

Planning Commission Minutes

December 14, 2021

Member Present and seated as Board: Chair Cary Aloia, Vice Chair Leonard Brown, Jerry Gallegos, Mike Mitchell, Jessica Lovelace, Randy Kern, advisory member, and Dixie Diltz – Secretary.

Members Absent with notification: Rodney Reed, Charles Stillings and Russel Pratt

Others Present: Homer Miller

Chair Cary Aloia called the meeting to order at 1:36pm.

Jerry Gallegos made a motion to accept the agenda as presented, Leonard Brown seconds and the motion passes unanimously.

Mike Mitchell points out that the word “for” should be removed from a sentence on the first page, Leonard Brown makes a motion to accept the November 15, 2021 meeting minutes as amended, Jessica Lovelace seconds and the motion passes unanimously.

Chair Cary Aloia opens the public hearing to hear the application presented by Homer Miller to operate a conditional use cottage industry on his property located at 5399 State Highway 370, Monte Vista. Secretary Diltz reads the application and explains that the applicant plans to purchase the business from Paul Yutzy. Paul Yutzy had applied for and was granted a conditional use for the business in 2017 and has had no complaints reported to the land use office. Land Use staff reiterates that the concerns of land use are the lack of available fire wells in the area and the continued use of buildings that were originally built under “agricultural exemption” standards being used as commercial buildings. Other than the concerns noted, Land Use Staff recommends approval of the application.

Cary Aloia asked if the business will be operated the same as Mr. Yutzy had operated it? Mr. Miller says that it will stay the same. Mike Mitchell asks about the employees of the business and if public will be at the location. Mr. Miller states it will be himself and his sons and that most of the product will be sold through Skyline Metals but there may be some pick up of product done by individuals in a pickup and trailer. Leonard Brown asked about waste materials. Jessica Lovelace asks about the need of water for the business and how the product is assembled? Mr. Miller states that the wood boards, typically a 2 x6 are glued together then nailed. The bottom part is treated lumber, the top is not treated. Jerry Gallegos asks about waste product. Mr. Miller explains that the lumber comes in 2-foot increments and the product is made in 2-foot increments so there is no waste. Leonard Brown asks if Mr. Miller has any plans for the business to expand to a point where there would be a need for more employees. Mr. Miller states that he does not foresee that happening, he does not have the room or equipment for more employees and he and his sons can supply the demand at this time.

Mike Mitchell makes a motion to recommend approval of the Conditional Use application. Jessica Lovelace seconds the motion and the motion passes by unanimous vote of the Board.

The filling of the alternate seat for district seat 3 is discussed. There are three persons who had expressed interest in the position. Martha Williamson, Travis Cross and Tyler Hathorn had each supplied

letter of interest to the Board. After much discussion and reviewing of the letters the Board held a vote. Mr. Travis Cross was voted to be recommended to file the vacant district 3 alternate seat.

Next regular meeting will be January 18, 2022.

Meeting was adjourned at 2:15pm.