Minutes of the Board of County Commissioners Meeting, held on November 9, 2011 at 8:30 a.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present: Darius Allen, Chair
George Wilkinson, Vice-Chair
Mike Yohn, Commissioner
Jason Kelly, County Attorney
Mark Garcia, Interim Administrator
Carol Osborn, Administrative Assistant
Belina Ramirez, Administrative Secretary

Call the Meeting to Order

Pledge of Allegiance

Additions/Deletions to the Agenda

Approval of the Agenda

Correction of the Approval of General Business/Minutes should read October 26th and the Addition of Ratification of SLV Prevention Recovery Center and the Agreement for ACH Services for Alamosa State Bank

M/S Wilkinson/Yohn motion to approve the agenda of November 9, 2011 with additions/corrections.
   Motion was passed unanimously.

Consent agenda Items:

Approval of General Business/Minutes

The Following Minutes were presented:
   Regular Minutes- October 26, 2011
   Replat –Ken Crouse dba Protect your Assets
   BOA Dan Freel

M/S Yohn/Wilkinson motion to approve the Minutes of October 26, 2011.
   Motion was passed unanimously.

Approval of Bills/Obligations
M/S Wilkinson/Yohn motion to approve the Bills/Obligations
   Motion was passed unanimously.

Consent Agenda
Ratification of MOU with SLV Prevention Recovery Center
ACH Services Agreement for Alamosa State Bank

M/S Wilkinson/Yohn motion to approve Consent Agenda
Motion was approved unanimously.

Public Comment

Mary Lynn Medina on the SLV Board of Museum spoke. She has lived in the San Luis Valley all her life. As a long time resident of the Valley and is much aware of the many different types of pioneer settlers who came before us. Each person who came to the Valley shared a skill or knowledge which helped the whole survive winters, Indians and anything else Mother Nature threw at them. In today’s economy the people have taken a lesson from the past and learned that sometimes the answers to the future are already written in the past we just have to pay attention. The Museum teaches this history to each and every one of us. The 2012 Museum budget, as presented to the Local Marketing Board, is not only for keeping the doors open but also repairs to lights, toilets being fixed and the collection being cared for in a proper manner. She hopes that each of the Commissioners will be excited and ready to take that journey with them and the people of Alamosa County and the San Luis Valley by seeing that the Museum is funded according to the people’s referendum.

Delores Chavez spoke. She is a long time resident of the San Luis Valley all her life with the exception of five years that she lived in Albuquerque New Mexico. She is a member of the Board of the San Luis Museum. As a longtime resident she is well aware of the rich history of the many ethnic groups of pioneers and settlers who contributed to making our valley what it is today with its many cultures, traditions, and religions. The San Luis Valley Museum provides our children with a place to learn lessons from their ancestors, their hardships, trials and sacrifices which made the valley the great productive area it is today. The children can learn about railroads, ranches, general stores, school rooms, and etc. They provide special exhibits, historical programs, poetry music, and art shows along with lectures of various valley interests. All of this takes money. The museum has received grants from various organizations and foundations who find the Museum worthy of their support. These funds have assisted us to meet our expenses however with rising costs we are in need of additional funds to provide these services to the adults, children, students and visitors to our community. We respectfully request your support for the 2012 budget for the San Luis Valley Museum.

A letter from Mary Hoffman was read. As a director of a nonprofit, she understands how difficult it would be to operate from year to year with fiscal uncertainty. In that situation, it is unavoidable that attention is focused on raising funds instead of providing valuable programming. The SLV Museum continues to provide excellent programming under this difficult situation. For example, the Sunday guest speakers, the current Veteran’s exhibit and the continuing acquisition of local artists’ work for exhibits. How long this strain on the Museum can last is unknown to anyone. Recently the Museum was awarded a challenge grant from Kerr Foundation. The foundation will match dollar for dollar up to $5,000 for the SLV Museum. Because we believe in the countless ways the SLV Museum benefits our community through cultural preservation, education and tourism development, ASC Community Partnerships
pledges $1000 as match for the challenge grant. As a resident of the Valley, I urge the Marketing Board and/or county governments to complete the challenge and also to provide some stable budgeting agreement so that the museum can place full attention on their programming. Through contribution of many people the SLV Museum has become a valuable community asset and has unlimited potential. Thank you for your support.

