



**PLANNING AND ZONING  
COMMISSION MEETING  
DECEMBER 6, 2022  
6:30 P.M.**

**1. CALL TO ORDER - PLEDGE OF ALLEGIANCE**

- 2. Commissioners will review the Regular Meeting Minutes of October 4, 2022.  
Commissioners will consider approving the Regular Meeting Minutes of October 4, 2022.**

**Presenter:**

- 3. PUBLIC PARTICIPATION - There is no limit to the number of speakers, although public comments will be held to an overall time limit of 30 minutes.(Speakers have a time limit of three (3) minutes per person, may only speak once, and may not cede time to another commenter.**

**4. PUBLIC HEARING**

- a. Planning and Zoning Commission will hear an application from James and Jean Wootton, dba Yellow Car Country Wine, located at 1345 S. Broadway for a zoning map amendment for the rezoning of Section: 34 Township: 36 Range: 16 tr in SE1/4NW1/4; 0.52ac. The property is currently zoned R1 (single family residential) and the proposed rezone is C (Commercial Highway).  
Planning and Zoning Commission will consider approving an application from James and Jean Wootton, dba Yellow Car Country Wine, located at 1345 S. Broadway for a zoning map amendment for the rezoning of Section: 34 Township: 36 Range: 16 tr in SE1/4NW1/4; 0.52ac. The property is currently zoned R1 (single family residential) and the proposed rezone is C (Commercial Highway).**

**Presenter: Contract City Planner Nancy Dosedall**

- b. Planning and Zoning Commission will hear an application from Donetta Hegwood, represented by Casey Spitzer, requesting a zoning map amendment for TBD N. Chestnut St. This property is currently zoned R1, single family residential, they are wanting to re-zone to R2, multi family residential.  
Planning and Zoning Commission will consider approving an application from Donetta Hegwood, represented by Casey Spitzer, requesting a zoning map amendment for TBD N. Chestnut St. This property is currently zoned R1, single family residential, they are wanting to re-zone to R2, multifamily residential.**

**Presenter: Contract City Planner Nancy Dosedall**

**5. NEW BUSINESS**

- a. Planning and Zoning Commission will hear an application for a Site Plan review and a Special Exception from Monique Weese, Craig Weese and Oliver Hart, representing Zuma Apartments formerly Mesa Verde Inn. The property is located at 640 S. Broadway and is zoned Commercial.  
Planning and Zoning Commission will consider approving an application for a Site Plan review and a Special Exception from Monique Weese, Craig Weese and Oliver Hart, representing Zuma Apartments formerly Mesa Verde Inn. The property is located at 640 S. Broadway and is zoned Commercial.**

**Presenter: Contract City Planner Nancy Dosedall**

- b. **Planning and Zoning Commission will hear an application from Montezuma County where the applicant, Basin Co-op proposes to amend the existing High Impact Permit to include a 80ft x 150ft warehouse facility. There would be no retail sales at this location as it would be primarily used for storage of agricultural products.**

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**Presenter: Nancy Dosedall, Contract City Planner**

**6. UNFINISHED BUSINESS**

**7. OTHER ITEMS OF BUSINESS**

- a. **Commissioners will review the permits issued in October and November 2022.  
Commissioners will consider the permits issued in October and November 2022.**

**Presenter:**

**8. ADJOURNMENT**