



PLANNING COMMISSION MINUTES

February 09, 2023 at 1:30 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

Join via Zoom: <https://us02web.zoom.us/j/82550511219> | Meeting ID: 825-5051-1219

1. ROLL CALL

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3. PLEDGE OF ALLEGIANCE

4. READING OF MINUTES

a. Minutes from 1-26-23

Motion to approve the minutes.

Motion made by White, Seconded by Lyons.

Voting Yea: Edmundson, Lyons, Falk, White

Voting Abstaining: Brown

5. ACTION ITEMS

a. 22-54 Vacation and Plat Amendment - Recommendation

1.) Motion to consider the 8-parcel layout plat amendment/map amendment. Questions were brought about if there was a resolution of the dissolutions to the Map amendment application.

Motion made by White, Seconded by Falk.

Voting Yea: Edmundson, Lyons, Falk, Brown, White

2.) Motion made to recommend approval of the plat amendment as proposed. Need to have County Attorney look at the legal aspects of the legalities concerned with this plat amendment. Also no development on lots D & E.

Motion made by White, Seconded by Brown

Voting Yea: Edmundson, Lyons, Falk, Brown, White

3.) Motion made to recommend approval for a request to vacate a portion of Teton Ridge Dr. and Yosemite Ln. and have a turnaround at the end of Yosemite. Commissioners would like County Attorney to review it as well. Also question? Who will pay for the roads?

Motion made by White, Seconded by Falk.

Voting Yea: Edmundson, Lyons, Falk, Brown, White

4.) Motion made for property tax exemption for lots E, G, and H as long as they remain undeveloped. This is to include the easement connections to allow the public to have access to the ski runs for hiking as well as the tree stands for bird watching.

Motion made by White, Seconded by Edmundson.

Voting Yea: Edmundson, Brown, White

Voting Nay: Lyons, Falk

5.) Motion made for Huerfano County to pay 25% of the total survey costs to the landowner. This is to help offset the cost of the survey that will cost \$6000.00-\$12,000.00 with the owner wanting to let a portion of the land be used for public access.

Motion made by White, Seconded by Brown.

Voting Yea: Falk, Brown, White

Voting Nay: Edmundson, Lyons

6.) Motion made for the approval of number of densities/dwellings per lot. This proposed number will decrease from 260 to 240

Motion made by White, Seconded by Brown.

Voting Yea: Edmundson, Lyons, Falk, Brown, White

6. EnterTextHere

7. LGD UPDATES

Dale began by discussing the changing the cost of oil and gas exploration from what the County is currently from the current \$7500.00 to what the COGCC is currently recommending. And what the bonding issues are in comparison to other counties. Not to prohibit seismic exploration because it would discourage development. Tributary vs. non tributary water. The document Dale was presenting included redline items to propose to adopt for Huerfano County. How much do studies/surveys cost for oil and gas. Next Planning Commission meeting will be for seismic regulations to make exploration as safe as possible and to discuss the cost. The session will begin at 10:00am.

a. Bonding

8. DISCUSSIONS

a. Seismic Regulations

9. ADJOURNMENT

10. UPCOMING MEETINGS