

Phillips County Commissioners
Public Hearing
January 19, 2012

The Board of County Commissioners met in special session on Thursday, January 19, 2012 at 7:00 pm in the Ortnor Family Room at the Phillips County Event Center. Present were Commissioners Joe Kinnie – chair, Jerry Beavers and Quentin Bieseemeier. Also present were Randy Schafer, Phillips County Planner, applicants Glen and Renae McCallum, Rusty and Sandy Triplette, and those on the attached attendance sign-in sheet.

Kinnie opened the public hearing at 7:00 pm for the purpose of considering two re-zoning applications. The first application considered was from Glen and Renae McCallum who requested the rezoning of approximately 3 acres in the SE¼ of Section 6, T7N, R44W from A-1 to C, Commercial. Glen McCallum explained that they hope to build a diesel repair business at the site. Kinnie asked for comments from the public. Hearing none, he closed the comment period for that application.

The second application considered was from Rusty and Sandy Triplette who requested the rezoning of two adjoining parcels from A-1 to C, Commercial. The two parcels are described as:

A tract of land in the NE ¼ NE ¼ of Section 17, Township 7 North, Range 44 West of the 6th P.M., Phillips County, Colorado, beginning at the NE corner of the NE ¼ of said Section 17; thence South along the East section line 330 feet; thence West on a line parallel to the North boundary line of said NE ¼, 345 feet, thence North on a line parallel to the East boundary line of said NE ¼ 330 feet to the North boundary line of said NE ¼, thence East 345 feet along the North boundary line back to the point of beginning.

And

North 550 feet of W ½ W ½ NW ¼ NW ¼ of Section 16, Township 7 North, Range 44 West of the 6th P.M.

Kinnie asked for comments from the public. Joe Schram discussed the possible use of a fertilizer plant and the dangers of polluting local wells. He also noted that these parcels fall within a floodplain designation.

Shirley Hethcote expressed concerns over potential water pollution, increased traffic, and devaluation of her property.

There being no further comments, Chair Kinnie thanked everyone for attending and closed the hearing at 7:15 pm.

The board decided to proceed with a decision on the McCallum request as the meeting was posted. A motion was made by Beavers, seconded by Bieseemeier to rezone

A tract in the SE¼ of Section 6, T7N, R44W of the 6th P.M. described as Beginning at the SE Corner of said SE¼; thence N 49°45'43" W, 46.8' to the intersection of the extension of the north line of County Road 24 and the extension of the west right-of-way line of U.S. Highway 385; thence along the west right-of-way line of U.S. Highway 385, N 00°19'00" E, 892' to the True Point of Beginning; thence continuing N 00°19'00" E along the west right-of-way line of U.S. Highway 385, 200.0' feet; thence parallel to the south line of said SE¼, N 89°39'30" W, 600.0'; thence south parallel to the west right-of-way line of U.S. Highway 385, S 00°19'00" W, 200.0'; thence east parallel to the south line of said SE¼, S 89°39'30" E, 600.0' back to the Point of Beginning, being approximately 3 acres

from A-1 to C, Commercial. Motion carried.

The Triplette application will be considered at the next regular meeting.

The meeting adjourned at 7:30 pm.

Respectfully submitted,


Randy Schafer
Phillips County Planner


Quentin "Bud" Bieseemeier


Jerry Beavers


K. Joe Kinnie

Attest:


Beth Cumming, County Clerk