Marie Weidman spoke. She has lived in the valley over 37 years and in Alamosa for over 14 years. She has been a non-paid volunteer at the Museum for over 13 years and is a member of the Board for over 6 years. Her volunteer work mostly involves cataloging, numbering and photographing every item on display in the Museum and creating a file for each piece. Because of your actions, regarding the budget the museum does not get enough funding to get the necessary jobs done. She believes you have cheated the Museum of its rightful share of the tax monies collected. Your actions do not truly serve the people you represent; who voted for the Museum to be adequately funded by the County. Her only hope for fairness is that you are replaced by better representatives in the next election.

A letter from Jo Bowers was read. She is a resident of Alamosa County. She is a co-founder of the original museum. The Alamosa Museum and Cultural Center started in 1993 and has remained Director and finally a Board Member of the SLV Museum, since 2004. She feels that the SLV Museum has been neglected by the County Commissioners and the Local Marketing Board as far as funding is concerned. She wants to convey her opinion to the Commissioners so that her dissatisfaction is part of public record. Her second point of concern is the Operating Plan. The Museum is not mentioned as part the viable plan even though the voters passed the referendum for the Museum to be funded for their operation and maintenance budget. She would like to know are you changing the law that the people voted for by leaving the Museum out of the Operating Plan?

Joyce Gunn Office Manager for the SLV Museum spoke. The present and future of the Museum is very promising, especially as it pertains to the Sangre de Cristo National Heritage area. 5.5 million dollars will be coming to the valley for the Heritage areas; Lots of money and lots of work. Commissioner Wilkinson has been at the meetings where federal, state, local groups and the Heritage Board have asked the Museums of the three counties to be depositories of all of the information amassed for this project. As there is not yet a centralized or large enough museum in Conejos County the other Museums will catalog and maintain their information. Each visitor’s site will be telling the story about their site and who better to assist them than the Museum who does this every day? Who better to help the exhibits both indoor and outdoor than the Museum? The Museum promotes the Valley with visitors as where else can you go and see an archeology dig, petro cliffs, ghost towns, fish, sail the sand dunes, hunt, play golf, study the flora and fauna of an Alpine Valley, hike 5 14ers, four wheel up a mountain, see wildlife in its natural habitat, enjoy water sports on the San Luis Lakes, wrestle a gator, ski, snowboard, cross country ski and run, eat at a first class restaurant, stay at a first class hotel, buy antiques, camp or stay at an RV park, watch buffalo, see working farms and ranches, buy honey from local hives, see old gold mines, go to award winning stage plays, experience history by walking the paths, ride a Narrow Gauge train or the Rio Grande seeing beautiful vistas at every turn the Valley was discovered over 400 years ago. 78% of the “firsts” in Colorado happened right here in the San Luis Valley.
The valley is being discovered slowly but with all that it has to offer it will soon be a place of
destination. The Museum is an important part of that discovery and journey.

She also stated not only does the Museum play an important part in preparing the Heritage
counties for tourists it also is an important contributor to the education of the valley and state
children. The Museum has had over 150 students and parents from Fort Collins, Boulder,
Denver, and Colorado Springs spend weekends at the Museum learning the history of the Valley.
The Museum, with history Colorado and many researchers have put together information,
pictures, and the story of the Valley for teachers and parents throughout the state of Colorado.
History is back in the curriculum and the Museum participates and plays a very important part in
the education of our children. As Commissioners it is your job to sample the pies each
department and Board gives to you. You seek the best ways to spend the funds available to each
area and try to assist in assessing their needs and how to stretch that dollar. The Museum is part
of a law lased by the people of Alamosa County. The budget for the Local Marketing District is
over $400,000. They have allocated only $27,700 to the Museum, which is NOT EVEN 10% to
do all of the great work they are doing today. The Marketing District has a loan, which they pay
approximately $45,000 per year. For the past two years they are paying an extra $100,000 to pay
the loan off early. I think this admirable, it also helps one of their Board members, but at the
expense of the Museum who help many in the community not one person. Yes it is about
control, decisions and sometimes, unfortunately, peoples private agendas when all of us,
especially the Commissioners, understand that it has to be about what is best for the people
because it is their dollars that run the country. It is not the public’s dollars that are used by the
Marketing Board but tourist dollars from the “bed tax”. According to the law the people passed
it was to be shared. You the Commissioners are still in charge of those dollars to be sure as
much as possible, that things are done in a fair and equitable manner. The Museum is doing its
part to promote the Valley through education, the Heritage, working with the Smithsonian, and
other organizations. Please be sure that the Museum, this valued resource is supported properly.

