

MESA COUNTY PLANNING COMMISSION
Public Hearing
Minutes

May 20, 1982
7:34 p.m. - 10:18 p.m.

The meeting was called to order by Vice Chairman Linda Allen at 7:34 p.m. in the new County Commissioners' Hearing Room.

In attendance, representing the County Planning Commission, were:
Paul Nelson Tallie Miller
Larry Walton Linda Allen
Jim Young

Chairman Skinner arrived at 7:39 p.m. to assume his duties.

In attendance, representing the Planning Staff, were:
Ken Strohson Kurt Luhrs

In attendance, recording the minutes, was:
Marty Ealey of THE WORD WORKS

Approximately 20 interested citizens were also in attendance at various points during the meeting.

AGENDA ITEM #1--Approval of Minutes

Commissioner Young:

MOTION: "Madame Chairman, I'd like to recommend approval of the April 15 minutes, as they are."

Commissioner Miller seconded.

Vice Chairman Allen called for a voice vote; motion carried unanimously.

AGENDA ITEM #2--Announcements and/or Presentations

None.

Because of a conflict of interest, one of the Commissioners did not wish to consider Agenda Item #3, thus leaving the Commission without a quorum. Therefore, Agenda Item #4 was considered first.

AGENDA ITEM #4--C64-82 Conditional Use - Adult Foster Home

Petitioner: John C. and Alice H. Haworth
Location: 2320 Monument Road. A request for a conditional use for an adult foster home on approximately 1.2 acres in a single family/duplex residential zone.

I. Planning Staff Presentation

Strohson summarized the location, Staff comments, and review comments. Home to be used for maximum number of 10 elderly and handicapped adults. Noted that house was previously a group home for male adolescents. Staff recommendation is for approval.

II. Petitioner's Presentation

Alice Haworth stated that all County requirements would be met for licensing.

III. No public comment.

V. Commissioners' Discussion

Commissioner Young asked for clarification on the number of residents in the home. Mrs. Haworth replied that there would be ten residents in addition to Mr. and Mrs. Haworth and their child, for a total of 13. She noted that there was a square footage of 4400, and that not all residents would be disabled but some elderly who were merely unable to continue living alone though capable of self-care.

Commissioner Miller:

MOTION: "Madame Chairman, on Item C64-82, I recommend approval."

Commissioner Walton seconded.

Vice Chairman Allen called for a voice vote; motion carried unanimously.

AGENDA ITEM #3--C60-82 - Conditional Use - Natural Gas Pipeline

Petitioner: Western Slope Gas Company/John Steck.
 Location: Running from the Asbury compressor at approximately 22 Road Section line and P Road Section line to Garmesa. A request for a conditional use for a 12" natural gas pipeline running from the Asbury compressor at approximately 22 Road Section line and P Road Section line to Garmesa in an agricultural/forestry zone.

Commissioner Walton excused himself from consideration of this item for possible conflict of interest.

Chairman Skinner had arrived to conduct the remainder of the Public Hearing.

I. Planning Staff Presentation

Luhrs summarized proposed use and location. Noted that a gas line right-of-way already existed and was in use. Staff recommended approval subject to agency comments.

II. Petitioner's Presentation

John Steck with Western Slope Gas Company noted that this proposal was for a 12" natural gas pipeline parallel and adjacent to existing 8" pipeline, constructed and operated by Western Slope Gas Company. He noted that the 8" line is no longer sufficient to supply the Grand Junction area. This is an approved pipeline corridor; BLM has granted necessary amendments to allow this additional pipeline. County Road 16 will be crossed, and County Road 18 may be crossed depending on how far the County wishes to claim extension. Necessary permits would be obtained. Colorado State Health Department had inquired regarding fill into state waters; Mr. Steck assured the Commission that there would be no such fill dumping.

III. No public comment.

V. Commissioners' Discussion

Commissioner Allen:

MOTION: "Mr. Chairman, on Item C60-82, I would recommend approval of the Conditional Use for natural gas pipeline subject to the review agency comments."

Commissioner Nelson seconded.

