

Planning Commission Meeting
May 18th, 2010

I. CALL TO ORDER

Chairman Dwight Freeman called the meeting to order at 1:40pm. Other members present were Janice Slade, Vernon McCallister, Pam Bricker Gary Seger, Craig Franke and Rose Vanderpool, Secretary.

Members absent:

Others Present: Allen Graber, Kent price, Virgil Valdez, Chris Hayden, Doug Richter, Lee Jackson, Alex Miller, Jim Kuehn, Tom Wolter, Scott Sobel, and Tammy David.

II. Acceptance of Agenda motion to approve the agenda with the added items; Conour Animal Shelter update; Janice Slade so moves; Pam Bricker seconds; motion carried unanimously.

III. Approval of Minutes for April; Chairman Freeman then asked for additions or corrections to the April 20th, 2010 minutes; Janice Slade moves to approve the minutes as submitted; Pam Bricker seconds motion. Motion carried with 6 ayes 0 nays.

IV. NEW BUSINESS:

First Item: A Minor Subdivision Exempt Division submitted by Lynn Kopfman for a parcel of land located in the NW¹/₄NW¹/₄ of Section 11; Township 40N; Range 8 E; NMPM Rio Grande County. Mr. Kopfman is requesting approval to split off approximately three (3) acres of the existing home-site.

The Planning Commission reviewed the application; Chairman Freeman addressed the notification to adjacent property owners, there were no comments received for or against this request. Mr. Kopfman stated that access is off the 4E. Chairman Freeman entertains a motion; Pam Bricker recommends approval to the Board of County Commissioners; Gary Seger seconds the motion; motion carried with 6 ayes 0 nays.

Second Item: A Conditional Use Application submitted by Allen and Irene Graber for a parcel of land known as tract 2B1 in the W¹/₂ of Section 13 Township 37N; Range 8E; NMPM, Rio Grande County containing 18.990 acres m/l. The applicant is requesting to place 12 greenhouses total in phases over the next several years.

Chairman Freeman read the application and the letters submitted in opposition of this request from; Chris Hayden, Butts Family Partnership, LLLP and Tim Kernen. The concerns are: Impacts to the easement that Mr. Hayden and Mr. and Mrs. Graber share to get to their homes. Mr. Hayden who was present expressed his reasons (see attached letter for detail) that his main issue is that the surrounding land is for homes (residential use) not commercial development the easement was not constructed to handle the impact it has now with the comings and goings of the

Graber's it's just a trail easement. Mr. Graber stated that there will not be retail sales at the site. They will load trucks and sell off site. A letter submitted by Mike Gibson stated in his letter that water was available. Chairman Freeman asked if Mr. Graber could access the parcel somewhere else. Mr. Graber stated that since speaking with Mr. Hayden the night before he had no idea that this would create such a hardship on the neighbors and doesn't intend or want to step on ones toes. A discussion was held on how to work this out. Mr. Graber asked the Planning Commission if he could table the matter for sixty days to allow him to come up with a different plan, if at all. Vern McCallister moves to grant the extension for sixty days and the current fees paid will be accepted should the request be on a different parcel; Craig Franke seconds motion; motion carried with 6 ayes and 0 nays.

Third item: Conditional Use submitted by Farm Fresh Packing, LLC 106 Adams St. Ste 2A, Monte Vista, CO 81144 for construction of a new potato packing warehouse. Chairman Freeman read the application and all the attachments and asked if there was any response from property owners notified. There was no response for or against received. Chairman Freeman then opened the floor for discussion. Doug Richter stated that the main access will be from the south side directly from the 3E. Most of the trucks will come from the 4N and 285. The study done by Aldridge Transportation Consultants, LLC (attached) provides a summary of the size and nature of the warehouse. Blandford will be closing their warehouse. The potatoes will be stored in the Blandford storage facilities and trucked to the Farm Fresh Warehouse as needed. The added increase of Blandford traffic will be approximately an to 8 to 10 % an average of one truck an hour. There are approximately 21 growers that will apart of this project. Tammy David is opposed to the location, she states that the speed limits are not obeyed as it now on the county roads and doesn't expect it to change just because the speed limit gets dropped to a lower speed. Mrs. David researched accident data and found that a total of 17 accidents were reported, out that number, two of them on the 2½ and the 3E were property damage and four others were injury accidents in this area. I have had to continue on past my turn to my home many times because there is a semi truck on my rear and knew my family and I wouldn't make it. They speed through this stretch in excess of 70mph. Lee Jackson stated that to stay competitive in the potato market they need to do this to survive. The railroad usage is a possibility but will not be utilized, but it's there if the need arises. The timeline for this project is 18 months. The hope is to start up at the end of next year. Chairman Freeman entertains a motion; Craig Franke moves to recommend approval with the following contingencies; pending input from the Road and Bridge Department; following all local laws, regulations, state policies and building requirements. Pam Bricker seconded motion; motion carried with 6 ayes and 0 nays.

V. Old Business: Rose Vanderpool apprised the Planning Commission Board on the Oil and Gas activities; Exploration is about to begin. The Notice of Staking has been done and a field inspection was done by Mike Castle from the Canon City BLM Office. Dan A. Hughes Company owns a parcel of land in the San Francisco Creek Subdivision and has leased the mineral rights from BLM since 2006. The company hopes to have/start the exploratory well by August 30th, 2010. BLM, COGCC and Rio Grande County have been meeting regularly for the last month or so, and will in the near future schedule a joint meeting for public input. The BLM

Office has submitted their press release. There were three residents in the audience to share their concerns and were addressed.

VI. Sketch Review: None

VII. Adjournment: Meeting adjourned at 4:00pm.

Next meeting: June 15th, 2010

Secretary

Chairman