



RIO BLANCO COUNTY PLANNING COMMISSION

Rio Blanco County, Colorado
Historic Courthouse
555 Main Street, 3rd Floor
Meeker, Colorado 81641

**PLANNING COMMISSION MEETING NOTES
OCTOBER 3rd, 2019**

Planning Commission Members Present:

Chairman - Travis Day

Secretary - Ginny Love

Members -

- Adair Norman
- Lee Overton

Planning Commission Members Not Present:

Member Rachel Gates

Vice Chair Clint Chappell

Member John Scott

RBC Planning Department Present

J. Leif Joy —Rio Blanco County Planning Director

Todd Star – Rio Blanco County Attorney

Public Present:

Gary Moyer

Jack Ball – jackball100@hotmail.com – 970-629-5593

Scott Mobley – 970-529-0040

Jeff Kummer – optimac@msn.com – 970-462-6558

Mark Scritchfield – 970-756-2118

Mona Avey – monaavey@yahoo.com – 970-756-4594

Chris Lockwood – lockwood.cw@gmail.com – 970-208-2585

Willey Berthelson – 970-878-5291

Corky Bradfield – 970-629-5432

LaDonna Eubanks – 970-629-3572

Cindy Balloga – 970-640-8232

Bryce Purkey – 970-878-4331

Ben Brown

Lester Grenstead – 970-665-8020

Doug Overton



RIO BLANCO COUNTY PLANNING COMMISSION

Rio Blanco County, Colorado
Historic Courthouse
555 Main Street, 3rd Floor
Meeker, Colorado 81641

CALL TO ORDER: 7:01 PM 10/03/2019

- a. Pledge of Allegiance
- b. Determination of Quorum(4) – 4 PC members present – Quorum achieved
- c. Approval of Agenda:

Chairman Travis Day inquired if there were any changes to the agenda. None were noted. Motion made by Ginny Love, Second by Adair Norman.

Roll call vote: Chairman Travis Day (Yes), Secretary Ginny Love (Yes), Member Lee Overton (Yes), Member Adair Norman (Yes)

- d. Approval of Previous Meeting Minutes:

Chairman Travis Day presented the September 19, 2019 minutes for approval. Adair Norman noted that his comments in the previous meeting were that he felt a 10 day approval period was appropriate amount of time to research building inspectors for approval. That correction was made as a condition of approval. Motion made by Lee Overton, Second by Adair Norman

Roll call vote: Chairman Travis Day (Yes), Secretary Ginny Love (Yes), Member Lee Overton (Yes), Member Adair Norman (Yes)

OLD BUSINESS:

- a. DRAFT Resolution by BOCC – Amending Building Codes to Recognize the Importance of Private Property Rights.

Staff Report: Planning Director Leif Joy. Joy introduced Rio Blanco County Attorney Todd Starr and Rio Blanco County Commissioner Gary Moyer. Joy summarized the Staff Analysis and read the Staff Recommendations:

I. STAFF COMMENTS AND ANALYSIS

It is important to note that there is no president with which to measure the Resolution presented today. Therefore, the recommendation below is based solely on the opinion and good intent of the current Rio Blanco County Planning Director. It is the opinion of Planning Director J. Leif Joy that the intent of this Resolution is in the best interest of the citizens of Rio Blanco County. It is also the opinion of said Planning Director that the current Board of County Commissioners are attempting to create more options, opportunities and legal means with which to complete projects within Rio Blanco County. It is not overlooked that rules and regulations are intended to secure the health, safety and wellbeing of the citizens that they govern. It is also not overlooked that such rules and regulations can create undue hardship upon the very citizens that they are intended to govern. That said, there is a balance between freedoms and rights and



RIO BLANCO COUNTY PLANNING COMMISSION

Rio Blanco County, Colorado
Historic Courthouse
555 Main Street, 3rd Floor
Meeker, Colorado 81641

rules and regulations. It is the opinion of said Director that this balance will be achieved in this Resolutions' governing Implementation, Rules and Regulations.

