

I. CALL TO ORDER

Chairman Dwight Freeman called the meeting to order at 1:30pm. Other members present were Craig Franke, Janice Slade, Vernon McCallister, Gary Seger, Pam Bricker and Rose Vanderpool, Secretary. Members absent: None

II. Chairman Freeman asked if there were any additions or changes to the agenda, Rose Vanderpool stated that the draft of Oil and Gas Regulations were added to the agenda for the board to make their recommendation to approve/deny. The agenda was amended as stated. Chairman Freeman then asked for additions or corrections to the March 17th, 2009 minutes. Mrs. Slade moved to approve the minutes as submitted; Craig Franke seconded motion. Motion carried with 6 ayes 0 nays and 0 absent.

III. NEW BUSINESS

A Minor Subdivision application was submitted by Timothy and Barry Malcolm with representation by Michael Murphy of Team Murphy Realty LLC., who was present to discuss the application. Craig Franke opened the floor by expressing a previous discussion with Michael Murphy. Mr. Franke explained that if the discussion continued he would have to abstain from voting. Mr. Murphy had just expressed his intent on submitting a Minor Subdivision Application.

Chairman Freeman read the application and all attachment's and read the letters received and phone calls received in support of the application. There was no response received against the application. One of the letters in support had only one concern and that was egress/ingress from Hwy 160 to El Dorado Lane on whether or not that would require special turn lanes. Mr. Murphy expressed that he has spoken with CDOT but has not gone any further because he didn't want to spend money on this if it were to be denied and asked if approved if it could be a contingency for final approval; but did say that CDOT did say that if traffic increases by twenty percent a study would need to be done. This will a five parcel subdivision of about 7 to 9 acres with open space along the river, there will specified building areas outside of the open space corridor. The main idea is to conserve and protect the river frontage and riparian areas. The railroad owns about 100 feet of easement and there will be specific covenants and by-laws for the homeowners. Janice Slade asked about the current road access to the main house runs through tract 5 how is that going to work? Mr. Murphy explained that the main house tentatively is now tract 3 and the access will change to the frontage road created by this subdivision. Pam Bricker stated that the request was compatible with the area and voted to recommend approval to the Board of County Commissioners with the following contingencies: 1. Fire hydrants; 2. Survey 3; Letter from Utility Company stating that power is available to service the area; 4. ingress/egress into the subdivision has been properly approved by CDOT and/or neighboring property owners. Janice Slade seconded motion; motion carried with 6 ayes and 0 nays.

Next item on the agenda is a conditional use request filed by Steve Graham; Sheepshed Enterprises for a Hut to Hut Recreational Escape in the Rio Grande Nat'l Forest. Legal description as follows: Section 30-37-9 Junebug No. 5, cont. 10.33 acres it is the CMD Survey No. 20517 patent Book # 190, Pg 357; and Scranton Lode containing 10.33 acres Section 36-37-3 SMD Survey No. 5545; Tr Deed Book 530 pg. 562. Mr. Graham explained that his plans are build a total of 6 cabins on the two parcels (3 on each). The cabins could accommodate approximately 10-12 people. Mr. Graham had spoken with Tom Malecek to make sure there wasn't anything permitting through the Forest Office he may need. Mr. Malecek told him there were no permits needed; people can hike and whatever in the wilderness areas...as long as there are no tour guided hikes or the like; as long as the structures to be built are located on Mr. Grahams property there would be no issues. Mr. Graham has checked with guidelines in regards to septic/waste water disposal, but ultimately Mr. Graham will follow Rio Grande County Septic requirements that would best fit the area. There will be "you pack it in you pack it out" policy but, that is anywhere you camp. Mr. Graham asked if he could get a waiver of fees since this project would benefit the county economically. Mr. Franke stated that he did not see how we could waive fees it would set a precedence that we cannot afford. Craig Franke moves to recommend approval of the Hut to Hut Recreational project contingent upon written approval of the other owners. Shawna Roads and Dirk Brooks; seconded by Gary Seger; motion passed unanimously with 6 ayes and 0 nays.

IV. OLD BUSINESS: Oil and Gas Regulations: The Rio Grande County Board of County Commissioners amended the Oil and Gas Regulations of Saguache County previously recommended by the Planning Commission. The BOCC sent the amended regulations to the Planning Commission for review and recommendation; after much discussion Craig Franke moved to adopt the Oil and Gas Regulations as amended; Vern McCallister seconded motion; motion carried unanimously with 6 ayes and 0 nays.

With no further business meeting adjourned at 3:20pm.

Next meeting scheduled for June 16th, 2009.

Secretary

Chairman