

**TOWN OF ENNIS PUBLIC HEARING
JULY 28, 2022
6:15 PM
ENNIS TOWN HALL**

First Reading of Proposed Zoning Text Change to Add “Automobile Washing Facility” as a Conditional Use for the Core Commercial Residential Zoning district in Section 11-3C-2 of the Ennis Town Code

Mayor Opens Public Hearing at 6:15 pm

Commission present: Allison, Hankins, Ranson – Palmerton and Hardy absent.

Public Comment

Attorney for applicants - Johnson states that it is consistent to allow auto washing facility within core-commercial zones in other cities in Montana. Comments on the goal of the CCR district in addition to the perceived issue that auto washing facility or car wash is not mentioned anywhere in Ennis Town Code.

Lisa Roberts states that she believes there are too many loop holes within town code to move forward with a single text amendment at this time and believes the entirety of Title 11 Zoning should be reviewed and updated. States she would like to see specific guidelines outlined.

Emailed public comment:

“Dear Commissioners, July 26, 2022

We are writing to express our concern regarding the Moen-Johnson Carwash Conditional Use Permit application. We own two properties right behind the subject property on Block 7, North 40 Subdivision, and plan to develop our property which is zoned for commercial/residential according to the Town’s existing zoning rules and regulations, which were adopted to ensure compatibility amongst the land uses originally envisioned for this area and to preserve the unique character of Ennis. The proposed zoning text amendment to allow car washes as a conditionally permitted use in this area, along the Town’s primary access and visual resource corridor, will create land use conflicts with the various commercial, visitor serving and residential uses currently allowed in North 40, will be visually incompatible with development envisioned

for the area, and directly conflicts with the purpose of the zone “To maintain and strengthen the downtown “core” area and facilitate the continuance of it’s western, small

town character”. While we appreciate and respect all landowner rights to develop, use and enjoy their land, we believe that a landowner should respect the rules and regulation adopted to ensure the basic precepts of good land use planning and neighborhood development are upheld which, unfortunately, this proposed zoning text amendment does not do.

Please consider rejecting the proposed zoning text amendment. Approval of the

amendment will compromise the ability to develop this area of North 40 consistent with the vision and purpose as established by existing law, and thereby severely compromise investment and value of other properties in this area.

Thank you for considering our comments and concerns.

Albert and Christina Verbanac

P.O. Box 362

McAllister, MT. 59740”

No vote on Public Hearing.

Ranson moves to adjourn at 7:30 pm. Allison seconds. All present vote yes.

*Live recording of all Town of Ennis Public Meetings is available for viewing on YouTube at the following link or by searching “Town of Ennis Montana Public Meetings”

<https://www.youtube.com/channel/UCFA-L4QnVfTQqOD2QEOsWVA>

Nici Haas, Mayor

Brittney Hirsch, Deputy Clerk