II. RECOMMENDATION

Planning Staff recommends approval of the Resolution as presented with the following conditions:

- 1) The implementation, rules and regulations governing this Resolution be heard before the Rio Blanco County Planning Commission and Board of County Commissioners during appropriately published meetings.
- 2) A group of no more than 6 individuals be involved in the scripting of the previously mentioned implementation, rules and regulations governing this Resolution. 3 individuals from the construction/building industry and 3 individuals from outside the construction/building industry. The group will be given a set timeframe to complete these implementation, rules and regulations designated by the BoCC. The current Planning Director will Chair said group and be the deciding vote in the event of a tie vote (Chair is a nonvoting member of group). The current Planning Director will choose the members of said group.

Todd Starr introduced the Legislative process of instituting a Resolution to the Planning Commission. Mr. Starr noted this document will be a "living, changing document".

Commission Gary Moyer explained the reasoning behind the Resolution. He explained that the BoCC feels that the rules and regulations have become burdensome to the people and the intent of the Resolution is to loosen the Regulations to allow people to do what they want, within reason, on their private property.

Turned the meeting back to Chairman Travis Day for discussion. The Floor was opened to Planning Commission members' for questions/comments:

PLANNING COMMISSION MEMBER COMMENTS/QUESTIONS:

Chairman Travis Day –

- 1) Per Section 110.1: Are ALL buildings going to be inspected?



RIO BLANCO COUNTY PLANNING COMMISSION

Rio Blanco County, Colorado
Historic Courthouse
555 Main Street, 3rd Floor
Meeker, Colorado 81641

- i. Starr – “That would include all buildings, but not EXEMPT buildings”. Resolution will be amended to reflect that EXEMPT buildings will not be inspected by Rio Blanco County.

- 2) Chairman Day would prefer any RESIDENCE be required to have an inspection.

Secretary Ginny Love

- 1) Secretary Ginny Love would prefer any RESIDENCE be required to have an inspection.
- 2) No problem with secondary structures. Garages, Sheds, Pole Barns, ect...

Member Lee Overton

- 1) Where do bunkhouses for hunters come into the mix? Are they going to be inspected?
 - i. Starr – the Resolution builds off of the Assessor’s determination of Use.

Member Adair Norman

- 1) Stated that he likes what the BoCC is doing. He believes the onus should be put back on the citizens to do the right thing.

PUBLIC COMMENT:

- 1) Jack Ball – Comments were in written form and they are attached to this document
- 2) Chris Lockwood - Stated that the Resolution uses the term BURDONSOME...that said, is this an important enough issue to put on the ballot next November?
- 3) Wiley Berthelson – What would be the cost of a November Election and/or Special Election?
 - i. Starr –unsure of exact cost
- 4) Scott Mobley – Stated that if you want a building permit, you can still get one. If you don’t want to have one, you don’t have to.
- 5) Cindy Balloga – Believes we would be doing a huge disservice to the County. Believes it should be on the Ballot.



RIO BLANCO COUNTY PLANNING COMMISSION

Rio Blanco County, Colorado
Historic Courthouse
555 Main Street, 3rd Floor
Meeker, Colorado 81641

Chairman Day requested a motion for either approval, denial or continuance:

A motion was made by Secretary Ginny Love to recommend approval of the Resolution to the Board of County with the following recommendations:

- 1) The Word PRIMARY be stricken from the entire document/resolution
- 2) The implementation, rules and regulations governing this Resolution be heard before the Rio Blanco County Planning Commission and Board of County Commissioners during appropriately published meetings.
- 3) A group of no more than 6 individuals be involved in the scripting of the previously mentioned implementation, rules and regulations governing this Resolution. 3 individuals from the construction/building industry and 3 individuals from outside the construction/building industry. The group will be given a set timeframe to complete these implementation, rules and regulations designated by the BoCC. The current Planning Director will Chair said group and be the deciding vote in the event of a tie vote (Chair is a nonvoting member of group). The current Planning Director will choose the members of said group.

Second by Lee Overton.

The floor was opened up for discussion.

After hearing no further discussion, Chairman Travis Day asked for roll call.


Roll call vote: Chairman Travis Day (No), Secretary Ginny Love (Yes), Member Lee Overton (Yes), Member Adair Norman (Yes)

Motion Passed 3 in favor; 1 against

**Chairman Travis Day explained his “no” vote: The Resolution needs further refining.

Planning Director Joy noted that this Resolution will be heard at the October 15th BoCC meeting in Rangely, CO.

Meeting adjourned at 7:58 p.m. by Chairman Travis Day


Travis Day, Chairman


Ginny Love, Secretary