

Planning Commission Meeting  
May 17<sup>th</sup>, 2011

## I. CALL TO ORDER

Chairman Dwight Freeman called the meeting to order at 1:30pm; other members present were Pam Bricker, Leonard Brown, Grover Hathorn, Gary Seger and Rose Vanderpool, Secretary.

Members absent: Vernon McCallister

Others Present: Lionel Carpenter, Erik Larsen, Jimmy Smith and the Xcel Energy Team.

II. Acceptance of Agenda: Pam Bricker moves to accept the agenda as submitted; Gary Seger seconds; motion carried unanimously.

III. Accept Minutes: A motion to approve the March 15th, 2011 minutes; Grover Hathorn moves to approve the minutes as submitted; Leonard Brown seconds motion; motion carried unanimously.

## IV. NEW BUSINESS:

First Item: Xcel Energy – Erik Larsen and Jimmy Smith explained the project to be done on the Soldiers Home Road and Sherman Ave; periodical testing is required for all gas lines and this area will undergo a safety/operability upgrade of approximately 1900 feet total of pipeline replacement which will include the entrance of the Home Lake Veteran Center. This project will cause a disruption of service, as the current pipeline will not be removed, and the new pipeline will be placed five feet from the current pipeline. Xcel would like to start immediately on this project so that they can be done before harvest season starts. The maintenance building and gas line has have been in place for years, but due to the Land Use Office not having a file on record and per the Rio Grande County Land Development Code (Article XII. List of Uses - utilities requires a conditional use review. The Xcel Energy Team has discussed traffic/road issues with the Road and Bridge Supervisor (Patrick Sullivan) and will work together on redirecting traffic – it will be one lane road closure. Chairman Freeman entertains a motion; Pam Bricker moves to recommend approval of this request; Gary Seger seconds motion; motion carried unanimously.

Second Item: Anna Meriwether (deceased) and Jerry Holfeltz request for a Minor Subdivision. Lee Holfeltz – was unable to make the meeting due to health reasons. The matter was tabled until June 21st, 2011.

Third Item: Trisha Martinez request for a Minor Subdivision Exemption was tabled until June 21st, because she was not present to answer questions. The concerns the Planning Commission had, are: The singlewide is a 1975 (per Assessors Records) and per the Rio Grande County Development Code the age requirement for a single wide is 1976 and although this was in place prior to the age requirement it makes this a non-conforming use which is grandfathered, but if changed the grandfather clause does not follow, which would require removal of the single-wide.

Fourth Item; Michael Jordan Minor Subdivision Exemption was tabled until June 21st, 2011 because he was not present;

V. Old Business: None

VI. Adjournment: Meeting adjourned at 3:15pm.

Next meeting: June 15<sup>th</sup>, 2011

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Secretary

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Chairman