

Planning Commission Meeting
April 20, 2010

I. CALL TO ORDER

Chairman Dwight Freeman called the meeting to order at 1:30pm. Other members present were Janice Slade, Vernon McCallister, Pam Bricker Gary Seger and Rose Vanderpool, Secretary.

Members absent: Craig Franke

Others Present: Roger Christensen, Fidencio and Juliana Heredia and Larry Roberts.

II. A motion to approve the agenda as submitted; Janice Slade so moves; Pam Bricker seconds; motion carried unanimously. Chairman Freeman then asked for additions or corrections to the February 16th, 2010 minutes; Janice Slade moves to approve the minutes as submitted; Pam Bricker seconds motion. Motion carried with 4 ayes 0 nays.

III. NEW BUSINESS

First Item: A Minor Subdivision Exempt Division submitted by Roger and Jennifer Christensen for a parcel of land located in the SE¼ of Section 2; Township 400N; Range 8 E; NMPM Rio Grande County. The Christensen's would like to split off approximately two (2) to five (5) acres for residential use.

Mr. Christensen owns the quarter section and the corner will have an easement for access there is a well on the NE corner that he can run a line to the corner in question. If Mr. Christensen decides not to follow through with the application at this time how long is the application open for review? The Planning Board agreed to allow Mr. Christensen one year to complete the application at which time all money will be forfeited. Motion was made by Janice Slade and seconded by Pam Bricker motion carried with 4 ayes 0 nays.

Second Item: A Minor Subdivision Exemption submitted by Samuel Selters parcel of land located in the SE¼ of Section 218 Township 40N; Range 8E; NMPM, Rio Grande County containing 159 acres m/l. The applicant is requesting to divide approximately 2.416 acres which already has a home and out buildings. The Research Center is purchasing the quarter. Mr. Selters wants to keep his home. A discussion was held on the 100' buffer, the home is 100' away, and it's the barn that is about 25' from the buffer zone. Pam Bricker moves to recommend approval waiving the current restrictions regarding the 100' buffer zone, based on the approval criteria of the Rio Grande County Development Code (pg) 212; this request meets all requirements, so I move to recommend to waive the setback due to the unique parcel as it does not meet the requirements defined in the code book (pg) 210 (3). (b) Vern McCallister seconds motion. Motion carried with 4 ayes and 0 nays.

IV. Conditional Use application submitted by James Heredia and Fidencio and Juliana Heredia for; legal description FR Lots 7-8-9-10 Sewell Acres. The applicant wishes to place two recreational campers on the property adjacent to the existing singlewide for seasonal use from may 1st to October 31st, (Harvest season) The City of Monte Vista has acknowledged the request and they have no problems with the request there are adequate taps that exist on the property. Lawrence Drive will be the access used. Chairman Freeman entertains a motion; Gary moves to approve with the following contingencies; 1. Access will be off of Lawrence Drive. 2. This conditional use is non-transferrable if the parcel is sold the new owner will have to reapply. Janice Slade seconds motion to recommend approval to the BoCC motion carried with 4 ayes and 0 nays.

V. Minor Subdivision Exemption application submitted by Doris Golden legal description; NW¹/₄ of Section 12; Township 37N; Range 8 E; Mrs. Golden would like to sell the home site and is keeping the quarter. The residential parcel is 9.50 acres. The buffer zone is 88' to the house, 67' to the garage and 76' to the shed. The access remains the same, nothing is changing except ownership.

Vern McCallister moves to recommend approval to the BOCC; Gary Seger seconds motion; motion carried with 4 ayes and 0 nays.

VI.

VII. OLD BUSINESS: Discussion was held on the Marijuana Regulations that Bill Dunn and Rose Vanderpool have been working on. With no further business meeting adjourned at 3:30pm.

Next meeting: May 18th, 2010

Secretary

Chairman