



**Nathan Ruybal**  
**CONEJOS COUNTY CLERK & RECORDER**  
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**Minutes of the Board of Conejos County Commissioners Regular Meeting held on August 5, 2021, at 9:00 am in the Commissioners Board Room, 6693 County Road 13, Conejos, CO 81129**

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**Comm. Jarvies called the meeting to order at 9:00 am**

**Mitchell Jarvies – Chairman – Present**  
**Carlos Garcia - Vice Chair – Present**  
**Joseph Baroz – Vice Chair – Present**

**Present:** Tressesa Martinez – County Admin, Nick Sarmiento-County Attorney, Connie Ricci-HR Director, and Nathan Ruybal Clerk and Recorder all present.

**Pledge of Allegiance:** Comm. Jarvies led everyone on the Pledge of Allegiance.

**Prayer:** Comm. Jarvies gave the opening prayer.

**Approval of Agenda:**

- Clerk Ruybal need to add approval on minutes from the 7-15-2021 BOCC Meeting on Agenda.

Comm. Baroz makes motion to approve agenda with amendment.  
Comm. Garcia 2<sup>nd</sup> Motion  
Motion Carries 3-0

Motion made to Approve Minutes from 7-15-2021 BOCC Meeting  
Comm. Garcia 1<sup>st</sup> Motion  
Comm. Baroz 2<sup>nd</sup> Motion  
Motion Carries 3-0

**Administrators Correspondence**

Appoint Donnie Martinez to Board of Adjustments

- Linda speaks on no issue or conflict of interest to have Donnie sit on board, since Linda does not supervise Donnie.

Comm, Baroz makes motion to appoint Donnie Martinez to Board of Adjustments Committee.  
Comm. Garcia 2<sup>nd</sup> Motion  
Motion Carries 3-0

**CONEJOS COUNTY LAND USE STAFF REPORT  
SPECIAL USE REVIEW**

**Case No. CCLU 2021-0123**

**APPLICANT: John Rodgers**

**BACKGROUND:** An application for a Special Use Review was filed with the Land Use Office on May 20<sup>th</sup>, 2021. The property is zoned Rural and is legally described as: 13.58 acres in the Northeast Corner of Section 33, Township 33 North, Range 7 East, NMPM, Conejos County, Colorado. A common description is 27550 State Highway 17, (Fox Creek) Antonito Colorado.

**REQUEST:** The applicant is requesting a Special Use Permit for short-term overnight lodging. Applicant will rent his home and build 2 additional cabins for renting.

**ADJACENT ZONING:** South is Forest Service. North, East and West are all Rural.

**APPLICABLE ZONING ORDINANCE:** - Article 4 Zoning, Division 4.2 Zone District Regulations AND Article 5 Permits, Division 5.4 Special Use Review.

**PUBLIC NOTICE REQUIREMENTS:** Notice requirements were met by sending notice to the surrounding landowners within 500' (6/18/21); notices to referral agencies (6/18/2021); notice was published in VALLEY COURIER (06/22/21 & 7/2/21) onsite posting was posted on the property (6/22/21.)

**PUBLIC HEARINGS:**

**PLANNING COMMISSION –** The public hearing before the PC will be held on 07/21/2021 at 6:15 PM. Armando Valdez made a motion to recommend approval with conditions of 8, 4, & 2 occupants in the 3 cabins based on their size as well as House Rules for no trespassing, noise, tents or RV's. Emily Lutringer Seconded. It passed with a vote of 4 to 2 with Felipe Blea & Mary Ann Gallegos voting no.

**BOARD OF CONEJOS COUNTY COMMISSIONERS –** The application will be presented to the Board of County Commissioners on 08/5/2021 at 9:30 AM.

