

Planning Commission Minutes  
For February 17, 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 Gene Glover and seconded by Leonard Brown; A motion to approve the October 21, 2014 minutes as submitted was made by Gene Glover and seconded by Wesley O'Rourke.

First item of business: A Conditional Use request submitted by Mark Coblentz for a slaughter/butcher facility to be located at 5590 E CR 10 S Monte Vista, CO 81144. (Legal description N½NE¼ of Section 25-37N-R 8E). Property is currently owned by Ken and Brenda Heersink.

Mr. Yoder speaking on behalf of Mark Coblentz stated that the applicant intends to use the current structure on the parcel they will do interior remodeling only; nothing on the outside will be remodeled.

A discussion with regards to water/permits/re-augmentation, state permits, waste disposal/onsite waste water system and to reduce the size of area to only what is needed.

Chairman Freeman suggested to the applicant that the request for the 72 acre parcel be reduce to a lesser amount. This would not be a division of land or anything like that; Chairman Freeman does not think that the entire parcel should be permitted, only what is needed to adequately operate the business. Mr. Coblentz was comfortable with amending his request to 15-acres in the NW corner is the maximum with the existing structure for the operation. Mr. Coblentz agreed to the amendment and will submit a sketch drawing "to scale" which would then be submitted as an Exhibit.

Mr. Yoder explained that there are expired well permits for this parcel but that does not preclude them from obtaining water/permits. The permits were purchased, but were not drilled, and have since expired. Per The Division of Water Resources (John Skinner), permitting is not an issue they can issue a permit. The question on the Planning Commissions part is 108,000 gallons annually going to be enough, but it is out of our purview so discussion ended on that.

Mr. Coblentz stated that bones/entrails/hides would be placed in a commercial dumpster. The blood will be barreled and picked up by an individual who uses it for composting.

On-Site-Waste-Water-System will be engineered and designed with the type of use in mind. It will be adequate to ensure that no contamination to the ground water will occur. Mr. and Mrs.

Valdez live southeast the canal divides them. Their concern is contamination to their well. Their well is only 40' deep. Mr. VanIwaarden stated he has the same concerns; as well, as smell/flies. Mr. Coblentz shook his head no in answer to smell and flies. In the spring when the canal is running the water tables raises 3' about ½ mile east of Sam Valdez we have high water. Leonard Brown along with Randy Kern discussed the different on-site waste water systems: Advanced treatment units recycle back through filters it catches 80/90% of the solids definitely not like the old perforated pipe and rock leach field. If sub is at 3' you would build up at 1' between seasonal sub-water before it gets back to the water of the state the water is clean; probably cleaner that what it is right now. There is also a system that is pressure dosed but the outcome of what type of system will be designed by the engineer. Chairman Freeman asked Mr. Coblentz if he was prepared for the expense. Mr. Coblentz stated that he "was planning on it".

Mr. Coblentz stated that he wouldn't have containment pens. I will slaughter what I can slaughter in one day.

The following letters are attached:

A letter of opposition submitted by Edwin Lobato Attorney for Mr. and Mrs. Valdez.  
A phone conversation with Mr. Garfield Braddock was submitted by Rose Vanderpool  
Division of Water Resources letter from John Skinner and a Custom Meat Processor Act from Steven Blunt CPM.

Chairman Freeman suggests to the Board that an operation plan needs to be submitted before making the recommendation to approve.

Grover Hathorn moves to recommend to the Commissioners:

The Operation Plan (OP) shall include:

- Limit the size to 15-acres in the NW Corner. A sketch drawn to scale of the configuration to include any existing/future outbuildings within the 15-acres. (A better set of plans with measurements, indicate locations of items of concern, plus location of new well and waste system.)
- The Applicant is to address each item in writing and denote his plans for each of those items in regards to the letter submitted by Attorney Edwin Lobato for his clients Mr. and Mrs. Valdez:
  - Wetlands
  - Adverse impacts on adjacent residential landowners
  - Engineered Waste Water Treatment Unit/Annual Monitoring
  - Augmentation water/permit
  - Where carcasses and entrails will be stored/disposed
  - How odors would be mitigated/how long will the carcasses remain on property
- The Planning Commission also want the OP to include the design of the On-site Waste Water Treatment Unit

- All permits (copies) from Steve Blunt CDA Custom Meat Program Manager Colorado Department of Agriculture
- Division of Water Resources permit/augmentation plan  
Once these conditions have been met, we will forward our recommendation to the Board of County Commissioners; motion was seconded by Gene Glover, and passed unanimously by vote of the Board.
- The Hearing before the RG County Commissioners on March 4, 2015, is subject to the submittal of the OP. If the OP is not submitted to the Land Use Office by the 27<sup>th</sup>, of February at the latest, the Hearing will have to be rescheduled.

Second item on the Agenda: Election of Officers; The Board unanimously approved to keep the Board as is: Grover Hathorn moves to retain Dwight Freeman as Chairman and Leonard Brown as Vice-Chair, Gene Glover seconded motion; motion carried.

Third Item: The County Commissioners hired a new County Administrator-Carol Osborn who will replace Suzanne Benton. Suzanne is not leaving yet, she will serve as the Chief Financial Officer until Dec 31, 2015

Fourth Item: Rose Vanderpool updated the Planning Commission on what is happening in her department; One item of concern are the FEMA Regulations and the struggle to enforce these regulations, following the rules set before us as a “Participating Community” the regulations must be adhered and followed by the county or we could be charged with violations. This information was presented to educate the Planning Board about floodplain and elevation certificates and that the enforcement/requirement to obtain an elevation certificate is needed prior to a building permit. In other words, if someone wants to build in a floodplain/floodway or within any tributary (body of water) they first must obtain an elevation certificate before they can get a building permit. Even if the structure is outside of the floodplain they still must obtain an elevation certificate. There will be a training to be held in the next couple of months and I plan on inviting other participating communities as well as Engineers/Surveyors and anyone else who needs a re-fresher on these rules.

Fifth Item: Old Business, I am still waiting for the final edited version of the amended Development Code and hope to have it printed real soon.

Respectfully submitted,

Rose Vanderpool  
Secretary of the Board

