

Planning Commission Meeting  
January 15, 2013

I. CALL TO ORDER

Chairman Dwight Freeman called the meeting to order at 1:30pm; other members present were, Mike Mitchell, Leonard Brown, Grover Hathorn, Vernon McCallister, Gene Glover and Rose Vanderpool, Secretary.

Members absent:

Others Present: Gary Martin

II. Acceptance of Agenda: Gene Glover moves to approve the agenda as submitted; Grover Hathorn seconds motion; motion carried unanimously.

III. Accept Minutes: A motion to review and approve the December 10, 2012 minutes at the next scheduled Planning Commission. ; Grover Hawthorn made the motion, Leonard Brown seconded; the motion carried unanimously.

IV. NEW BUSINESS: Gary Martin (Antelope Butte Development) was present and discussed their plans to move forward with the twelve lots at the River Island Ranch Development. River Island Ranch is out of the picture. All but the twelve lots we are discussing today have been foreclosed by Pueblo Bank and Trust/Thomas Smith. The twelve lots were released at this time last year, and are free and clear. Mr. Martin asked the Board to approve the Preliminary Plan for The Reserve at River Island Ranch. Mr. Martin stated that the water issues have been straightened out. A letter from the SLV Water Conservancy District has been received stating that they are in the position to provide augmentation water for each of the wells that will serve the twelve lots as well as a letter from the SLV Rural Electric stating that power is available to serve the twelve lots. The Roads were constructed and completed in the overall River Island Ranch prevue. There are no restrictions in regards to access to these lots. Lots 257 and 258 will gain access from the platted River Island Drive and a 40' easement will be platted from lots 250 and 251 for clear access to lots 257 and 258. The easement per the recommendation of Russell Surveyor's will be a bridge. This request is not outside of what the original plan was with River Island Ranch and will be the final development request. Pueblo Bank and Trust or Thomas Smith may down the road want to complete the development or sell out to another developer, in which case they would have to start over with the county process. Antelope Butte paid to have these lots released which include access over a year ago. The Club House and outbuildings/cabins have been conveyed to the Home Owners Association, as well as easements along the river. Chairman Freeman entertained a motion; Mike Mitchell moves to approve with the following conditions; 1. Secured water; 2: Power installed and verified by SLV REC; 3: Fire mitigation whether it is a 30,000 gallon buried tank or a well specific for fire mitigation, this needs to be approved by the South Fork Fire Dept. 4; Gary Martin is to arrange for a final on site-walk through with the Land Use Office staff; Vernon McCallister seconds motion; Motion carried unanimously.

Second Item; George Monsson Attorney was present to review the amendments with the Planning Commission. The main issue is to strike repetitive language, as well as what is in Rio Grande County's prevue versus the COGCC. The Planning Commission have heard and taken the advisement and have directed the Land Use Staff to proceed with scheduling a public comment hearing. Motion was made by Grover Hathorn; seconded by Gene Glover; motion carried.

Items struck or added to;

1. Eliminated definitions that aren't use in the regulations.
2. 6.1.4; Surface ownership;  
6.1.5;6.1.6;6.1.9;6.1.10.1;6.1.10.2;6.1.10.3;6.1.10.4;6.1.10.5;6.1.11.5;6.1.11.7;6.1.11.9;6.1.11.10;6.1.13;6.1.14;6.1.17;6.1.18;6.1.21.1;6.1.22;6.1.23;6.1.24;6.1.26;6.1.27;6.2.28;
3. Article XII 7. Application process; added; 7.1;7.2;7.3; 7.1 Pre-Application Meeting is struck. 7.4; 7.5.
4. XII. 8 Rights and Responsibilities.  
8.2;8.3;8.6;8.6.2;8.7.3;8.7.4;8.7.5.5.8.7.5.8;8.7.5.9;8.7.5.11;8.7.5.12;8.7.5.13;8.7.5.14;  
8.7.6. (a),(b),(c),(d);8.8.1;8.8.12;8.8.1.4;8.8.1.4;8.8.1.5;8.8.1.5(A)through (G) was added.  
8.8.1.7; and (d); 8.8.2.1;  
8.8.2.4;8.8.2.6;8.8.3;8.8.4;8.8.5.2;8.8.5.4;8.8.5.5;8.8.5.6;8.8.5.7;8.8.5.8;8.8.6;8.8.6.1;8.8.6.2;8.8.7.1;8.8.7.2;8.8.7.3;8.8.7.4;8.8.7.5;8.8.7.6;8.8.8;8.8.8.1;8.8.8.3;8.8.9;8.8.10;8.9;8.9.3;8.9.4;8.9.5;8.9.6;8.9.7;9.2.2;XII.10;10.1;10.2;10.1;10.2;10.3;10.4;10.5;XII.11;  
XII.12;13.3;13.5; XII.14 through 14.5.4;15.3;15.4;14.5.3;14.5.4;14.6 through 14.6.2;  
XII.15 through 15.6

Meeting adjourned at 4:15pm.

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Secretary

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Chairman