



Huerfano County Planning Commission
semi-monthly Regular Meeting
Thursday, December 8, 2022; 1:30 P.M.

Minutes

Meeting started at 1:30 pm

1. Roll Call: Edmundson, White, Lyons, Falk. Brown

Tessitor – absent, excused.

2. Pledge of Allegiance

3. Reading of Minutes from 11/10/2022: Motion made by White to approve the minutes, second by Brown, passed unanimously.

4. Action Items:

- a. 22-55 CUP Harris: Additional Dwelling Unit. Motion made by White and second by Brown to send to the BOCC for a Public Meeting with the recommendation to approve. Passed unanimously.
- b. 22-54 BH2 Map Amendment and Vacation of ROW in Cuchara Mountain Park. Discussion on question of whether HOA termination also terminated recreational easements in deed restrictions on L2 and L3. Declarations for the HOA were not attached to record filed with Clerk and Recorder. Because of this, unclear whether HOA was the only intended recipient of rights to deed restrictions. Motion made by White and Second by Brown to table until further information, including the Termination of Declarations could be obtained; motion passed unanimously.
This item was brought up later in the meeting after 4c with further information gathered. Applicant mentioned that he would offer to lower the maximum density allowed on lots. Commissioner Galusha spoke at the meeting and stated that the roads had never been accepted by the county as ROW, but were acquired by tax sale. The County has the Treasurer's deed, but has not done quiet title to the roads. Motion was made by White and Second by Brown to table until the Density could be presented by next Planning Commission meeting 12/22/22. Motion passed unanimously.
- c. 22-53 CUP Hamant: RV Park in Panadero Subdivision. POA representative Gerald Palomino, spoke on behalf of the POA; said he was unable to verify the boundaries of the POA to speak to the question of whether this property was subject to it. Commissioner Brown asked if a title search had been done. Applicant stated that the property was not part of the POA, it was not listed on

the deed, and his real estate agent assured him that his property was not part of an HOA when he bought the property. He has received no notification from a POA and has paid no dues. Mr. Palomino asked if they could have more time to investigate further items prior to the Planning Commission making a decision.

Motion by White to table the item until 12/22/22 to allow time for POA to provide original plat and declarations. Seconded by Brown; motion passed unanimously.

- d. Recommend Land Use Process Improvements. Motion made by White and second by Brown to send to the BOCC for approval, passed unanimously.
- e. CUP 17-001 & Variance 20-011 Monte Fiore. Motion made by White and Second by Brown to send to the BOCC to initiate the revocation process of the CUP 17-001 & Variance 20-011, passed unanimously.

5. LGD Updates:

6. Old Business

7. New Business:

- 8. Discussions:** Bradford Mesa project concerns were being brought up by the BOCC, it was asked by the Planning Commission to have Code Enforcement go investigate and take some pictures.

9. Commissioner Updates: None

10. Adjourn at 4:00pm