Dorothy Brandt Citizen of Alamosa County and Chairman of the Board of the SLV Museum
spoke. The board members have dedicated years and thousands of hours to this. Her biggest
problem is the Marketing District. They want the commissioners to represent them the way they
should be. They have been looped into “and other”. The referendum is clear. They are a small
business in Alamosa and they don’t want to ruin a business especially one that the people voted
for. Would you consider talking about it closed doors and talk about who they are and what they
are doing? None of them come around the Museum. Recently Excel has given them a grant
where every student in the SLV may come to all activities in the SLV Museum admission free.
They did a good job last year that they gave them another grant this year. They got ten grants
over $200,000 in this program. In 2004 the Operating plan created by you the Commissioners
said 90% of this money collected would be spent for the operation, maintenance, and the
development and marketing of the SLV Museum, the Visitors Center, and the Convention
Bureau. They don’t know how this went so astray out of your hands into the Marketing District.
They are asking you to take this into your consideration. They know the economy is bad but that
tax money is not bad; the tax money is coming in. The Nation is angry. They don’t want to take
this anymore and they shouldn’t have to. They want to work with you. They want this to be a
success. They have built the foundation that they are very proud of and they should be very
proud of. They are not going away. They can’t they would let the people down. They stand
their pledging allegiance to the flag and it is very important but that vote is very sacred. You are interpreting that vote in a way that is not right. They ask behind closed doors to work with the Marketing District to find a way they can have the small amount of money they have asked in addition to what they have offered so they can continue to operate and do the job they set out to do. The last time she went to the Marketing District they interrupted her and asked for her budget because they heard all this before. She asked them what they did about it. The Marketing District does not believe the Museum plays their role. The Nation is protesting; they are too old to stand on Hwy 160 and 285. They have to come to the Commissioners. They are not going away. They are putting themselves out on the agenda any time the budget will be discussed. They will be here. She respects them and the office, they elected them. She asks you to be honest with them and reread the referendum. They can’t be wrong the people voted for them.

Leon Moyer who resides at 19417 Ridge Dr Alamosa spoke. The County Clerks Election a week ago he was an honored guest of the counting of the votes. He had his faith and confidence restored in the election office in Alamosa County. He knows they had other problems in other areas in the state. Here they had election judges that were very careful in handling the ballots, keeping secrecy of the ballots, and making the totals match when all done. It is very good to have people in office that are doing their job as opposed to his second topic the Marketing District. He attended their retreat recently. The topic was they wanted to see all new leadership in the museum board. He felt this was totally inappropriate. They knew he was there and they still talked like this in front of him. These Museum board members are very dedicated. They know the museum. They know the law. They knew what they were doing when they got this ballot passed in 2003. He has the operating plan part 6.2 and 6.3 says 90% of funds collected through Events and Facilities Cultural District shall be disbursed to the Museum, Cultural Center, and Convention and Bureau Center. They don’t have a Convention and Bureau Center per say but they have a Tourism Center and they have a Museum so 90% of those funds are to be distributed under the original operating plan that was passed under their Resolution 2003-G-9. This is not being done. It has the museum taken out and turned out to be 10% of the funds. This has been changed and it is not to be done by law unless you hold public hearings. You are basically changing the entire ballot issue that was voted on in 2003 which is for the Museum, Cultural Center, and Visitors Bureau primarily. The Marketing District Board is funding things like the Crestone Music Festival. This is totally out of the County, this is not what the funds were meant to do but anything meant to put “butts in beds” according to the Chairman Jeff Woodward is what they will do. They don’t think the museum does enough of this. This is not the purpose of this tax. It is for the museum. The Commissioners have the right to appoint new board members to the Marketing District and he believes this is what they need to be done or change the entire structure of it.

Public Hearings
Minor Subdivision -Hooper Ridge Farms LLC

Ken Vanlwarden and applicant Jolene Robinson were present.

