



**REGULAR PLANNING COMMISSION MEETING AGENDA**  
**Wednesday, June 10, 2026 - 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 27, 2026 Planning Commission meeting
- 4) Additions or Deletions
- 5) **HORSESHOE RIDGE SUBDIVISION AMENDED PRELIMINARY PLAT** This is a review of a proposed subdivision on Outlot B of the Horseshoe Ridge Subdivision Filing No. 2, also addressed as 66391 Crestview Drive. This proposal subdivides the property into 5 residential lots. The applicants are Donald Walker and Teresa Walker.



- 6) **ELEVATED EYE DOCS VARIANCE** This is a review of a proposed variance to the Highway Corridor Overlay District setback requirement on Lot 2 of the Buchanan/Reed Boundary Line Adjustment. The Highway Corridor Overlay District requires a 50 foot front setback. This application proposes a 24 foot setback. The applicant is CAB, LLC.
  
- 7) **EL CHAPIN ADDITION INITIAL ZONING** This is a review of the initial zoning of the El Chapin Addition, a pending annexation of a 12.28 acre property located along 6600 Road, near its intersection with Draft Horse Road. The applicant has requested "R-3" Medium Density District zoning. The applicant is El Chapin Investment Group, LLC.
  
- 8) **ODELLE ROAD MONTROSE HOUSING SUBDIVISION SKETCH PLAN** This is a review of a proposed subdivision located on Lot 2 of the Woodgate Trails Minor Subdivision, a 10.04 acre site on Odelle Road. The review and discussion of a sketch plan by the Planning Commission is informal and non-binding in nature, and serves as a means to provide guidance to the subdivider in accordance with City of Montrose Municipal Code. The applicant is Odelle Land Holdings, LLC.
  
- 9) Other Business
  
- 10) Next Meeting will be June 24, 2026
  
- 11) Motion to Adjourn