

Planning Commission Minutes
For April 21, 2015

Members Present: Chairman Dwight Freeman, Grover Hathorn, Leonard Brown, Gene Glover, Wesley O'Rourke, Mike Mitchell and Rose Vanderpool, Secretary.

Others Present: Please see "Sign in Sheet"

Chairman Freeman called the meeting to order at 1:33pm.

A motion to approve the Agenda as submitted was made by Mike Mitchell, seconded by Gene Glover; a motion to approve the February 16, 2015 minutes as submitted was made by Leonard Brown, seconded by Gene Glover.

First item of business: A Conditional Use request submitted by Absalom Yoder for a 2000 laying hen operation to be located at 5190 E CR 8 S Monte Vista, CO 81144.
(Legal description: Tract 3 Wildlife Estates.)

Mr. Yoder explained that original application stated the he would use an existing green-house but has decided to build a new building which will be a 36x84 (3024 sq.) it will run east and west with the pens on the south side. Wesley O'Rourke asked to whom the eggs would be marketed to. Mr. Yoder explained that he will sell wholesale to a dealer from La Jara, this person buys and distributes to area grocers, he will sell to the public as well but it will be minimal; mostly neighbors. We will be getting rid of the eggs once a week. We will start out with approximately 1000 hens - 2000 maximum as the business progresses. Chairman Freeman calculates that 2000 hens will produce approximately 1700 eggs a day; Mr. Yoder explained that the out-put is not much, the eggs will be picked-up once a week and non-gmo feed will be brought in every 3-weeks and local sales traffic to be very minimal. Spent chickens will be sold to people who are looking for 2-year hens that will produce eggs but not like a younger hen would. Dead hens would be composted, incinerated or fed to his pig. The current greenhouse has a commercial well so the Division of Water Resources is aware of it and have submitted a letter, the use is in compliance with the Division. Setbacks were discussed and per the setback requirements, the facility including outside use has to be 400' from all property lines.

Wesley O'Rourke makes the motion to recommend approval with the following contingencies:

- Survey pins clearly located
- Setbacks - 400 feet from all property lines

Gene Clover seconds motion; motion carried unanimously.

Second item: Conditional Use for a 150' cellular tower submitted by Viaero aka NE Cellular Colorado/Pete and Terisa Atkins. Viaero plans on purchasing 2.5 acres of land owned by Mr. and Mrs. Atkins. (See Survey) this will be 150' self- support lattice tower and will be set 165' from property lines. (1:1) Mr. Gene Carroll, Viaero Representative, stated that all towers will be strong enough to handle two additional carriers (co-locate) there is no "traffic" to the towers in general. This site will be monitored electronically from the home office if something is wrong a

service technician is called out. The reason for this location is we have one tower north, along County Rd 36 and are currently placing one on HWY 285 we are building 4G-coverage, and this tower will help connect to Del Norte so we need to be as close to town (s) as possible. Viaero is networking along Interstate 25 to Creede we are placing/planning 18 towers across the valley Alamosa-Conejos-Saguache-South Fork; we are seeking to take over. We contract with AT&T, Singular and T-Mobile so if you have any one of those carriers your service will remain constant. The San Luis Ditch easement will not be utilized. There is current access to the site off HWY 15 South, this is a public service easement on Pete Atkins property, the easement will be amended to include Viaero as well. Noxious weeds will be managed as necessary. Structural design will be done based on soil data and other information. Any improvements such as pad construction or road improvements we will ensure to not impede current methods of irrigation, we will place culverts if necessary.

Mr. Tarry Maxson is opposed to the tower. He stated that it affects surrounding landowners, Pete Atkins is not going to see it from his front porch, but we will.

Kristi Torgler has concerns with lighting. The height of the tower will not require a beacon so there will be no light on this tower.

A discussion on monopole towers verses free standing metal structures; as the monopole idea may work in some areas it does not in all. Particularly in this case, where it is open range there are no trees at all, it probably would be a worse eyesore. Monopole design does not allow co-location options because of weight capacity in making it look like a tree we cannot add additional micro dishes.

Mr. Carroll stated that the current use of smart phones are 65% data use, 35% making actual calls so eventually towers will be shorter but we will need more of them.

Chairman Freeman stated “what neighbors consider a detriment – we have to outweigh the few, which is over ridden by the demands of the many”. It’s a necessary evil.

Leonard Brown moves to recommend approval, Mike Mitchell seconds, motion carried unanimously.

Respectfully submitted,

Rose Vanderpool
Secretary of the Board

