

MINUTES OF PUBLIC HEARING
COMMUNITY DEVELOPMENT
BOARD OF COUNTY COMMISSIONERS
AUGUST 11, 2022

Commissioners Present: Chair Chris Fillios, Commissioner Leslie Duncan, Commissioner Bill Brooks

Staff Present: David Callahan, Pat Braden, Ben Tarbutton, Vlad Finkel, Jennifer Conner

Chairman Fillios called the hearing to order at 6:00 P.M.

CHANGES: None

OPENING REMARKS: None

CONFLICT(S): None

Case No. ZON22-0003 McAvoy, a request by Samuel and Svetlana McAvoy for a zone change from split zone of Rural and Agricultural Suburban to Agricultural Suburban.

Staff Presentation: Vlad Finkel, Planner III, presented the case with a PowerPoint presentation. This property is located on the east side of town off Chaparral Drive. Originally, when conducting a pre-application meeting with the applicant, maps showed the property as being rural. While conducting parcel research, staff discovered that in 1978 there was a zone change where the rural and agricultural suburban zones met. However, when County mapping became digitalized, the zone change was not reflected in the digital version of the zoning map. Furthermore, due to several subsequent boundary line adjustments the subject parcel became split zoned. Although the County allows split zoned parcels, staff discourages them. In this case, staff is trying to remedy the issue of a split zoned parcel and allow a minor subdivision. The Comprehensive Plan designation is "Suburban." There is a residence on the property. During the agency comment period no issues were raised with regard to this request.

During the public comment period, there were 3 comments in opposition. The concerns were raised with regard to the increase in density and stormwater runoff. According to the High Risk Site Disturbance Requirements for High Risk Sites, the rate of runoff from any proposed land development shall not exceed the rate of runoff for the design storm prior to the proposed land development. The Hearing Examiner heard the request on June 2, 2022 and recommended approval.

Applicant Presentation: Tiffany Espe with ATS, applicant representative stated she did not have anything else to add.

Public Testimony: None

Motion by Commissioner Duncan, seconded by Bill Brooks to end public testimony, close the public hearing and enter into deliberation.

Commissioner Brooks Aye
Commissioner Duncan: Aye
Chair Fillios: Aye

The Board entered into deliberation. Commissioner Duncan stated this seems pretty cut and dry, and the explanation by the Hearing Examiner is well done. Commissioner Brooks agreed. Chairman Fillios agreed with his colleagues.

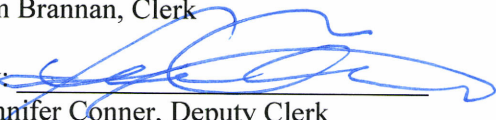
Motion by Commissioner Duncan, seconded by Commissioner Brooks to approve Case No. ZON22-0003 McAvoy Zone Change.

Commissioner Brooks Aye
Commissioner Duncan: Aye
Chair Fillios: Aye

Decision: Approved.

Chairman Fillios adjourned the meeting at 6:11 P.M.

Jim Brannan, Clerk

By: 
Jennifer Conner, Deputy Clerk

Chairman Fillios