Chairman Skinner called for a voice vote; motion carried unanimously.

Commissioner Walton re-entered the proceedings.

AGENDA ITEM #5--C61-82 - Conditional Use - Oil/Gas Well Waste Products Disposal/Recycling; Equipment Storage; Certificate of Designation for Solid Waste Disposal Site

Petitioner: Fritz Easterberg

Location: 3 miles north of the intersection of State Highways 65 and 330 on the DeBeque Cut-off Road. A request for a conditional use for oil/gas well waste disposal/recycling, equipment storage, and a certificate of designation for solid waste disposal site on 40 acres in an agricultural/forestry zone.

Commissioner Nelson excused himself from consideration of this item for possible conflict of interest.

I. Planning Staff Presentation

Strohson summarized the location and surrounding land use. Two 20' x 40' oil separation pits are proposed, as well as a one acre evaporation pond. Additional separation and evaporation areas might be constructed if needed at a later date. The process would involve separation of usable oil products from brine water. Outside equipment storage was proposed as an accessory use. Entrance and haul routes would be via the DeBeque Cut-off Road and internal roads on the property. Hours of operation would be 6:00 a.m. to 10:00 p.m. Strohson noted that a copy of a letter from persons objecting to this petition had been submitted to the Commissioners for review. Strohson suggested that, since a legal question existed regarding the County's right to issue such permits, the Commission review the Petition at this time but that a decision from the County Attorney should precede the Mesa County Commissioners' hearing. He pointed out that the facility would benefit the County as these wastes were currently being dumped randomly, thus Staff recommended approval.

II. Petitioner's Presentation

Paul Vranesic, attorney for Fritz Easterberg, pointed out that responses had been submitted to questions raised by Staff. Stressed that this facility would satisfy a great need in the County. Noted that the uses would be under control and supervised.

III. Public Comment

Tom Douville, Mesa County Environmental Health Director, acknowledged the fact that this would satisfy a need in the County in as healthful a way as possible, and noted that this location was logical as it would be near a center of drilling operations. He pointed out that samples from an illegal dumping site did not indicate the presence of any hazardous materials, and presented survey and test results to the Commission for review.

Curtis Macum, neighbor to the property, objected to the dust and noise which would be increased by traffic to the dumping site. Expressed concern also that his irrigation ditch and pond might be contaminated.

Mr. and Mrs. Clark, whose property also adjoins this site, specifically objected to the lengthy hours of operation, as well as the dust and noise. Felt property value would be significantly decreased.

IV. Petitioner's Rebuttal

Vranesic addressed the problem of drainage and pointed out that an impermeable barrier would be constructed around the pit to permit drainage. In addition, test wells would be erected around the drainage area to insure that no seepage took place. Felt increase in dust would be negligible at this time. As to loss in property values, he felt that if site were maintained properly (as it would be in this case), no adverse effect should ensue.

In response to questions, it was established that the ponds would be fenced with barbed wire to keep livestock out. Mr. Fleming, the planning consultant involved with the project, pointed out that with a 40 acre parcel, the actual ponds could be located almost anywhere on the site, but that with good maintenance the area should be indistinguishable. The ponds would be 2' above the surface of the land (to keep water from running into the pond) and 3' below the surface of the land.

Mr. Fleming summarized the operation noting that 80-100 gallon tank trucks would bring in wastewater from drilling operations, that the water would be separated from oil byproducts, and then put into the evaporation ponds. Estimated approximately 40 truck trips per day dependent upon the amount of drilling taking place in the area. Pointed out that the trucks are currently traveling the roads to and from drilling sites, so that actual traffic would not increase significantly. Seated ponds would be 1/4-1/2 mile from the nearest home, and they would be bermed and landscaped.

V. Commissioners' Discussion

Commissioner Young:

MOTION: "Mr. Chairman, I would like to move on C61-82 that we approve this. The County Attorney will have to rule on whether or not our recommendation for approval is legal, but I feel this does meet the needs of the County and would be in the best interest for health and safety of the County."

Commissioner Walton seconded.

