



PLANNING COMMISSION MINUTES

March 23, 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. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. LGD UPDATES

4. READING OF MINUTES

5. ACTION ITEMS

a. 23-06 Gravel Pit Siete - Recommendation

County Engineer suggested to Mag Chloride the road. and maintain. Give us a proposal. County Permit Should match the state permit. Access the Gravel pit from I-25 as close as feasible from exit 64. Letter from water source. County weed control officer. Anything past the first 30 acres will have to come back with approval for any additional phases. One year review for both Land Use staff and County weed control officer. What are the hours of operation for each three departments? Crushing and mining, trucks, no hours on maintenance/welding. 200 Foot setback from Tom Branch Apache Creek. Include no more than 20 foot depth. No explosives.

b. CUP 15-010 Walsenburg Cannabis

Due to lack of correspondence the PC recommends to the BOCC to initiate the revocation process of 15-010 and code references 18.04

c. Manzanaras Subdivision Exemption

Present Able Manzanaras the applicant. Just sold the property and has an unpermitted well. Needs a letter stating that this well is an exemption of subdivision regulations. Well started in 1962. And in 1976 split and deeded. Then in 1985 split again and deeded. Rules started back in 1972 for wells. Applicant stated his father told him the well was grandfathered in. Well was finished recently and was inspected and passed by the Division of Water Resources. Registered Cemetery on this plot and applicants parents are buried there. Well is for domestic use. Located on 8.25 acres. Questions are is there potential for the other parcels able to drill a well d/t family history ownership? Check state engineer, look up state statute CRS 37-90-137 exempt wells. Planning Commission recommendation send to BOCC to include all three parcels in that later.

6. DISCUSSIONS

Sky would like a to make a list of contacts for the comp plan to get feedback from the community. The Commissioners have asked for a spreadsheet to be made and put in the google drive.

7. ADJOURNMENT

3:11 pm.