

Planning Commission Meeting Minutes
February 27, 2019

Planning Commission Members in Attendance: Angela Mackey, Tate Locke, Steve Shea, Steve Schrock, Layne Brones, Lucinda Stanley, Tom Kay, Jacob Gray

Associate PC Members: Eli Wolcott, Dick Gilmore

Absent Members: Kim Shay

Planning Staff in Attendance: Community & Economic Development Director, Elyse Casselberry; Independent Consultant, Kelly Yeager; Administrative Assistant, Vivian Archuleta, Planning Tech, Jeanie McCulloch

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

Item #1: Approve Previous Meeting Minutes for January 19, 2019

Motion: Steve Schrock moves to approve minutes as presented

Second: Layne Brones

Minutes Approved

Item #2: SUB18-026 Esperanza Subdivision

Owner/Applicant: Colleen Hanson & Mike Jackson

Mr. Yeager read the proposal:

The subject property contains 5.9 acres and two existing single family dwellings. The applicants wish to create Lot 1 containing 3.944 acres and Lot 2 containing 1.955 acres with an existing single family dwelling on each lot.

Lots 1 & 2 each have DMEA electrical, access to Hanson Mesa Road, onsite waste treatment systems, permit Numbers #063-86 and #101-02, and a Hanson Mesa Domestic Water Tap.

Hanson Mesa Road is classified as a Local Access Road with a 60' right-of-way width. There is already an existing 30' right of way to the south of the center line for Hanson Mesa Road. No new road right of way will be required for this subdivision.

Each lot has one share of North Fork Farmer's Ditch Association and one share North Fork Lateral Ditch. A new irrigation water pipe line is being installed from the head gate located in the northeast corner of Lot 1 to serve both, Lots 1 & 2. The pipe line needs to be out of the deeded Hanson Mesa Road right of way.

The 15 foot irrigation easement for Jeff and Rhonda Becker's four (4) shares of Farmer's Ditch is conveyed through a pipeline along the east edge of Lot 2.

Compliance with Density Standard - The Density Standard for this subdivision is 10.63 acres /lot divided by 5.90 acres in the Esperanza Subdivision equals .56. Resolution 2017-R-018 which exempts two lot subdivisions from compliance with the density standard was used. Impacts on adjacent property, service providers, and County Roads are none.

Planning Staff recommendations - Staff finds that the Sketch Plan for SUB-026 Esperanza Subdivision is feasible and recommends the concept of the feasibility of the application be approved by BoCC with the direction 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: Fire Mitigation Fee is \$500/lot.

Delta County Planning checklist is attached. We've received comments from the Bureau of Reclamation, from Dan Roussin who had no comment. DMEA, Utility easements are in place, DMEA had no comment. A comment from the Ken Nordstrom in the Health Department. One comment from Doug Fritz, the Fire Chief, he requests to make sure we take the \$500 per lot fee. There is a comment from Larry Wilkening, letting us know it is the 3 mile zone & has its own domestic water source & waste water treatment systems, with no objections to the application. A copy of the calculation for the density & all maps are attached.

Questions to Planning Staff from Planning Commission Members:

Q: In the subdivision rules, it implies that there ought to be a subdivision fence, would that be a problem?

A: When there is ag ground, you have to fence it so that it doesn't impact the ag ground.

Q: Is there actual Hanson water taps for each residence?

A: Yes, for Lot 1 & Lot 2. 2 Hanson Mesa taps

Q: Irrigation water?

A: They put a new pipeline so they each get their own shares.

Q: Where does it come off?

A: From the corner for the access it goes east & now it goes across the top & there is a hard fence on the west line.

Q: The E line representing electric, is that a DMEA line?

A: Yes it's a service line to the house.

Q: Did staff recommend any type of fencing?

A: No

Q: Is there a fence on the side of the barn?

A: No, there is no fence between the 2 houses

Q: The irrigation is running through one pipe?

A: No, it can go in either direction. It can go down the line behind the barn. There are 2 shares of farmers ditch & 1 share will irrigate 5.

Questions to applicant:

Q: Are there grazing animals on the aerial photo?

A: There is irrigated land there & the owner can use it for whatever they want

Q: Do you have a problem putting a fence up to separate the ag field?

A: We will sell the property with the house on it & they may want to use the pasture. We could also just use a hot wire to separate the two.

Proponents: None

Opponents: None

Final Comments from the Applicant: Two houses with 2 taps being split

Final Questions from the Planning Commission to the Applicant/Planning Staff: none

Deliberations of the Planning Commission:

Motion: Lucinda Stanley motions to recommend approval of SUB18-026 Esperanza Subdivision

**Second: Layne Brones
Unanimous Ayes**

To BoCC: March 19, 2019 @ 10:00 a.m.

Item #3: Election of Chair & Vice Chair

Motion: Steve Schrock nominates Angela Mackey as Chair & Kim Shay as Vice Chair

**Second: Layne Brones & Lucinda Stanley
Unanimous Ayes**

Meeting adjourned at: 6:30pm

Respectfully submitted by:

Vivian Archuleta