List of Exhibits
1. Minor Subdivision Application Checklist
2. Staff Report  
3. Application  
4. Letter of Authorization  
5. Receipt of Payment  
6. Ownership & Encumbrance Report  
7. Deeds  
8. Assessor Record  
9. Receipt of Taxes Paid  
10. Water Documents  
11. Survey  
12. GIS Boundary Map  
13. List of Adjoining Property Owners  
14. Letter to Neighbors  
15. Public Notice for Planning Commission  
16. Public Notice for Board of County Commissioners  
17. Notice to Applicant  
18. Pre-Application Conference  

M/S Wilkinson/Yohn motion to approve Minor Subdivision for Hooper Ridge Farms LLC. Motion was approved unanimously.  

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF ALAMOSA COUNTY  

RESOLUTION NO: 2011- S - 13  

RE: APPLICATION FOR MINOR SUBDIVISION FILED BY CLARENCE AND JOLENE ROBINSON ON BEHALF OF HOOPER RIDGE FARMS, LLC, COVERING PROPERTY LOCATED IN THE NORTHEAST 1/4 AND PORTIONS OF SOUTHEAST 1/4, SECTION 6, TOWNSHIP 40 NORTH, RANGE 10 EAST, OF THE N.M.P.M., IN ALAMOSA COUNTY, COLORADO.  

Commissioner Wilkinson moved for the adoption of the following resolution. Commissioner Yohn seconded the motion.  

WHEREAS: Clarence and Jolene Robinson on behalf of Hooper Ridge Farms, LLC, have submitted an application for a minor subdivision covering the following described property:  

NORTHEAST 1/4 AND ALL PORTIONS OF SOUTHEAST 1/4, LYING NORTH OF THE SAN LUIS VALLEY IRRIGATION DISTRICT CANAL IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 10 EAST, OF THE N.M.P.M., IN ALAMOSA COUNTY, COLORADO IDENTIFIED AS PARCEL NUMBER 500706100120;  

AND
A TRACT OF LAND IN THE EAST 1/2 OF SECTION 6, TOWNSHIP 40, RANGE 10 EAST OF THE N.M.P.M., CONTAINING 3.49 ACRES MORE OR LESS, IN ALAMOSA COUNTY COLORADO, IDENTIFIED AS PARCEL/SCHEDULE NUMBER 500720000005.

Address known as: 11981 Road 107 North, Hooper CO 81136

said property being zoned Rural; and

WHEREAS, Said applicant seeks to subdivide the above described property into two (2) tracts as follows:

Tract 1 = 1.02 acres more or less  Tract 2 = 150.39 acres more or less

WHEREAS, The Alamosa County Planning Commission reviewed the application for a minor subdivision on October 12, 2011, following proper notice to the public and recommended approval of the application.

WHEREAS, A public hearing was held on the proposed minor subdivision on November 9, 2011, before the Board of County Commissioners of Alamosa County, following proper notice to the public, and no adverse testimony was given or received.

WHEREAS, the Board of County Commissioners has considered the application, and finds the application meets all requirements of the Alamosa County Land Development Code pertaining thereto and that the minor subdivision is appropriate; and

WHEREAS, the proposed use is consistent with the objectives and purposes of the Alamosa County Land Development Code, specifically that:

1. Consistency with the adopted plans and policies of the county exist;

2. The plat complies with the standards of Article 5, Subdivision Standards, and any other applicable requirements of this LDC;

3. If located within or adjacent to the Rural Planning Area, the plat includes a plat note reciting the Right to Farm and Ranch Policy; and

4. The plat indicates that all subject lots will have frontage on existing approved streets;

5. New or residual parcels conform to the requirements of this LDC and other applicable regulations;

6. No new streets are required or are likely to be required for access to interior property;

7. No drainage or utility easements will be required to serve interior property;
8. No extension of public sewage or water lines will be required;

9. The proposed subdivision will not adversely affect permissible
development of the remainder of the parcel or of adjoining property; and

10. No waivers from Article 5, Subdivision Standards, have been requested.

IT IS THEREFORE RESOLVED AND ORDERED that the minor subdivision is
hereby granted upon the above-described property pursuant to Alamosa County Land
Development Code, Article 7 Section 7.6.6, as adopted on July 15, 2009.

Roll call vote resulting in approval: Commissioner Wilkinson, Commissioner Yohn
and Commissioner Allen all in favor. None opposed.

DATED: November 9, 2011.

