

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

SUP-23559 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GEORGE R AND LOREY M COLE - Request for Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE COMMERCIAL situated on 1.2 acres at 5701 Mello Avenue (APN 125-24-307-007), R-1 (Residence Estates) Zone, Ward 1 (Ross).

If Approved, C.C. 10/17/2007

If Denied, P.C.: Final Action (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

2

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

3

0

**RECOMMENDATION:
APPROVAL**

BACKUP DOCUMENTS:

1. Location and Aerial Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards
7. Submitted after final agenda - Protest/support postcards, protest letter and protest petition

Motion made by RICHARD TRUESDELL to Deny

Failed For: 4; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, LEO DAVENPORT, RICHARD TRUESDELL, SAM DUNNAM; (Against-DAVID STEINMAN, [NAME NOT FOUND]); (Abstain-None); (Did Not Vote-None); (Excused-BYRON GOYNES)

NOTE: An initial motion by EVANS to APPROVE subject to amended conditions failed with DAVENPORT, TRUESDELL, TROWBRIDGE and DUNNAM voting NO and GOYNES excused.

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, confirmed that the applicant meets all conditions and recommended approval.

LORI COLE was present and agreed with all conditions.

DENNIS VANTOW was apprehensive about the number of horses being allowed. He stated that he was mainly concerned with the horse waste and the possibility of polluting his wells. Neighboring resident, CEMINE GREEN, 5700 Mello Avenue, revealed that Mello Avenue is one block long and zoned R-E (Residence Estate). She opposed any commercial business on Mello Avenue and felt it would encourage others to follow suit.

COMMISSIONER DUNNAM produced a letter submitted by seven property owners on Mello Avenue opposing the special use permit. He stated that he could not support the application in light of the neighboring residents' discontent. However, if approved, he recommended an additional condition requiring a one-year review on the special use permit. Suggestions for added conditions were discussed with MARGO WHEELER, Director of Planning and Development Department providing the appropriate wording. COMMISSIONER TRUESDELL stated he would not support the application because there is no benefit to the community and it would be creating a commercial venture.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