Chairman Skinner called for discussion and Commissioner Miller raised the point that a decrease in hours of operation to 6:00 a.m. to 8:00 p.m. would be appropriate. Commissioner Young agreed to amend his motion to include the shorter hours of operation. Commissioner Walton as second agreed.

Commissioner Young:

MOTION: "Mr. Chairman, I would like to amend my previous motion on Item C61-82 to limit the hours of operation from 6:00 a.m. to 8:00 p.m."

Commissioner Walton seconded the amendment.

Commissioner Allen stated that until the legal question had been resolved, she could not support any action recommending approval.

Chairman Skinner called for a voice vote; Commissioner Allen remained in opposition but motion carried.

Commissioner Nelson returned to active participation in the hearing.

AGENDA ITEM #6--C53-82 - Conditional Use - Oil/Gas Well Waste Disposal/Recycling; Equipment Storage; Certificate of Designation for Solid Waste Disposal Site

Petitioner: Fritz Easterberg.

Location: S Road and 5 Road, north of Mack. A request for a conditional use for gas well waste products disposal and recycling, equipment storage, and a certificate of designation for solid waste disposal site on 160 acres in an agricultural/forestry zone.

I. Planning Staff Presentation

Strohson summarized the location of this proposed dumping site and noted that the use would be identical to that in C61-82. The closest home to this property is 1/2 mile south and surrounding zoning is AFT. The entrance and haul route would be onto S Road. Same hours of operation were proposed (6:00 a.m. to 10:00 p.m.). Staff recommended approval. Major agency comments were available on this Petition. It has been recommended that an employee be on the site during the hours of operation, rest room facilities (Sani-lets) to be installed. Mack Advisory Board had recommended approval.

II. Petitioner's Presentation

Mr. Vranesic stated that this disposal site would have similar uses to those proposed in C61-82, but for a different area of drilling emphasis.

III. Public Comment

Miles Puckett, nearby resident to proposed site, wished confirmation that his ditch rights would be respected.

IV. Petitioner's Rebuttal

Mr. Vranesic assured Mr. Puckett that his water rights would be respected.

V. Commissioners' Discussion

Discussion revolved around the fact that the previous motion had not included recommendation that an employee be on site during operation, because review comments had not returned in time.

Commissioner Young

MOTION: "Mr. Chairman, I'd like to move on C53-82. I would recommend approval for the same reasons that I recommended approval on C61-82. I feel that the County does need this, and I do feel it is in the best interest of the health and safety of the County. For those reasons, I would recommend approval. I would also recommend that all the comments be addressed. The hours of operation are to be limited to 6:00 a.m. to 8:00 p.m. as well, and an employee is to be on site during operation for both C53-82 and C61-82. In addition, if this petition encounters legal difficulties, the final decision will be left to the County Attorney."

Commissioner Miller seconded.

Discussion ensued as to what the approved uses under the Conditional Use in AFT might be, and whether this was a specifically approved use. It was acknowledged by Staff to be a similar use to landfills, etc. and thus thought to be appropriate.

Chairman Skinner called for a voice vote; motion carried with Commissioners Nelson and Allen in opposition.

AGENDA ITEM #7--C55-82 - Conditional Use - Heavy Equipment Storage and Repair, Cement Batch Plant

Petitioner: Harvey C. and Vivian A. Kelly
 Location: South side of Highway 330; 25 miles east of Plateau City. A request for a conditional use for heavy equipment storage and repair and a cement batch plant on 19 acres in an agricultural/forestry zone.

I. Planning Staff Presentation

Strohson summarized the location and proposed uses. Noted gravel operation is active at this time; this Petition represents an expanded use. Staff recognized a need for a concrete batch plant in the Plateau Valley. Uses well-screened. Staff recommended approval as this is felt to be a reasonable expansion of current use, access route is on applicant's property. Agency comments were reviewed and felt to present no problem. The Petitioner plans to pave the access road as soon as financially feasible.