BOARD OF COUNTY COMMISSIONERS OF
ALAMOSA COUNTY

By
Darius Allen, Chairman

ATTEST:

Melanie Woodward, Clerk of the Board

**Alamosa County Treasurer**

Request for Vacant Position

This position is not a new position, but a vacancy due to a resignation that needs to be filled. She
is not asking for any changes. She only has four staff members in her office. This position
shares responsibilities with Public Trustee. This position is responsible for collection,
distribution, and reconciliation of all of the taxes. There must be knowledge of the Shared
Service Collection System. They are cross trained into all the positions. They are responsible
for major customer service of answering the phones, emails, working with the public, taking
payments, receiving them, working with Clerk’s Office, preparing checks, conduct daily balance
duties, prepares balance reports, and helps with the Tax Lein Sale. Title companies and
mortgage will contact their office for taxes due. The authentication forms for manufactured
homes go through this desk. They enter SOT payments, prepare and mail endorsement notices to
tax lein holders, and run monthly reports for Land Use.

Commissioner Wilkinson asked if there was a need for a temporary person until position is filled.
They have had a temporary person that has works with them before she is not sure if she is
available though. She could use this person during the tax lein sale and also use to train the new
person. Commissioner Allen asked if this position was part of the reclassification request. Yes, this would be for a fiscal tech II. Commissioner Yohn agrees that she should get part-time assistance if she is in a bird.

Commissioner Wilkinson stated they did already advertise for this position.

**M/S Wilkinson/Yohn motion to approve to fill position and a temporary position as well Motion was approved unanimously.**

**County Land Use**

Kacey Garrison and Ken VanIwarden were present.

Ms. Garrison stated they have been working on the Blight. She gave a report on some of their blight issues.

They are continuing on working with Mr. Garcia, Juan Altamirano and the Planning Commission to update the Land Development Code.

They are working on the Flood Plains. They have a meeting with FEMA November 17th.

Their Plan Reviews they have done three new site built homes several accessory buildings, and septic tanks. Septic installations now are on site specific and on emergency basis because the ground freezes.

They have 1 commercial photovoltaic installation that is under review for Rustic Log Furniture. Irbedroa is getting close to completing their project. Cogentrix is still ongoing. They had some things delay their project.

Land Use Permit Applications
- Processed 19 applications
- Total revenue from the permits $9000
- 6 minor subdivision permits
- 2 special use permits
- 6 replat permits
- 2 board of adjustments
- 1 zoning amendment
- 2 temporary use permits
Building Permits YTD 2011 - 92 Permits $56,116 Valuation $8,430,640
Building Permits YTD 2010 -102 Fees $43,774 Valuation $4,774,179

**SLV Ecosytem Council**

Lea Opitz
EPA project they were awarded a $93,000 grant in 201 to do an environment health project. They held 13 community forums. They held one in Alamosa and one in Hooper. They asked
about the environment health and the environment in their community. They had a dozen from Alamosa County and overall 125 participants. They will hold other forums in the spring. Some of the concerns in Alamosa were water quality, air quality, recycling, mold in old buildings, garbage and illegal dumping, and asthma. In the Hooper area the concerns were air and water quality, crop dumping, and illegal dumping. They have offered different resources on their website. November 30th EPA is hosting a special event where they will have six EPA specialists on air quality, water quality, and a toxicologist to speak.

Commissioner Allen asked if they do any water sampling or how could they get this done. They don’t do that now they did in 2009. The Department of Agriculture is looking for more wells to do testing.

Break

Alamosa County Public Health

Julie Geiser was present.

She attended the Prevention Coalition Meeting this morning and they are doing National Awareness for Homeless youth by putting green lights in your porch.

A report for Communicable disease showed they had 6 animal bites, and 47 animal bites from 2001-2010. Pueblo County has the largest rate of rabies but it is moving this way. September 26th CDPHE lab confirmed 97 cases of rabies in Colorado. This includes 57 bats, 23 skunks, and 1 fox. 23 humans and 63 domestic animals were considered exposed and had to be given medication. They received some rabies immunizations from the state to provide shots for DOW workers and animal control officers. There are several other diseases they have to follow up on that have to do with water. They had several and even one woman with malaria that traveled to South America. They had 4 cases of salmonella that came from chili that was not processed right. They had varicella which is chicken pox. They also had a couple of strep caused pneumonia. They check a data base from Denver every day because they are mandatory reports from laboratories.

The Health Education in Schools has asked them to come in for health education. They will speak on smokeless tobacco and obesity to do some awareness. This will be in the high school and middle schools.

