



Chairperson



Attest