

Planning Commission Minutes

June 21, 2022

Member Present and seated as Board: Chair Cary Aloia, Jessica Lovelace, Andrew Atchley, Leonard Brown, Travis Cross, Charles Stillings and Randy Kern – advisory and Dixie Diltz – Secretary.

Members Absent: Mike Mitchell, Jerry Gallegos, and Russell Pratt.

Others Present: Bob Willschau, Kathe Willschau and Verlyn Boese.

Chair Cary Aloia called the meeting to order at 1:45pm and roll call is completed. Travis Cross is seated in seat vacated by Jerry Gallegos and Andrew Atchley is seated in seat vacated by Mike Mitchell.

Travis Cross moves to accept the agenda as presented; Jessica Lovelace seconds motion passes unanimously.

Jessica Lovelace moves to approve the May meeting minutes as presented, Charles Stillings seconds and the motion passes unanimously.

Chair Cary Aloia called for first item under New Business; Verlyn Boese joins the Board at the table to discuss his minor subdivision application.

Secretary Diltz explains that the application is a request for minor subdivision, Verlyn Boese owns a 35-acre parcel of land located along Highway 112 just outside of Del Norte. He wishes to divide off 3 parcels of 3.29 acres each to be sold as residential parcels. Staff recommends these 3 – 3.29 acres parcels be re-zoned to rural residential if the P& Z Board decides to make a recommendation for approval. The list of referral agencies is read, and all referral comments have been adequately addressed. Location of access is discussed for the access located along County Road 7 North; one access point will serve two of the proposed 3.29 acre lots as well as access to the 25 acres remaining. If approved, these 3.29 acre lots will only be permitted for a “in-house” use only wells.

Verlyn Boese states that he has a couple of persons interested in two of these lots if approved.

No comments were received from neighboring properties, and no one was in the audience who wished to make comment.

Jessica Lovelace made a motion to recommend approval of the minor subdivision application creating 3 parcels of 3.29 acres each with the stipulations that the applicant is aware of and makes any purchasers of these lots aware of the restriction on the “in house” use only wells and the condition that the three 3.29-acre parcels are re-zoned to RR (rural residential). Leonard Brown seconds the motion; the motion passes unanimously.

Staff discusses the possibility of reviewing the RV Parks regulations and the Short-Term Rental regulations and advises the P&Z Board that there is a work session scheduled before the BOCC for Wednesday morning June 22. Andrew Atchley volunteers to attend the work session and share his information on Short -Term Rentals.

With no further business the meeting the adjourned at 2:32PM.