

## PLANNING COMMISSION MINUTES

SEPTEMBER 15, 2020

**Members Present:** Cary Aloia, Charles Stillings, Russell Pratt, Rodney Reed, Jerry Gallegos and Secretary Dixie Diltz

**Members Absent with notice:** Leonard Brown, Mike Mitchell and Jessica Lovelace.

**Others Present:** Charles Heald

Secretary Diltz opened the meeting at 1:30 pm. With no one in attendance in person or virtually the announcement was made that the meeting had been postponed and will convene at 2:30pm.

Cary Aloia is seated as Chairman to fill the seat vacated by Leonard Brown.

Cary Aloia called the meeting to order at 2:35 pm. Roll call is held and chairman Aloia seats alternate Russell Pratt in the seat vacated by vice chairman Mike Mitchell.

Charles Stillings made a motion to approve the agenda, Russell Pratt seconds

Russell Pratt made a motion to approve the minutes as corrected, Charles Stillings seconds' motion passes unanimously.

Secretary Diltz explains that the applications submitted by C & C Farms for parcel number 35-083-00-386, the application submitted by Clear Water Farms for parcel number 33-113-00-509 and the application submitted by C&C Farms for parcel number 35-082-00-435 were all postponed at the applicants request and will be heard at the October meeting. This is the reason that today's meeting was delayed until 2:30 pm. The fourth applicant is scheduled for 3:00pm.

Secretary Diltz advises the Board that the October meeting looks to be a very lengthy meeting as there are 6 Minor Division of Land application to be heard at that meeting.

**New Business:** Charles Heald Map Amendment/ Amendment of zoning 15459 US Highway 160, Del Norte. Secretary Diltz presents the application giving the dates application was received and when it was accepted a complete. The parcel is 2.15 acres rural residential parcel of land currently being used as a rental residence. The applicant wishes to expand his container business onto the property. Request for comments were sent out on August 26, the only responses were CDOT and Division of Water Resources. 8 letters were mailed out to surrounding property owners on August 26 and no comments have been received. Land Use Department staff recommended approval of the amendment with the conditions that the applicant provide staff with documentation of satisfactorily meeting the requirements of CDOT and Division of Water.

Charles Heald explains to the Board he has talked with the Colorado Division of water and that he understands that if he uses the well for commercial use, he will have to re- permit the well. At this time, he is only going to move more of the storage containers onto the property and will not be using any water.

If he builds on office later, he will obtain the correct permits. He has talked with CDOT and is in the process of updating those access permits. There is little to no change in traffic expected.

Charles Heald states that the tax benefit from the sales and rental of the storage units will be an additional benefit to the County, more than what the residential property does.

Chairman Aloia opens the floor to public comment, no one is present to comment.

Jerry Gallegos questions if the applicant feels the 2.15 acres is adequate for the needs. Charles Heald state that he is adding this to his existing property to the east for growth reasons.

Chairman Aloia reads the approval criteria form Section 3.03 C and asks for the boards opinion of if they agree or disagree.

Charles Stillings made a motion to approve with condition of the CDOT access permits being provided to staff when received by the applicant and that the applicant provide a copy of the well re-permit at the time he decides to build any commercial structures. Russell Pratt seconds the motion. The motion passes unanimously.

Russell Pratt makes a motion to adjourn, Jerry Gallegos seconds. Meeting Adjourned at 3:15 pm.