II. Petitioner's Presentation

Vivian Kelly stated that she and her husband wished to provide a facility for which there was a definite need in the Plateau Valley, for heavy equipment storage and a cement batch plant. She emphasized that the road in question would be paved as soon as economical; oil well drilling were decreasing at this point. She pointed out that 57 1/2 Road was in rather bad shape at this point anyway because of heavy traffic in the spring when the road was soft.

III. No public comment.

V. Commissioners' Discussion

Commissioner Miller:

MOTION: "Mr. Chairman, on C55-82, I recommend approval with the agency comments being addressed."

Commissioner Nelson seconded.

A discussion arose concerning tying the repair and return of the road to its original state to the granting of the Conditional Use. Consensus was that the Planning Department and/or Commission could not determine the way in which the County Road Department enforced regulations and conditions.

Chairman Skinner called for a voice vote on the motion; motion carried unanimously.

AGENDA ITEM #8--C58-82 - Ince Acres Subdivision - Preliminary Plan

Petitioner: Carson Ince.

Location: East of Highway 141, 1.25 miles north of Gateway. A request for a preliminary plan of 17 lots on 113.9 acres in a planned residential zone at .15 unit per acre.

I. Planning Staff Presentation

Luhrs summarized the location and proposed use. He noted that this subdivision was taking place in an outlying area and therefore certain facilities and services would not be available. Nonetheless, it should be required to conform to County standards as far as roads, lighting, etc. to provide safety and welfare for residents. It was suggested that the limitations should be shown on deeds to all parcels so that prospective buyers might be aware of potential problems. Staff recommended approval subject to the comments, specifically concerning emergency access easements and potential flooding problems.

II. Petitioner's Presentation

Katie McIntyre, representing Carson and Virginia Ince as Petitioners, noted that although lots on one side of the proposed subdivision would be across West Creek, they would be restricted by covenants and deed restrictions to using a common low-water crossing, rather than each lot having an individual crossing of the creek. Water would be available from five wells for which permits had been applied. Septic tanks would be provided. Building areas would be limited to flatter portions of the site to prevent construction on steep slopes, in areas of flash flooding, etc. Petitioner agreed to meet all Staff comments.

Discussion arose regarding one well supplying more than one household/lot. Petitioner felt water was sufficiently available to do this. Commissioners felt that one well per residence ought to be required.

III. Public Comment

Cecil McCoy, of Gateway, inquired as to what type of buildings would be constructed. McIntyre responded that they were to be stick-built single family homes.

It was established that since this was not a Planned Mobile Home Subdivision, mobile homes would not be permitted on the lots, though modular (factory-built) homes would be.

V. Commissioners' Discussion

Commissioner Nelson:

MOTION: "Mr. Chairman, on Item C58-82, I would like to move for approval of the Preliminary Plan with the understanding that by the time the Final Plan stage is reached, access agreements from surrounding property owners and the BLM are obtained, review agency comments are to be satisfied, and full disclosure of pertinent facts concerning some hazards in the area be made to buyers. Well permits are to be obtained according to State regulations."

Commissioner Young seconded.

Chairman Skinner called for a voice vote; motion carried unanimously.

AGENDA ITEM #9--C67-82 - Conditional Use - Temporary Asphalt Plant

Petitioner: Corn Construction.
 Location: 1.5 miles west of Glade Park Store. A request for a conditional use for a temporary asphalt plant on approximately 5 acres in an agricultural/forestry zone.

I. Planning Staff Presentation

Strohson summarized the location and proposed uses. Surrounding uses are AFT in use as rangeland. This would be a short-term use. Staff recommended approval.

II. Petitioner's Presentation

Ed Settle, for Corn Construction, agreed to answer questions.

III. No public comment.

V. Commissioners' Discussion

Commissioner Young:

MOTION: "Mr. Chairman, on Item C67-82, I would recommend approval of the Conditional Use for a 60 day period."

Commissioner Miller seconded.

Chairman Skinner called for a voice vote; motion carried unanimously.

AGENDA ITEM #10--C52-82 - Conditional Use - Temporary Storage of Heavy Equipment

Petitioner: Arthur D. Romines
 Location: 2964 D Road. A request for a conditional use for temporary storage of heavy equipment on 4 acres in an agricultural/forestry zone.