Mr. Rodgers speaks to the BOCC

- Nearing completion on one of three cabins.
- Commends the land use office for their helpfulness.
- Understands that SUP's are a point of contention in Conejos.
- Knows that there is a large amount of BLM and Forest Service Land which doesn't help Conejos collect revenue.
- Knows that this area is a destination for anglers and hunters alike.
- Has become close friends with Randy Keys and will like to mirror their fishing destination.
- Knows that many people know and respect both Randy and Naomi Keys.
- How do we create something that is mutually beneficially for everyone?
- Solid waste issue will not be an issue, large trash bins on property.
- Asks the BOCC if they have any questions or concerns.

- Already bought industrial grade washer and dryer.
- A/C in Kitchen is not working – need to repair unit.
- Mowing of exterior of Jail – May need to purchase a new mower,
- Back Up Generator is old and not creating power.

**Ambulance Report – Ernest Abeyta**

- 700 Calls year to date.
- \$193,450.00 income generated year to date.
- Having issues with covering 2<sup>nd</sup> calls.
- Considering possibility of having Transfer Crew
  - Would dedicate 1 of the 3 ambulances strictly for transfers.
- Applying for a grant for new CO2 Module.
- Medicaid reimbursement program – looking to obtain all payments not yet collected.
- Discussion to use Covid Relief money to renovate current Ambulance facility.
- Table discussion about moving to Secondary Payroll method.

**Land Use – Linda DeHerrera**

**CONEJOS COUNTY LAND USE  
CASE SUMMARY- REPORT**

**CASE NO:** CCLU-2021-0106                      **REQUEST:** Division of Land

**APPLICANT:** Gilbert & Alice Duran              **ZONING:** Rural

**SURVEY BY:** Davis Engineering - Toby Crowther

**BACKGROUND:** An application was filed with the Land Use office on April 1, 2021, for a Division of Land (DOL.) The owners are Gilbert & Alice Duran. The property is 35.12 acres legally described as Tract 3 of the Rito Hondo Subdivision located in the Section 16, Township 32 North, Range 7 East, New Mexico Principal Meridian, Conejos County Colorado. Physical Address of 1275 South Rito Hondo Court.

The Division of 35.12 acres will create the following:

Tract 3A containing 17.56 acres ± lot is Rural - proposed rural/residential development.

Tract 3B containing 17.56 acres ± lot is Rural - proposed rural/residential development.

No County Road Dedication - USFS Road.

**Applicable Codes Used:** Article 10 - Division of Land

**Purpose of Division:** This lot was created under a Large Lot Development. The Duran's are proposing to split the lot in half. The process is the Division of Land. These lots cannot be re-divided to create additional lots with this process for 10 years. Mr. & Mrs. Duran are dividing the land to sell each lot separately for residential development. Construction and septic permits are required for development of both lots. A new address will be required for one of the new lots. The Division of Water Resources will determine the type of well permits allowed; I believe to be a household use only wells.

**LU Administrator approval:** 08/05/2021    **County Surveyor review/approval:** 07/07/21

**Board of County Commissioners review/approval:** 08/05/2021

Comm. Garcia makes motion to approve Rito Hondo Track 3 Division of Land  
Comm. Baroz 2<sup>nd</sup> Motion  
Motion Carries 2-0

Comm. Garcia makes motion to approve Buck lot consolidation as presented  
Comm. Baroz 2<sup>nd</sup> Motion  
Motion Carries 2-0

**Clerk and Recorder – Nathan Ruybal**

Discussion regarding IGA for Conejos County and the BOCC for 2021 Coordinated.

Comm. Garcia makes motion to approve IGA between Conejos County BOCC and Conejos County Clerk and Recorder’s Office.  
Comm. Baroz 2<sup>nd</sup> Motion  
Motion Carries 2-0

Motion to approve Resolution 29 Nunc Pro Tunc Special Use Liquor License for the Friends of the Cumbres and Toltec Railroad.

Comm. Garcia 1<sup>st</sup> Motion  
Comm. Baroz 2<sup>nd</sup> Motion  
Motion Carries 2-0

Meeting Adjourn

ATTEST:   
Nathan Ruybal  
Clerk of the Board

  
Mitchell Jarvies  
Chair of BOCC