They will be having a Regional Meeting for all the nurses in the valley. They are going to bring in an environmental specialist. Beverly Strnad is going to do the environmental health. Samantha Escobedo will be doing HCP.

They are doing a partnership with the Hospital and Mental Health for Workplace Wellness. The Hospital gives incentives such as discounts for their health insurance. She thought they could talk to CTSI about offering discounts for losing weight. Commissioner Allen stated they have talked about this but they have to provide statistics and more information. They can help with
some data. They are working on a grant for this. She will need a letter of commitment for this as well.

Commissioner Yohn asked about the report of no mention of meningitis, listeria, and bed bugs. Bed bugs are not considered a disease just a nuisance. Listeria they have no reports of having any here. They did have a case of Meningitis that was investigated that was not bacterial. They did do a lot of meningococcal immunizations at the first of the year. They got a grant so they were able to give them for free. Commissioner Yohn also asked about energy drinks where he had heard of reports of them being harmful. That is a good idea.

Alamosa County Home Health

They are going to hire a PRN because their referrals are increasing especially in the Costilla County area. They are running at 100 clients.

She has finished revising some management policies that they have to have when the surveyor walks in. This will reviewed by the Professional Advisory Committee to be approved or not.

The hospital has sent them to collections but they received a letter from them apologizing to them.

Alamosa County Road & Bridge

Phil West was present. They got out on the southwest on the 101 6 inches of moisture. They are pouring cracks on the main 5. They have a little less than 6 miles. They are hauling dirt on the four mile and pulled sand back and put some clay over it. They are going to haul the Tahoe that was wrecked by the Sheriff's Office from Walsenburg today.

County Interim Administrator Report

Mr. Garcia shared his report. He continues to work with the staff and elected officials. They have reviewed several job reclassifications and recommendations on these positions. A spreadsheet was given detailing the recommended changes. They have begun working on the Land Use Development Code. Some changes and updates are being completed to represent a new zoning map. They are working on the cost of various percentage increases for salaries and will provide them to the Commissioners for their consideration. The approved changes will be incorporated into the draft budget and will be considered during the budget hearing November 21st. He is attempting to contact a fleet manager from Jefferson County to acquire some used vehicles. They have accepted the final completion of the work by Sierra and will release the final payment.

Lunch/Adjourn

There being no further business, the Regular Meeting of the Board of Alamosa County Commissioners was adjourned.
ATTEST:

Belina Ramirez, Administrative Secretary

Carol Osborn, Administrative Assistant

Darius Allen, Chairman

George Wilkinson, Vice-Chair

Mike Yohn, County Commissioner
Minutes of the Public Hearing for Hooper Ridge Farms LLC of a Minor Subdivision was held on November 9, 2011 at 8:30 a.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present:
Darius Allen, Chair
George Wilkinson, Vice-Chair
Mike Yohn, Commissioner
Jason Kelly, County Attorney
Mark Garcia, Interim Administrator
Carol Osborn, Administrative Assistant
Belina Ramirez, Administrative Secretary

Ken VanIwarden and Jolene Robinson were present.

Proposal: The applicants are Clarence and Jolene Robinson. They are representing Hooper Ridge Farms LLC who is the property owner seeking approval for a Minor Subdivision in a Rural District.

Legal Description: NE4 & all portions in SE4 lying N of San Luis Valley Irrigation District Canal 6-40-10(SLV) exc a tr of land deeded B 319 P 257 Cont 3.149ac tna 156.851AC exc ½ int m/rts

Project History and Background: Hooper Ridge Farms, LLC has applied for a Minor Subdivision on property that is zoned in a RURAL District Clarence and Jolene Robinson were the previous owners of the property and their agreement with Hooper Ridge Farms was to separate the tract which contains the single section manufactured home and deed it back to the Robinsons. The property is off of County Road 107 and Colorado State Highway No. 112. The proposed minor subdivision will create a separate tract of 1.02 acres on the north east corner to be used for residential purposes. Access for the parcel is off of Rd 107 North. The larger tract will continue to be used as irrigated farm land. The residential tract is served for sewer and water by an individual sewage disposal system and a private well.

Staff Recommendations: The owner has met all submittal requirements for a minor subdivision in a Rural District and there is no foreseen negative impact to the land. The Land Use Staff has reviewed the proposed application and hereby recommends approval of the minor subdivision application based on the information provided by the applicant.

