

June 25, 2017

Planning Commission Hearing

Members Present: Chairman Dwight Freeman, Gene Glover, Leonard Brown, Grover Hathorn, Mike Mitchell and Rose Vanderpool Land use Administrator

Members Absent: Wesley O'Rourke

At 2:00 p.m. the Planning and Zoning Commission met in an open hearing to discuss High Valley Community Center (HVCC) revised master plan. Attending from the Planning & Zoning Commission were Chairman Dwight Freeman, Members Mike Mitchell, Gene Glover, Leonard Brown and Grover Hawthorn, Rose Vanderpool, Land Use Administrator and Linda Slade, Clerk of the Board. The Board of County Commissioners was in attendance.

Mr. Freeman called the hearing to order and read an email from Tim Collins to Bill Dunn, County Attorney. The planning commission will conduct their meeting followed by the Board of County Commissioners. Grace Young, HVCC President presented a power point. There were five points in the Master Plan that had to be addressed.

1. Need
2. Existing level of program available.
3. No other source available.
4. Sufficient financial available. 3 mils requesting
5. Follow the master plan as presented.

Chairman Freeman asked what HVCC plans to do now with the reduced area. HVCC needs a stream of funds through a mil levy and as a recreation district they can apply for funds that they cannot as a nonprofit. The funds thru a mil levy will not be available until 2016 collected on 2015 taxes. Ms. Young said there was no building in the near future. Ms. Young noted that the problem in rural communities is it can go away very easily with lack of funding or leadership. Chairman Freeman asked what their expenses were now compared to the \$180,000 they will collect with the mil levy. Ms. Young stated they have been working with approximately \$130,000 now, but would like to put away some and offer more programs in the future. Chairman Freeman questioned the boundaries which includes the Del Norte Fire Protection District. Ms. Young explained the Del Norte Fire Protection District boundaries and showed the commission a map. Mr. Mitchell asked what Ms. Young felt the number of voters there would be in this election. Ms. Young replied approximately 2,000 but since the Del Norte School mil will be going down the increase will actually only be 1 mil increase to an individual's taxes.

A member of the audience asked why Ms. Young was asking for the Board of County Commissioner to not allow residents to opt out. Ms. Young replied that since HVCC has been active the Department of Social Services has said they delinquency problems are less and it would take all the taxes collected to operate HVCC.

Proponents:

Suzanne Gosar, 7460 CR 14, Del Norte, Colorado spends a lot of time at HVCC and does gardening and flowers 2 to 3 days a week. She observes the unselfishness of people who want to help the children of this community. Kids today live in a very uncertain environment. Our society is edgy and children need a safe, happy, supportive environment and she has observed that at HVCC.

Lamar Taylor, 65 Yucca Court, Del Norte, Colorado lives on a fixed income but remembers the meeting held in the annex and a local policeman told him it is hard to arrest a kid when there is nothing for them to do. Mr. Taylor agrees with Ms. Gosar that kids need a place to go and participate in something proactive.

Linda Taylor, 65 Yucca Court, Del Norte, Colorado is a former school teacher and noted when you keep kids busy they do not get in trouble. The kids here need this.

Barbara Azarias, 649 Morton Street, Monte Vista, Colorado is the founder and director of Higher Ground Resource Center in Arizona. We have children raising children and it is time for the community to raise them. We help the younger kids but also the senior citizens through reading programs. Grants will not totally fund preventative care.

Valerie Hagedorn, 583 Pine Street, Monte Vista, Colorado works at SLV Pro Fit Center and is allowed to work free at HVCC. Ms. Hagedorn's programs targets 18 and older with changing lifestyles, through exercise. Ms. Hagedorn felt that not funding HVCC will not only be detrimental to adults but to youths. This program will be a role model

Regan Whitehead, 735 Oak Street, Del Norte, Colorado has worked with Adrienne Atencio and they have the means to bring in more business to the area which benefits the whole community and wants to see HVCC expand.

Milcah Hawk, 590 11<sup>th</sup> Street, Del Norte, Colorado has worked in all 14 school districts and in special education and now works for the Colorado Department of Education and sees the delinquency problem throughout the schools. This area has the highest proportion of poverty kids in the SLV and HVCC is the prevention those kids need to greatly improve.

Pauline Washburn, 335 8<sup>th</sup> Street, Del Norte, Colorado is active at HVCC with the garden and sits on their board. Ms. Washburn supports the program.