I. Planning Staff Petition

Luhrs identified the location and noted that this was a current use, the Petition being merely for conformance. He stated that this actually represented an Industrial zoning and that such zoning was available nearby. Staff recommended denial for this reason.

II. Petitioner's Presentation

Roger Foisy, representing Dave Romines, stated that this was indeed an area of transition. Noted that as an existing use in an agricultural/forestry zoning it was not really out of character. Stated that the Conditional Use tactic had been

utilized rather than attempting a rezoning because this would represent a fairly short-term (5-10 years at most) use for the property. He agreed that other industrial type and storage properties were available but that the Petitioner had four acres not under cultivation, and could not afford to rent or purchase other property for the sporadic times his equipment was to be stored rather than out on a job. Adequate screening and buffering would be installed. The Petition was brought about by a complaint of zoning violation by a neighbor.

Dennis Devore, an attorney from Montrose representing Mr. Romines, informed the Commission that Mr. Romines owns two drilling rigs, which hopefully are on drilling sites as frequently as possible.

III. Public Comment

Jean Biscup, Gerald Phipps, Fred Sowinski, and Opal Clark, all neighbors of Mr. Romines, expressed support for allowing him to continue using his property for storage of his drilling equipment. Each pointed out that the Romines property is well-tended and maintained, and that other semi-industrial and storage uses (Holsum trucks, etc.) take place in the neighborhood.

There was no negative comment from the public.

V. Commissioners' Discussion

Discussion centered on the fact that the surrounding zoning is for fairly heavy density. Commissioner Young felt that such a Conditional Use might be incompatible with development which might be taking place at some time during the duration of the Conditional Use.

Commissioner Allen:

MOTION: "Mr. Chairman, on Item C52-82, Conditional Use - Heavy Equipment Storage, I think I would like to recommend approval based on the fact that they are buffering the area well. I would like a one-year review on this because I think that would solve a little of Jim's concern. I don't think the area that's been rezoned at this present time within a year from now would be developed out that much, but I would like us to be able to look at the Conditional Use to see that it is still compatible with the surrounding areas."

Commissioner Nelson seconded.

Chairman Skinner called for a voice vote; motion carried with Commissioners Miller and Young in opposition.

**AGENDA ITEM #11--C59-82 - Rezone AFT to R2A and Lynch Subdivision
- Outline Development Plan**

Petitioner: George Lynch.
Location: 1154 23 Road (east of 23 Road, north of K.5 Road line). A request to change from agricultural/forestry uses to single family residential uses at approximately one unit per 2 acres on 15.2 acres.

I. Planning Staff Presentation

Luhrs recapped the location, proposed uses, and surrounding zoning. Noted that this was not good arable land and that it was not currently farmed. Staff felt that the number of lots should be reduced to three, rather than four, to reduce the problems farmers might encounter with increased density in this area. Therefore, Staff recommended approval with the stipulations that access will be according to regulations and not at curves, at 90° to the road; that development will meet all County regulations and homesites will not be located on steep slopes or in hazardous areas; and that only three lots should be divided and developed.

II. Petitioner's Presentation

Ed Carpenter, from Paragon Engineering, represented the Petitioner. He mentioned a letter in the file from the Gobbo brothers who own the good farmland surrounding the majority of this piece of land, stating that they have no problems with this proposal. He further stated that certain problems mentioned in the agency comments regarding septic tanks had been resolved. Stated that all homes would be built on level ground.

Katie McIntyre, of Paragon Engineering, pointed out that there was a home (the Lynch's current house) on the acreage. She specified that there would be no greater difficulty with four homes than three in the area. She re-emphasized that the land in question is not good for farming but only for building. She mentioned other subdivisions in the area which were in agricultural areas. Other than AFT there is some Planned Residential zoning in the area, with 2 acre lots in Sparks Subdivision.

Mr. Carpenter added that the sheds and outbuildings currently on the land would be cleaned up by Mr. Lynch, as they were recognized to be incompatible with the new buildings.

