

Planning Commission Meeting Minutes
February 26, 2020

Planning Commission Members in Attendance: Kim Shay, Tate Locke, Steve Shea, Steve Schrock, Layne Brones, Tom Kay, Jacob Gray
Absent Members: Brett Hilling, Eli Wolcott, Dick Gilmore
Planning Staff in Attendance: Current Planning Manager, Kelly Yeager; Administrative Assistant, Vivian Archuleta.

Vice Chair Shay opened the meeting at 5:30 with introductions.

Item #1: Approve Previous Meeting Minutes for February 12, 2020

Motion: Tom Kay moves to approve minutes as presented

Second: Steve Shea seconds the motion

Unanimous Ayes

Minutes Approved

Item #2: SUB20-001 D&J Subdivision

Property Owner: Janine Ho

Representative: Kenny Schaaf – ITC Resources

Mr. Yeager read the proposal:

The Applicant desire is to divide the 8.52 acre parcel into two lots for a family split. Lot 1 will be 3.84 acre lot with a single family dwelling, garage, a Tri County Domestic Water Tap #1365, DMEA electrical, and an onsite waste water treatment system. The Health Department was unable to locate a permit for the onsite waste water treatment system. Lot 2 will be 4.68 acres with no single family dwelling, access and utilities. The subdivision has 3.9 shares of UVWUA irrigation water. An irrigation water plan with the division of the irrigation water will be required for final plat. The current use of the property and the surrounding area is residential and agriculture. The Applicant is not planning to create restrictive covenants or deed restrictions. Compliance with Density Standard: The Density Standard for this subdivision is calculated to be .41. The Density Standard for this subdivision is waived pursuant to Resolution 2019-R-11. Staff Findings: Utilities issues - Domestic water –One existing Tri-County Domestic Water Tap for Lot 1 and one Tri County Water tap required for Lot 2. Irrigation plan- Required for Final Plat. Septics – One existing located on Lot 1 and a new onsite waste water treatment system for Lot 2. Planning Staff Recommendation: Staff finds that the Sketch Plan for SUB20-001 D & J Subdivision is feasible and recommends the concept of the feasibility of the application be approved by BoCC with the directions given for Final Plat with the findings, conditions /issues as presented and those elements of the attached check list. Conditions or Issues to be addressed: A wastewater pipe was observed exiting the north side of the house and another pipe was observed exiting the garage. Both drain lines must be plumbed into the existing onsite waste water system on Lot 1. The existing Onsite Waste Water Treatment System shall be located and checked for compliance by the Health Department. Tri-County Domestic Water Tap, DMEA Electric, On Site Waste Water Treatment System, Access Permit are required for Lot 2 prior to final plat. Fire Mitigation Fee is \$500 per lot for a total of \$1,000. Lot 2 access has to be approved by Larry Record, District 1 Road and Bridge Foreman.

Questions from Planning Commission Members:

Q: Why is there not an access point on some of the sketch plans?

A: We can start putting it on but it depends on the Road & Bridge Foreman's approval of the location

Q: Are we sure there is a septic there?

A: It is part of the requirements. It's not been approved by the Health Department yet

Q: Improvements agreement fee, is that new?

A: It's always been there

Q: Ken Nordstrom says both lines need to be plumbed in & tested, does that include the repair. Is that considered a repair?

A: My hope is that they do it all at the same time. Ken will put down what the problem is & we want to try & get it done asap.

Q: Is it grey or black water?

A: We're not sure.

Q: Does she live there?

A: Part time

Q: The septic is on the County's radar to be addressed?

A: Yes

Q: Will there be a second house on the second lot?

A: Yes. It will be another manufactured house & will have an engineered system

Q: Is there any irrigation water?

A: Yes, 3.9 shares

Q: Is the water shares being split?

A: They will split it in half between the 2 lots & an agreement will be created for uncompaghre to be paid

Q: Has it been irrigated?

A: No, it's been dry for a good number of years

Q: Is there a fence line on the lot line

A: The entire lot is fenced in with a barbed wire fence on a few inches from the lot line

Q: Is this typical for Peach Valley?

A: It's typical. It's progressed forward from the 80's, it's more defined.

Proponents: n/a

Opponents: n/a

Final Comments from the Applicant: We don't know where the system is at yet. We're doing investigating on that. We will locate the septic system. She got this property in a fire sale. It's hers & her brother's, he owns Ocean Pearl. We are working on the access, address & tightening up all of the loose ends.

Final Questions from the Planning Commission to the Applicant/Planning Staff: n/a

Deliberations of the Planning Commission:

No objections, as long as there is an irrigation plan

It seems feasible

As long as septic & irrigation are taken care of

Motion: Tom Kay moves to recommend approval SUB20-001 D&J Subdivision as presented with staff recommendations that both address the septic & irrigation plan

Steve Schrock wants to add the access to the sketch

Second: Jacob Gray Seconds the motion

Unanimous Ayes

Motion carries

Item #3 Water Working Group Discussion

The Planning Commission members, Kelly Yeager & Robbie LeValley discussed options for starting up a Water Working group. It was decided to reconvene at a later date with more specific information.

**Steve motions to come back at a future point & to have knowledgeable people attend to talk about a county water working group.
Tom Kay Seconds**

To BoCC: @ 10:00 a.m.

Meeting adjourned at: 7:00 pm

Respectfully submitted by:
Vivian Archuleta

DRAFT