

Planning Commission Minutes  
For September 8, 2015

Members Present: Vice-Chair Leonard Brown, Mike Mitchell, Gene Glover and Rose Vanderpool, Secretary.

Members Absent with notification: Chairman Dwight Freeman and Wesley O'Rourke

Members Absent without notification: Grover Hathorn

Others Present: See attached list

Vice-Chair Leonard Brown called the meeting to order at 1:35pm.

The May Minutes and the Agenda were approved as submitted, motion was made by Gene Glover and seconded by Mike Mitchell; motion carried unanimously.

First item of business was a request of Amendment of Zoning to rezone a parcel of land located in the E2NE4 Section 33-39-8 containing 117.73 acres m/l. Rose Vanderpool started the discussion and stated that the concerns of neighboring property owners are more toward what is going in rather than the amendment of zoning. The main concern is smell. Past use of the parcel was potato related and was very smelly. The same question was asked of Proximity Malting Representatives and they stated that the smell, if any, would not be anything like a potato/starch facility. It was also noted that the past use and uses after the AE Staley Starch Plant closed its doors was industrial, this parcel has been assessed for tax purposes as industrial and should be rezoned to fit past, present and future use of this parcel. The only reason the parcel should not be rezoned is if it were placed on a conservancy. Rose Vanderpool stated this makes the most sense; it will be a benefit to Rio Grande County as a whole to rezone for economic development.

Mike Wisdom of Development Resource Group who owns the land wants to make it a marketable piece of land. They have done all the soil testing, asbestos, solid waste, weed control and tested the transformers of any pcb's and are clear. The rail spurs were inspected to ensure that they are in good condition, the well is a 2500-gallon a minute well that probably will be metered in the future (Sub district 4). Mike Wisdom stated that they have done due diligence. The proposed project will create 27 new jobs with an average salary of 63,000 per year. They also have been in discussions with the City of Monte Vista Public Works Director, in working out the wastewater pumped directly into the city system. The State/EPA has new rules that will have to be followed compared to how things were in the past. The City of Monte Vista has been very involved in the discussions of an agriculture treatment plant. The Monte Vista area is the hub for other industry; we need rail and highway access in order to bring in the industry conducive to our agricultural product.

River Valley Group (Steve Massey) isn't really opposed but has concerns that ponds would be used to hold waste water and that it will be stinky. Colorado Parks and Wildlife (Luke Hoffman) also has concerns with smell. There are many people who use the area parks and probably will

complain of the smells. Mr. Hoffman also stated that they appreciate the efforts of DRG in preserving the riparian areas, and to continue to hold that effort to not develop in those areas.

Rita Parotte of River Valley Group stated that the historic use of industrial is false. Ms. Parotte stated that making these changes is why we have these problems.

Leonard Brown, that Proximity Malting whatever they do will probably not smell near as much, definitely not as bad as in the past; my personal belief there will not be a significant smell.

Ms. Childress – Knutson stated that she too is concerned with odor and would like that to be a precedent in mitigating any negative impacts for future development of this nature and also would like restrictions/contingencies to follow with the land. A discussion was held that no matter who owns the parcel they would be required to follow all state/EPA rules no matter what. Ag can smell just as bad if you are in an ag zone area. (i.e. feed lots)

A discussion on traffic- past use it was pretty heavy, the AE Staley Plant employed 130 people and was shift work, including use of the rail it was pretty busy.

Mike Mitchell moves to recommend approval of the zone change from agricultural ranching to light industrial; Gene Glover seconds motion; motion carried unanimously.

Other business: The Board would like to ask the Commissioners to consider appointing alternates for each of the members so that we would always have a quorum. Second item of discussion was a recommendation (unanimous) from the Planning Commission to reduce the property line setback for small animal from 400 feet to 200 feet from all directions. Motion was made by Mike Mitchell and seconded by Gene Glover; motion carried unanimously.

Rose Vanderpool gave an update on where we are with the Rio Grande County Master Plan and upcoming meeting dates.

With no further business meeting adjourned at 3:30pm.

Respectfully submitted,

Rose Vanderpool

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Secretary of the Board