

Planning Commission Minutes

February 15, 2022

Member Present and seated as Board: Chair Cary Aloia, Mike Mitchell, Jerry Gallegos, Russel Pratt, Charles Stillings, Travis Cross, Randy Kern – Advisory and Dixie Diltz – Secretary.

Members Absent with notification: Leonard Brown, Jessica Lovelace

Others Present: Melvin Coblentz

Chair Cary Aloia called the meeting to order at 1:32pm and seats alternate Russell Pratt into the seat vacated by Leonard Brown and Travis Cross into the seat vacated by Jessica Lovelace.

Russell Pratt made a motion to accept the agenda as presented, Mike Mitchell seconds and the motion passes unanimously.

Travis Cross made a motion to approve the January meeting minutes as presented, Russell Pratt seconds and the motion passes unanimously.

Chair Cary Aloia states the next item on the agenda is the public hearing to hear the Conditional Use application presented by Melvin Coblentz for a laying hen operation. Chair Aloia states that in reviewing the application she felt that the application is not complete, the concerns about water were not completely rectified and the applicant had not addressed the anticipated traffic. She further states that she felt we had made changes to the Code book to help assure that all of our time is spent wisely and to continue to receive application that are incomplete is not productive for staff or the Board. Chairman Aloia then asked the P&Z Board members if they felt this application is complete and ready to be heard by the board or if they feel the applicant should be requested to provide further information and complete site plans prior to coming in front of the Board. Russel Pratt asks the applicant where he is at on the water. Melvin Coblentz replies that he has filed application with the State Water Engineer and there is a 35-day waiting period before a decision will be made. Jerry Gallegos stated that he had questions about the disposal of dead chickens and felt that was not covered well in the application.

Melvin Coblentz questions if the Board would accept him hauling water for the operation? Chair Aloia states that the hauling of water is not in the application.

Travis Cross stated that he didn't feel the application was complete and agrees with Chair Aloia. Charles Stillings makes a motion to table the application until the next meeting or until the Land Use Administrator feels the application is complete. Jerry Gallegos seconds the motion and by roll call vote the motion passes unanimously.

Land Use Administrator Diltz explains to the applicant that what the board is requesting from him is a complete narrative or "story-line" that explains step by step what he plans to do with this business. How often will a truck be coming in to deliver the chickens, how often do they come in to pick up eggs? Do you sell to anyone else or just one place? Are you going to have employees? How many chickens will you have, what will you do with chickens that die, what will you do with them when they're past their laying age?

Charles Stillings asks if the applicant is set up to do actual composting and not just a pile. He also questions if the applicant expects to grow the business. Russell Pratt asks if the applicant plans to continue the goat dairy or not.

Melvin Coblenz states that when he started the Goat Dairy, he had spoken to the Division of Water Resources and he was told then that he had a "Domestic decreed well" and he could do whatever he wanted to, so he was caught off guard when they responded to this application saying he didn't have the water.

Mike Mitchell asks what the timeline for this plan is. The applicant states that that is his "total problem about this deal". He didn't know he had to do this again and he has chickens coming March 11th.

Travis Cross asks what the plan with hauling water was. Melvin says that he talked with Pat (McDermott) this morning and that Pat would be fine with him just going to the City of Monte Vista and buying water to haul out to his chickens until this substitute supply plan is finalized. Chair Aloia states that this also is not listed in the application and should have been listed as an alternative when it was discovered there was a problem. Mr. Coblenz states that again he didn't know he needed to do this again, so he had already ordered the chickens. Chair Aloia states that "We understand that, but everyone in your community and throughout the County has been told that they have to get approval from the County BEFORE they start these things. Unfortunately, we are all stuck here trying to abide by our code book and what we're supposed to do and to move forward on an incomplete application would set precedence to hear all types of things in the future.

Secretary Diltz states that it is the decision of the Board to table this application until March OR until the applicant has the water issues worked out and provides a completed application. She tells the applicant that she is very aware that the applicant WILL have chickens in the barn on March 11th and as long as the applicant is making every effort to work with her office and get this application completed and the water issues finalized, no one from her office will be standing on his doorstep on March 12th yelling about the chickens. The applicant states he appreciates that, but he has the problem that he needs to build another building connecting the "parlor" to the "barn" for the passage and storage of eggs and wants to know if he can get a permit.

Chairman Aloia asks if this was included in the application and states that this too needs to be added and a new site plan needs to be done for this application to be complete.

Chair Aloia moves to next item on agenda. Review of the letter of interest received from Andrew Atchley for the Alternate position. The Board decided to invite Mr. Atchley to the next meeting to visit with him as they feel he has good experience and background.

Russell Pratt made a motion to adjourn, Travis Cross seconds and the meeting was adjourned at 2:27pm.

Next regular meeting will be March 15, 2022.