Commissioner Allen asked if anyone is in favor of or opposition to the application.

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF ALAMOSA COUNTY

RESOLUTION NO: 2011- S - 13

RE: APPLICATION FOR MINOR SUBDIVISION FILED BY CLARENCE AND JOLENE ROBINSON ON BEHALF OF HOOPER RIDGE FARMS, LLC, COVERING PROPERTY LOCATED IN THE NORTHEAST 1/4 AND PORTIONS
OF SOUTHEAST 1/4, SECTION 6, TOWNSHIP 40 NORTH, RANGE 10 EAST, OF THE N.M.P.M., IN ALAMOSA COUNTY, COLORADO.

Commissioner Wilkinson moved for the adoption of the following resolution. Commissioner Yohn seconded the motion.

WHEREAS: Clarence and Jolene Robinson on behalf of Hooper Ridge Farms, LLC, have submitted an application for a minor subdivision covering the following described property:

NORTHEAST 1/4 AND ALL PORTIONS OF SOUTHEAST 1/4, LYING NORTH OF THE SAN LUIS VALLEY IRREGATION DISTRICT CANAL IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 10 EAST, OF THE N.M.P.M., IN ALAMOSA COUNTY, COLORADO IDENTIFIED AS PARCEL NUMBER 500706100120;

AND

A TRACT OF LAND IN THE EAST 1/2 OF SECTION 6, TOWNSHIP 40, RANGE 10 EAST OF THE N.M.P.M., CONTAINING 3.49 ACRES MORE OR LESS, IN ALAMOSA COUNTY COLORADO, IDENTIFIED AS PARCEL/SCHEDULE NUMBER 500720000005.

Address known as: 11981 Road 107 North, Hooper CO 81136

said property being zoned Rural; and

WHEREAS, Said applicant seeks to subdivide the above described property into two (2) tracts as follows:

Tract 1 = 1.02 acres more or less
Tract 2 = 150.39 acres more or less

WHEREAS, The Alamosa County Planning Commission reviewed the application for a minor subdivision on October 12, 2011, following proper notice to the public and recommended approval of the application.

WHEREAS, A public hearing was held on the proposed minor subdivision on November 9, 2011, before the Board of County Commissioners of Alamosa County, following proper notice to the public, and no adverse testimony was given or received.

WHEREAS, the Board of County Commissioners has considered the application, and finds the application meets all requirements of the Alamosa County Land Development Code pertaining thereto and that the minor subdivision is appropriate; and

WHEREAS, the proposed use is consistent with the objectives and purposes of the Alamosa County Land Development Code, specifically that:
1. Consistency with the adopted plans and policies of the county exist;

2. The plat complies with the standards of Article 5, Subdivision Standards, and any other applicable requirements of this LDC;

3. If located within or adjacent to the Rural Planning Area, the plat includes a plat note reciting the Right to Farm and Ranch Policy; and

4. The plat indicates that all subject lots will have frontage on existing approved streets;

5. New or residual parcels conform to the requirements of this LDC and other applicable regulations;

6. No new streets are required or are likely to be required for access to interior property;

7. No drainage or utility easements will be required to serve interior property;

8. No extension of public sewage or water lines will be required;

9. The proposed subdivision will not adversely affect permissible development of the remainder of the parcel or of adjoining property; and

10. No waivers from Article 5, Subdivision Standards, have been requested.

IT IS THEREFORE RESOLVED AND ORDERED that the minor subdivision is hereby granted upon the above-described property pursuant to Alamosa County Land Development Code, Article 7 Section 7.6.6, as adopted on July 15, 2009.

Roll call vote resulting in approval: Commissioner Wilkinson, Commissioner Yohn and Commissioner Allen all in favor. None opposed.

DATED: November 9, 2011.

BOARD OF COUNTY COMMISSIONERS OF ALAMOSA COUNTY

(SEAL)

By: Darius Allen, Chairman

ATTEST:

Melanie Woodward, Clerk of the Board
There being no further business, the Public Hearing for Hooper Ridge Farms LLC was adjourned.

ATTEST:

Bettina Ramirez, Administrative Secretary

Carol Osborn, Administrative Assistant

Darius Allen, Chair

George Wilkinson, Vice-Chairman

Mike Yohn, County Commissioner