

Planning Commission Minutes  
For May 19, 2015

Members Present: Chairman Dwight Freeman, Grover Hathorn, Leonard Brown, Gene Glover, Wesley O'Rourke and Rose Vanderpool, Secretary.

Others Present: Please see "Sign in Sheet"

Chairman Freeman called the meeting to order at 1:31pm.

A motion to approve the Agenda as submitted was made by Grover Hathorn and seconded by Gene Glover; a motion to approve the April 21, 2015 minutes as submitted was made by Mike Mitchell and seconded by Leonard Brown.

First item of business: A Conditional Use request submitted by Wesley O'Rourke and Tom O'Rourke for a 1800 square foot green house. Mr. Wesley O'Rourke recused himself from the Board. Mr. Tom O'Rourke stated to the Board that he had purchased the greenhouse as a graduation gift for his son Wesley, and did not realize that a conditional use approval was needed nor a building permit. Wesley submitted a letter of support from Diana Velasquez. Wesley stated that he had support from other neighbors as well, but they could not attend today's meeting. The biggest concern is water; Wesley provided his well permit and a letter from Craig Cotton Office of the State Engineer Colorado Division of Water Resources. (See "Exhibit B") (Pg. 3) "The irrigation is to be used for the personal needs of the owner. A non-commercial greenhouse would be allowable under the personal irrigation uses permitted by a domestic well permit." Wesley stated that he uses a drip line system and it is very efficient. Under the cottage rule, I can sell to my neighbors or trade what I can't consume. Mr. Mitchell asked Mike Gibson who was in attendance for a later meeting to clarify how water was available for a greenhouse of this size. Mr. Gibson stated that Wesley could potentially get water from the conservancy if it is in the area of water availability, if he should need more water, but the letter provided by Craig Cotton demonstrates that the domestic well permit will cover personal use of a greenhouse.

Wesley is requesting approval for the existing 1800 square foot greenhouse and a future greenhouse of 2000 square feet (approximately). Grover Hathorn moves to approve the request with the following contingencies 1. This is a non-commercial greenhouse; (2. This is Non-transferrable, if the property is sold the new owner will have to submit a conditional use to continue this type of use; (3. The Division of Water District 3 is satisfied with the current use; Leonard Brown seconds motion; Motion carried unanimously.

Respectfully submitted,

Rose Vanderpool  
Secretary of the Board

