



MEMORANDUM

MEETING TYPE: Board of County Commissioners
MEETING DATE: 8-8-2023
ITEM NAME: Huajatolla Canyon County-owned property
SUBMITTED BY: Sky Tallman

SUMMARY:

Over the course of three meetings with property owners in Huajatolla Canyon working toward generating a proposal for property owners to take ownership of approximately 19.22 acres of County-owned land in the canyon. Attached is a proposal made by property owners to form a cooperative association to own and manage property.

These meetings took place as a follow-up to a meeting called last year in response to a request from one property owner to purchase the County-owned land surrounding her parcel. The County held a meeting and suggested the formation of an HOA to receive the County-owned parcel. This was met with significant opposition and the issue was tabled until this summer when property owners returned to the County with the intent of identifying a solution that would work with the community.

Date: July 28, 2023

To: Huerfano County Commissioners

From: Wahatoya Canyon Property Owners

Subject: Statement of Intent to Acquire County Land

A group of property owners within Wahatoya Canyon agrees to form a Cooperative Association capable of receiving a Quit Claim Deed from Huerfano County for approximately 19 acres of county owned lands located within Wahatoya Canyon.

There would be no construction of new cabins on this land; however, once the Cooperative Association accepts title to the county land, it would also function to disburse the newly acquired land to existing property owners in the canyon. Many owners are aware that the legal description of their lot does not match the placement of their cabin. This would allow for individual owners to adjust their lot lines and correct boundary issues including those needed for existing cabin repairs, minor cabin additions, cabin replacement, expanded parking, and inclusion of outbuildings and appurtenances.

There are at least two unofficial foot trails through the county owned land that allow access to National Forest areas. These include what residents refer to as the Meadow trail and the Sawmill trail. The Cooperative Association would allow continued foot traffic access to these two unofficial foot trails.

If this is agreeable to the commissioners, the property owners, at their own expense, will proceed with formation of the Cooperative Association.

Sincerely,

Tim O'Brien,
Nominated and Elected Representative of the Wahatoya Property Owners