Becky Hand, 17 Valley View Drive, Del Norte, Colorado got involved with HVCC as a way to get to know people and became very involved with HVCC. Ms. Hand values their services.

Pretsy Oswley, 356 Aspen Drive, South Fork, Colorado has had her kids attend HVCC for years. This summer her husband had surgery and has worked with HVCC this summer and sees the need for these programs. He has volunteered his time and sees what HVCC really is offering to the kids. Some of these kids have never had the opportunity to do these trips to the sand dunes or the Creede Theater.

JoAnn Evans, 423 Landen Drive, South Fork, Colorado began HVCC. Ms. Evans has nieces come in for the summer and they enjoy the program. You do not have to be a member of the community to attend.

HVCC is not only for youth but the seniors as they have enjoyed the classes that are available. If we want to keep this going we need to support it through the 3 mils. Adrienne Atencio does so much for HVCC and mostly as a volunteer.

Against:

Melvin Gates, not against the HVCC but against the way they are going about financing this. Mr. Gates felt it should be a fee for services and they could be self-sustaining. Why can someone who is not a property owner vote. Chairman Freeman noted it is set by the legislature. Mr. Gates felt he should be allowed to opt out. People who use the service should pay for it.

Chairman Freeman asked if there are questions from the Planning & Zoning Commission.

Vicki Houghton Morton, 565 Spruce Street, Del Norte, Colorado asked a question about if the fire department was buying the old hospital and HVCC taking over the fire department building. Chairman Freeman said apparently not by Ms. Young's expression.

Sharon Gonzales, 1138 W Highway 112, Del Norte, Colorado just received the notice and had kids before that are grown and noted she is not against this. But noted the crime rate in Del Norte is up not down. Ms. Gonzales was shocked to find out the crime rate is up compared to when her kids were in school. Ms. Gonzales noted that taxes are going up and not down. She has been a teacher at head start and a religious teacher in the community for 10 years. Ms. Gonzales felt that Alamosa charges for services and that is the way most communities are. If you are going to play you have to pay.

Ronnie Dawes, 214 Pinon Road, Del Norte, Colorado lives here 3 or 4 months a year and is not a full time resident so he gets taxed even though he cannot vote. It was explained to Mr. Dawes that it is State mandated.

Chris Leist, 6309 CR 14, Del Norte, Colorado asked if this Board would be accepting opt out forms. It was stated that this Commission would not be accepting opt out forms it would be up to the Commissioners at their hearing.

Ms. Young was asked if she had any rebuttal or closing comments. Ms. Young thanked the audience for supporting HVCC and noted that is the biggest message.

Regarding the property ownership issue, there was a time when only landowners could vote but that has changed.

Chairman Freeman asked the Planning & Zoning Commission if there were any other questions and can we make a recommendation to the Board of County Commissioners to proceed.

Mr. Mitchell moved to allow the proceedings to proceed on to the Board of County Commissioners. Mr. Brown seconded the motion; the motion carried 4-0/1-abstention.

The Planning & Zoning Commission hearing was closed at 3:10 p.m.

Second Item on the Agenda: Chris Glunz/Sally Varner Conditional Use for a Child Day Care Home to be located at 824 County Road 36 Monte Vista, CO 81144.

Chairman Freeman opened the floor for discussion. Ms. Varner explained that there are whole lot of State Requirements to comply with, a secure fence, drop-off, pick-up designation will be enforced. The age limit of children I will provide will be birth to 12 years of age with a limit of eight children. We will prepare and feed children 1 meal and two snacks. The State uses the Wildwood Food Program. I will follow a menu, the State comes in four times a year to conduct health inspections/food safety.

Mike Mitchell has concerns about the trucks that utilize county road 35 it gets very busy and congested certain times of the year. Ms. Varner explained that parents will be required to walk the children to the door and pick up as well. They will not be allowed to just let kids walk up or out unattended. The entrance/door goes right into the fenced area. A lengthy discussion was held in regards to this concern and it was ascertained that a circle type drive would be placed that would direct the families to county road 36 and that would move them off of county road 35.

Mr. Hathorn reiterated health and safety issues. Ms. Varner stated that in order to have a licensed day care home she has to comply with state/local requirements. Ms. Varner operated a day care service when her children were still in the home a long time ago.

Mike Mitchell moves to recommend approval of the child day care home subject to using county road 35 as the entry point and not county road 36; Gene Glover seconds motion, motion carried unanimously.

Next item of business was finalizing the amendments to the Rio Grande County Development Code.

Meeting adjourned at 5:00pm.

