

## Planning Commission Minutes

May 17, 2022

**Member Present and seated as Board:** Chair Cary Aloia, Mike Mitchell, Jerry Gallegos, Jessica Lovelace, Russ Pratt, Andrew Atchley and Dixie Diltz – Secretary.

Travis Cross was present as non-seated alternate.

**Members Absent:** Leonard Brown and Charles Stillings

**Others Present:** Melvin Coblentz, Will Hathaway and Sarah Schaller.

Chair Cary Aloia called the meeting to order at 1:37pm and calls for a roll call. Russell Pratt is seated in seat vacated by Charles Stillings and Andrew Atchley is seated in seat vacated by Leonard Brown.

Russ Pratt moves to accept the agenda as presented; Mike Mitchell seconds motion passes unanimously.

Jerry Gallegos moves to approve the April meeting minutes as amended, Jessica Lovelace seconds and the motion passes unanimously.

Chair Cary Aloia called for first item under New Business; Melvin Coblentz joins the Board at the table to discuss his conditional use application for a 3,200 Laying Hen operation.

Chair Aloia questions the statement on the 3<sup>rd</sup> page of the Substitute Water Supply Plan received from Colorado Division of Water Resources, which states “a new well permit must be obtained for the well with permit no. 5270 in accordance with 37-90-137(2) C.R.S. and this SWSP. The well permit application must be submitted by July 1, 2022.” Melvin Coblentz was not aware of this requirement and has not made the application yet. Secretary Diltz tried to reach out to DWR and was told that the applicant does need to get this well permit application filed.

Jessica Lovelace questions the SWSP being approved annually and how that will work with the Conditional use permit. Secretary Diltz states the Land Use Department recommendation is that if the application is approved, one of the conditions should be that the conditional use is reviewed annually, and the applicant must provide a copy of the approved SWSP EACH year prior to the conditional use review. If he does not have a new SWSP or other approved legal water source the conditional use will not be approved for renewal. Cary Aloia suggested that another condition if approved would be that the applicant provide the land use office with a copy of the well permit application prior to July 1, 2022.

Discussion is held regarding ordering of future flocks of chickens and the means of drying up of one acre on the parents' parcel.

Russell Pratt made a motion to recommend approval of the conditional use application for 3,200 Hen operation with the conditions that the applicant applies with the DWR for the well permit PRIOR to July 1, 2022 and provide the land use office with a copy of the application as well as the approved permit when finalized, that the conditional use permit be reviewed annually by the land use office and that the

applicant provide copy of approved SWSP or other legal water prior to May 1 of each year. If the applicant fails to maintain approved water source the conditional use permit will become null and void.

Mike Mitchell seconds the motion; motion passes unanimously.

Chair Aloia calls for the second item under new business; Will Hathaway joins the board at the table. Secretary Diltz presents the application for right-of way vacation presented by Will and Lori Hathaway. The applicants are requesting to vacate a section of 11<sup>th</sup> Street between Spring Street and Adams Street in Jasper. One new comment was received that was not included in the packets; copies of the comments received from community members were given to Will Hathaway for his review.

Will Hataway states that the road has never been developed, that he owns parcels on both sides of the road and Pete McDonald owns one parcel that will be affected. Secretary Diltz showed the Board a larger map of the Jasper subdivision showing the roads that have been previously vacated and what roads are open and available. Secretary Diltz explains the picture in the packet that shows a dog sitting right where 11<sup>th</sup> Street “would” be and the elevation down to Spring Street. Also clarified is the comment in the packet from Pete McDonald who is in favor of the road vacation. Will Hathaway states that he doesn’t see how it could affect anyone other than himself and Mr. McDonald. It is verified that the Jasper HOA was in favor as were the Jasper Caretakers and Rio Grande County Road and Bridge.

Jessica Lovelace made a motion to recommend approval of the right-of-way vacation, Mike Mitchell seconds the motion, and the motion passes by unanimous vote of the Board.

Chair Aloia calls for the third item under new business; Sarah Schaller joins the Board at the table. Secretary Diltz presents the application for a new single-wide manufactured home. Sarah Schaller has a 2.5-acre property on Lariat Road which has a private well and septic system already installed, the property is zoned rural residential. She would like to place a single wide manufactured home. Rio Grande County does not have any size regulations for any other type of residential construction. The single -wide manufactured home is built to and inspected by the same standards as a double wide home would be. No referral comments were opposed to the placement of the home. Staff recommendation is to recommend approval.

Sarah tells the Board that she is a teacher at Sargent school and would eventually like to build a more permanent type of home on the site, however, at this time she cannot afford to do so, and the single wide is something she can afford.

Russel Pratt makes a motion to recommend approval of the placement of a single wide manufacture home on the property identified in the application. Andrew Atchley seconds the motion, and the motion passes unanimously.

With no further business and the decision to forgo the staff item as listed on the agenda Russel Pratt made a motion to adjourn the meeting at 2:16PM, Jerry Gallegos seconds the motion and the motion passed unanimously.