

Planning Commission Hearing  
January 21, 2014

I. CALL TO ORDER

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

Members absent: Grover Hathorn

Others Present: Gary Martin

Chairman Freeman called the meeting to order at 1:35pm. Chairman Freeman asks for acceptance of the Agenda as submitted; Mike Mitchell moves to approve the Agenda; motion carried unanimously and then asked for any corrections or additions to the November 19, 2013 Minutes; Chairman Freeman noted that Gene Glover participated in the HVCC conversation but abstained from the vote with that correction Leonard Brown moves to approve the minutes as corrected; Mike Mitchell seconds motion; motion carried unanimously.

First item of Business: The Reserve at River Island Ranch (hereinafter TRRIR) (Gary Martin) was present to address the Board and request final approval for TRRIR. Land Use Administrator Rose Vanderpool, as per the condition of approval, completed the final inspection on location Tuesday, January 14, 2014 and found the conditions set by the Planning Commission has been met: (1) Verification Letter from SLV Rural Electric power has been installed; (2) Fire Well has been installed and has been verified by Dale Weaver Fire Chief; (3) Augmentation Letter from SLV Water Conservancy for 12 private wells has been committed for a period of ten years. The Rio Grande County Commissioners, added an additional condition for approval, which was to obtain a letter of credit in the amount of \$30,000.00 for the cost of purchasing water certificates for each lot (12); TRRIR did contact Meadow Glen Ditch and in discussing our plans to them they agreed that a culvert rather than a bridge would suffice. A 4' foot culvert and crossing was adequate and mutually agreed upon by all interested parties. TRRIR issued an easement (30') to MGD for maintenance of the ditch. Lot 257 has a no build zone for continued maintenance of the ditch as well as Lot 258. The Club House is owned by the Home Owners Association for the sole use of property owners of the entire 'approved' River Island Ranch Development including The Reserve at River Island Ranch.

A discussion in regards to the Central Water system that was constructed but not finished and whether or not a lot owner could tap into the system in the future. Mr. Martin stated that it probably wouldn't be any different then what happens now (lots have to tap in and then they are metered but the lot owner could still use the private well for outside use.

Leonard Brown moves to recommend approval to the Board of County Commissioners at which time Mr. Martin is to have the letter of credit submitted on or before the Commissioner Hearing; \_\_\_\_\_ seconds motion; motion carried 5 to 0 with 1 absent.

Other Business: Work session: item of discussion Lay hen operation

We will work up a formula using number of head \* size of building = size of parcel needed to adequately meet the requirements and protect the health and welfare of surrounding neighbors/properties.

Meeting adjourned at 4:00pm.

Respectfully submitted,

Rose Vanderpool, Secretary

V. Adjournment: Meeting adjourned at 3:30pm.

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Secretary