III. No public comment.

V. Commissioners' Discussion

Discussion ensued regarding the protection of agricultural uses around this spot zoning from nuisance suits against spraying, smell, etc. It was pointed out that under a Planned Zone this could take place; under the R2A zoning applied for covenants could not be utilized.

Commissioner Walton:

MOTION: "Mr. Chairman, on Item C59-82, I would recommend approval of the rezone from AFT to R2A and leave the plan as presented to us with the four lots."

Commissioner Young seconded.

Chairman Skinner called for a voice vote; motion was defeated with Commissioners Nelson, Allen, and Miller opposed.

It was suggested by R. V. Brinkerhoff (in the audience) that the Commissioners go ahead and approve the Outline Development Plan, while denying the rezone until it is resubmitted as a Planned Residential. When the Petitioner returns with the Preliminary Plan, then the rezone to Planned Residential can be considered and approved. This could take place at a June hearing.

Commissioner Nelson:

MOTION: "Mr. Chairman, on Item C59-82, I'd like to move that we accept the Outline Development Plan as presented."

Commissioner Young seconded the motion.

Chairman Skinner called for a voice vote; motion carried unanimously.

Commissioner Nelson:

MOTION: "Mr. Chairman, also on Item C59-82, I would move that we deny the rezone request from AFT to R2A and recommend that they come back in ASAP with Planned Residential at the same density, and we waive the right to see that. They will probably choose to do that as a minor subdivision. Covenants protecting surrounding agricultural uses must be included.

Commissioner Young seconded this motion as well.

Chairman Skinner called for a voice vote; motion carried unanimously.

**AGENDA ITEM #13--C56-82 - Rezone AFT to PC and Johnson Acres -
Outline Development Plan**

Petitioner: Gay Johnson's/John Gidney
Location: Southeast corner of 32 Road and D Road. A request to change from agricultural/forestry uses to planned commercial uses on 2.57 acres.

- a. Consideration of rezone.
- b. Consideration of Outline Development Plan.

I. Planning Staff Presentation

Luhrs summarized location and outlined current uses and condition (cluttered), as well as neighboring uses and zoning. He pointed out that a more intensive use would be acceptable for this location. Staff recommended approval on the condition that a traffic analysis be submitted before Preliminary so that impacts of the convenience store on that location could be determined; that extensive berming and landscaping be provided along 32 and D Roads to be shown on the Preliminary Plan; and that the Petitioner work with Staff on Preliminary design.

II. Petitioner's Presentation

Roger Foisy, Colorado West Engineering, representing the Petitioner, agreed to work with Staff on traffic problems and landscaping, design, etc. He noted that the land is not a part of any sanitation district though the house on the land is currently served by Clifton Sanitation District. The CSD had agreed to take this before their Board meeting on June 7 to consider annexing or serving by special agreement. The County Health Department has indicated that a septic tank might be acceptable. The convenience store would probably generate less waste than the single family residence there now.

III. No public comment.

V. Commissioners' Discussion

Commissioner Allen:

MOTION: "Mr. Chairman, on Item C56-82, I recommend approval of the rezone from AFT to Planned Commercial as Mesa County is trying to not get involved in the private enterprise and assume that these people probably do their homework ahead of time and know what will and won't go in certain locations."

Commissioner Miller seconded the motion.

Chairman Skinner called for a voice vote; motion carried unanimously.

Commissioner Allen:

MOTION: "Mr. Chairman, on Item C56-82, the Outline Development Plan, I'd like to recommend approval but making a few suggestions. I would like to see these implemented on the Preliminary Plan as it comes through. One of them is the landscaping essentially around the storage units. It would be very nice to drive down that road and not see those storage units, and I don't mean like a chain link fence with venetian blinds through it, but some kind of bushes, something that is attractive. Also because the area surrounding this is very likely to become residential later on some of the things that I would like to see especially would be low lighting so that it wouldn't be offensive to surrounding residential areas when they are developed. The other thing that we have talked about is going with some type of architectural compatibility with the surrounding residential areas, work with something like that along these roads. Another thing that we have discussed is low signs, not sticking way up in the air but something attractive and low lighted. In addition, whatever conditions are established by the County Engineer or State Highway Department regarding improvements to D Road will be met."

