



RIO BLANCO COUNTY PLANNING COMMISSION
Rio Blanco County, Colorado
Historic Courthouse
555 Main Street, 3rd Floor
Meeker, Colorado 81641

PLANNING COMMISSION MEETING MINUTES April 9, 2020

The meeting of the Rio Blanco County Planning Commission was called to order by Chairman Travis Day on Thursday April 9, 2020 via phone conference at 7:00 p.m.

Planning Commission Members Present

Chairman - Travis Day
Vice Chairman - Clint Chappell
Secretary - Ginny Love
Members
- Adair Norman
- Rachel Gates

Planning Commission Members Not Present:

Lee Overton
John Scott

RBC Planning Department Present

J. Leif Joy —Rio Blanco County Planning Director

Public Present:

Betty Kracht—White River Consulting, LLC.

CALL TO ORDER: 7:01 PM 4/9/2020

- a. Determination of Quorum(4 required) – 5 PC members present; Quorum achieved**
- b. Approval of Agenda/Changes:**

Chairman Travis Day noted one addition to the agenda: **Nomination of Officers as item A under New Business.** A motion to approve the agenda, with addition noted above, as presented was made by Secretary Ginny Love and seconded by Adair Norman.

Roll call vote: Chairman Travis Day (Yes), Vice Chairman Clint Chappell (Yes), Secretary Ginny Love (Yes), Member Adair Norman (Yes), Member Rachel Gates (Yes)



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c. Approval of Previous Meeting Minutes:

Chairman Travis Day presented the October 3, 2019 minutes for approval. A motion was made by Adair Norman to approve the Minutes as submitted. Motion was seconded by Member Rachel Gates.

Roll call vote: Chairman Travis Day (Yes), Vice Chairman Clint Chappell (Yes), Secretary Ginny Love (Yes), Member Adair Norman (Yes), Member Rachel Gates (Yes)

OLD BUSINESS:

NONE

NEW BUSINESS:

a. Election of Planning Commission Officers for 2020

Chairman Day requested a motion nominations for Chair, Vice Chair and Secretary:

A motion was made by Adair Norman to keep officers the same as 2019; (Chair – Travis Day, Vice Chair – Clint Chappell, and Secretary – Ginny Love). Motion was seconded by Vice Chair - Clint Chappell.

Roll call vote: Chairman Travis Day (Yes), Vice Chairman Clint Chappell (Yes), Secretary Ginny Love (Yes), Member Adair Norman (Yes), Member Rachel Gates (Yes)

b. PSUB-0003-20 Olson Minor Subdivision application

Rio Blanco County Planner, J. Leif Joy presented application PSUB-0003-20, Olson Minor Subdivision and Staff Report for the record. (Please see attached staff report)

PLANNING COMMISSION DISCUSSION:

Chairman Travis Day asked the applicant's representative, Betty Kracht, if she had any additional input. Kracht noted that subdivision was straight forward and project intent was to clean up zoning boundaries and make lots marketable.

PC Member Questions:

Travis Day – Are the 3 lots being created going to be Industrial - I Zoning and the remaining parent parcel will remain Agricultural - AG Zoning? Kracht – Yes



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Adair Norman – Why is this not a 4 lot subdivision; 3 lots and the remaining parcel? Kracht – the remaining parcel is over 35 acres therefor it is not required to be a subdivided lot. It can be sold separately without subdivision requirements under C.R.S.

Rachel Gates – No Questions

Clint Chappell – Is the surrounding zoning the same? Kracht – Yes. Some Agricultural and some Industrial. New Zoning will follow existing fence lines.

Ginny Love – No Questions

Betty Kracht added that all 3 lots being created already have existing structures on them. Also, all lots will be served by Town of Rangely water. All lots have individual septic systems in place.

No members of the Public present

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

A motion was made by Vice Chair Clint Chappell to recommend approval, with no conditions, to the Board of County Commissioners for PSUB-0003-20 Olson Minor Subdivision as presented and seconded by Secretary Ginny Love.

Roll call vote: Chairman Travis Day (Yes), Vice Chairman Clint Chappell (Yes), Secretary Ginny Love (Yes), Member Adair Norman (Yes), Member Rachel Gates (Yes)

Unanimous decision for Approval – BOCC Meeting on April 21st, 2020

Closing Remarks/Board Updates:

Planning Director Leif Joy gave a brief update of the previous subdivision exemptions issued by the BOCC (Uphoff parcels). (The reason this subdivision was named PSUB-0003-20). It was decided that the Planning Department would send email updates to the Planning Commission on all new projects. The preliminary FEMA mapping data will be made available to all Planning Commission members via download link.

Meeting adjourned at 7:32 p.m. by Chairman Travis Day



Travis Day, Chairman

Ginny Love, Secretary