

Excerpt from Planning Commission Minutes of August 11, 2021 for Thomas Parcel Map:

Consideration and possible action re: A parcel map application filed by Chris Thomas for property located at 1320 Moody Lane, Assessor's Parcel Number 008-292-31, consisting of 5.66 acres in the E-1 zoning district. The applicant proposes to split the parcel into two lots—one each for the two existing residences.

Chris Thomas, 1320 Moody Lane, explained that he and his wife and his parents own this parcel. He and his wife want to get a new home and will use their property as the down payment, so that they are not tied to his parents' portion of the parcel.

Chair Diehl inquired if this property was on the corner of Moody Lane and Rice Road and Mr. Thomas confirmed that it was.

Member Bunyard asked about access to the parcels after the split—would they share the same access? Chris Thomas noted that it would use that access point near the canal. and that there is also another access at the north end of the parcel from Moody Lane. Member Bunyard also asked about well drilling plans for the new parcel created and construction of the new home. Mr. Thomas replied that he would like to drill the new well as soon as it is possible. Both of the homes on the property use the same well, and he would need to tie his home into the new well. Member Bunyard questioned Dean Patterson, Senior Planner, whether that would be required with the parcel split or with the new home. Dean Patterson responded that there are two homes sharing a well, and one home will be split off by the parcel map. This will require that it be disconnected from the well on the other parcel. One of the conditions of approval is to provide a separate source of water for that existing home and disconnect the old water line. He tried to write the condition to be flexible, for example, it could be that the well is installed before recording; however, there are nuances of law when the well driller can install a well that may come into play. The state basically says that you can't have two wells on one lot. The owners will have to show the state that they have a parcel map, and hopefully this will satisfy the state regarding the well drilling permit. Chris Thomas informed that he has spoken to Welsco, who would be ready as soon as they are approved. Dean Patterson also brought up the county water line may be going in along Moody Lane, and if it does before they build the home, they would need to tie into the county water line.

Chair Diehl asked if they are connected to the county sewer line, and Chris Thomas responded that they are not currently; however, with the new construction they will tie into the county sewer system. Dean Patterson noted that the existing homes can continue to use their septic systems, the new home will have to connect to the sewer line, and when the septic systems eventually fail, then those residences would need to hook up to the county sewer as well.

Steve Bell, Bell Land Surveying, inquired clarification that he would be able to record the map before the well is drilled and permitted, or can he get a permit for the well and then get the map recorded. Dean Patterson tried to write the condition flexibly since the owner would like to get the well installed before recording the map, but if, for some reason, the state won't let it happen before, then they may need to financially guarantee it, or we will figure something out. Chris Thomas mentioned that they have the money already set aside for this.

Member Arciniega questioned where the access was for Parcel 2 on the map. Chris Thomas pointed on the parcel map an area off of Moody Lane near Rice Road that provides access to both of the residences currently, and there is another access on the north end of the parcel for additional access to Parcel 1. Dean Patterson pointed out that Parcel 1 would

essentially have two accesses. Mr. Thomas noted that for construction of the new home the access they would use would be the one to the north coming off of Moody Lane.

Chair Diehl asked if there were any other questions or comments, and there were none. She then called for a motion.

Member Bunyard, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for an application for a Parcel Map on APN: 008-292-31 to split the lot into two parcels thereby meeting the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A), as described in the Staff Report. Member Getto seconded the motion and the decision carried by unanimous vote.

Member Bunyard, based on the previously adopted findings made for this project, moved to recommend that the Board of County Commissioners:
(A) APPROVE the Parcel Map permit application for Chris Thomas to divide APN: 008-292-31 into two parcels. This approval is subject to conditions, as listed in the Staff Report.
(B) ACCEPT the offer to grant easements identified on the map.
(C) ACCEPT the offer to dedicate land and improvements for Moody Lane, and REJECT all other offers to dedicate lands and improvements at this time.

Vice Chair Louis seconded the motion and the decision carried by unanimous vote.

Chair Diehl explained that the recommendation of the Planning Commission would be forwarded with the application to the Board of County Commissioners at their September 2, 2021 meeting.

Recommended Conditions:

- 1) *Changes shall be made for compliance with Churchill County Code, including but not limited to:*
 - a) *Labeling of the centerline of the canal forming the south property line.*
 - 2) *Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:*
 - a) *Modification of line symbols and point symbols*
 - b) *The map shall be modified to display the dedicated strip of land for Moody Lane as a separate parcel of land using a solid line, including appropriate metes and bounds.*
 - 3) *Before recording the map, a solution for providing water to the home that will be on the north property shall be proposed that is acceptable to the Public Works Director, with a preference for the following:*
 - a) *A new water well for the north parcel shall be constructed or financially guaranteed.*
 - b) *The water line from the well on the south parcel to the home on the north parcel shall be disconnected or financially guaranteed.*
- 4) *Water dedication requirements must be met prior to recording the map.*