Commissioner Miller seconded the motion.

Chairman Skinner called for a voice vote; motion carried unanimously.

AGENDA ITEM #14--C40-82 - Plaza 29 Subdivision - One-Step Sub-division

Petitioner: Zenith-Aries Group
 Location: Northeast corner of 29 Road and F Road. A request for Preliminary/Optional Final Plat and Plan on 2.31 acres in a planned business zone.

I. Planning Staff Presentation

Luhrs stated that this had been heard as Outline Development Plan at the last hearing. The only problems which had been encountered were regarding road improvements and right-of-way dedications. He noted that all questions had been resolved and the necessary document signed by County Commissioner White but that Mr. Brinkerhoff would not sign it until it had been approved by the Planning Commission. Staff still recommended approval; liked design as submitted.

II. Petitioner's Presentation

R. V. Brinkerhoff stated the Petitioner had been working with Armstrong Engineers to improve utility placements.

III. No public comment.

V. Commissioners' Discussion

Discussion centered around the landscaping; Mr. Brinkerhoff stated that some 25 tall trees were going to be planted on the site.

Commissioner Walton:

MOTION: "Mr. Chairman, on Item C40-82, I recommend approval of the Final Plat and recommend signing of whatever needs to be signed."

Commissioner Young seconded.

Chairman Skinner called for a voice vote; motion carried unanimously.

The Public Hearing adjourned at 10:18 p.m. Discussion among the Commissioners resulted in an agreement with the Recorder, Marty Ealey, that a summary paragraph for each item considered on the agenda would be attached to the official minutes.

MESA COUNTY PLANNING COMMISSION
Summary of Public Hearing, May 20, 1982

Minutes from the April 15 meeting were approved.

Item C64-82 regarding a conditional use for an adult foster home was approved. This was to be a 4400 square foot home occupied by ten elderly or handicapped residents, as well as Mr. and Mrs. John Haworth and their child.

Item C60-82 for a conditional use for a natural gas pipeline in an existing pipeline corridor on Garmesa was approved.

Two oil and gas well waste product disposal/recycling sites were approved as Items C61-82 and C53-82. These would be basically brine evaporation ponds and recyclable oil product separation ponds. An employee is to be on site during hours of operation which were restricted to 6:00 a.m. to 8:00 p.m. Sufficient screening is to be in place, and ponds are to be fenced to keep livestock, etc. out.

A conditional use for a heavy equipment storage and repair facility and cement batch plant was approved for the Plateau City area as Item C55-82.

A discussion was held of a subdivision near Gateway with the result being approval of a petition submitted as Item C58-82. The limitations of living in such an outlying area are to be outlined to prospective buyers on deeds. Individual well permits are to be sought for each lot to be sold. Emergency access rights-of-way are to be obtained before presenting the Preliminary Plan.

As Item C67-82, a conditional use for a temporary asphalt plant to be operated by Corn Construction near Glade Park was approved.

A conditional use for heavy equipment storage for Dave Romines in an AFT zone was approved as Item #C52-82, with a one-year review required.

The Lynch Subdivision rezone request from AFT to R2A was denied; it was recommended that the Petitioner resubmit a rezone request to Planned Residential so that covenants could be included to protect surrounding agricultural uses. The Outline Development Plan presented as C59-82 was approved.

Item C56-82 for rezone and ODP for Johnson Acres to include a convenience store and area of storage units was approved with the stipulations that adequate buffering be installed around the storage units and that a traffic analysis be done to determine the effects of the convenience store on the area prior to submittal as Preliminary Plan.

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The Plaza 29 Subdivision was approved as a one-step subdivision, having been reviewed by the Planning Commission at a prior hearing.

The Commissioners agreed to the preparation of a short summary in paragraph form of each Hearing to be attached to the minutes and prepared by the Recorder.