



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

PLANNING COMMISSION MEETING MINUTES October 29, 2020

Meeting location: Rio Blanco County Annex Building, 17497 HWY 64, Rangely Colorado

Planning Commission Members Present

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

Planning Commission Members Not Present:

John Scott
Lee Overton

RBC Planning Department Present

J. Leif Joy —Rio Blanco County Planning Director

Public Present: None

CALL TO ORDER: 7:00 PM 10/29/2020

a. Determination of Quorum (4 required) – 5 PC members present; Quorum achieved

b. Approval of Agenda/Changes:

Chairman Travis Day presented the Agenda for approval. A motion was made by Ginny Love to approve the Agenda as submitted. Motion was seconded by 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)

c. Approval of Previous Meeting Minutes:

Chairman Travis Day presented the September 24, 2020 minutes for approval. A motion was made by Adair Norman to approve the Minutes as submitted. Motion was seconded by Member Rachel Gates.



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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:

RBC Planning Director Leif Joy: Update on the process to modify the current RBC Land Use Regulations (LUR). It was stated that a formal process must be undertaken to change any portion of the adopted LUR. It was noted that the Planning Commission can place a Condition of Approval on projects that they feel require changes or additions that are different than what the LUR requires.

PC Requested that the Building Department Director be invited to discuss how the Building Codes relate to the current LUR during a future meeting.

NEW BUSINESS:

a. PRZ-0001-20 RBC Annex Rezoning application

Rio Blanco County Planner, J. Leif Joy presented application PRZ-0001-20, RBC Annex Rezoning and Staff Report for the record. (Please see attached staff report)

PLANNING COMMISSION DISCUSSION:

Ginny Love – Stated that this is a needed change to get RBC into zoning/land use compliance

Clint Chappell – Stated that there is a possibility that future leases may benefit from this compliance.

Travis Day – No Questions

Adair Norman – No Questions

Rachel Gates – No Questions

No members of the Public present/no comments

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 PRZ-0001-20 RBC Annex Rezoning as presented and seconded by Adair Norman.



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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 (5 for, 0 against) – BOCC Meeting on November 17, 2020

b. Planning Commission Payment for Service Discussion

PLANNING COMMISSION DISCUSSION:

Ginny Love – Stated that some projects require a lot of attention and time. Noted that there is a lot of responsibility placed on the PC Board.

Clint Chappell – Stated that he has been on boards that did pay and he has appreciated the payments. He would like to see PC payment continue.

Travis Day – Stated that the Town of Meeker PC Board gets paid similar to the RBC PC Board. He stated that he feels that payment to PC Board Members is appropriate. He would like to see PC payment continue.

Adair Norman – Stated that he has never been paid, as a board member, for service. He also stated that the \$50 payment helps cover his travel from Rangely to Meeker for Board Meetings. It was noted that mileage reimbursement requests should be submitted. He would like to see PC payment continue.

Rachel Gates – Stated that she views her PC Board service as a community service donation. She also stated that she understands both sides of this issue (payment vs. non-payment).

Current Planning Commission Bylaws - Article I, Section 5: Compensation:

“The members of the Commission shall serve with compensation of \$50 per meeting attended and will be reimbursed for travel, personal vehicle mileage and continued education expenses authorized by the Planning Director and approved by the Board of County Commissioners.”



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Closing Remarks/Board Updates:


Discussion of Planning Board Members not attending meetings and how that relates to the PC Bylaws: PC requested that Planning Director contact Member John Scott to ask if he is still interested in being a PC Board member. If not, the PC would request a written letter of resignation.

Current Planning Commission Bylaws - Article I, Section 2: Removal from Office states:

"Upon written request by the Planning Commission or the Public, and after a public hearing on the matter, the Board of County Commissioners may remove a member for misconduct or non-performance of duty. Misconduct is defined as failure to comply with the Rio Blanco County Code of Conduct for boards, commissions and committees. Non-performance of duty is defined as failure to attend three (3) consecutive meetings due to unexcused absences or failure to attend 30% or more of meetings within any 12 month period. An unexcused absence is considered an absence without prior notification to the Rio Blanco County Planning Department."

Planning Department Director was asked to look into the re-appointment of the two Board members that may expire this year (2020): Ginny Love and Adair Norman

Meeting adjourned at 7:44 p.m. by Chairman Travis Day



Travis Day, Chairman



Ginny Love, Secretary