



PLANNING COMMISSION MINUTES

April 27, 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

PRESENT

Beaver Edmundson

Dale Lyons

Myrna Falk

ABSENT

David Tessitor

Lonnie Brown

Sandy White

2. PLEDGE OF ALLEGIANCE

3. READING OF MINUTES

- a. Minutes from 3-23-23

Motion made by Lyons, Seconded by Edmundson to approve minutes from 3-23-23

Voting Yea: Edmundson, Lyons

Voting Abstaining: Falk

4. ACTION ITEMS

- a. 23-05 Rezone and Plat Amendment HCED

Applicant, Carlton Croft, explained the project would involve a 1/4-mile dirt track.

Edmundson asked about dust control. Croft responded that dust on sites like these tends not to be as intense as on other dirt roads, a water truck would be used to mitigate dust when needed and the dirt on the track will remain tamped down.

Discussion of whether it is a use by right in the Industrial zone:

Lyons: similar impacts as 1.05.52 railroad facilities

Agreement by Commissioners that a truck driving school would be a use by right in the Industrial zone.

Agreement by Commissioners that the division of parcel 10635 into two parcels would be considered a plat amendment.

To the question of why San Isabel wants to donate the land, Croft responded that they see the need for economic development and they have a need for CDL licensed drivers.

Referral agencies: Include both RE-1 and RE-2 school districts, the City of Walsenburg, the owner of the ditch and the Water Conservation District.

Motion for the Planning Commission to hold a public hearing on this case on June 8

Motion made by Falk, Seconded by Lyons.

Voting Yea: Edmundson, Lyons, Falk

5. LGD UPDATES

There was a hydrocarbon cloud discharged at ARCO. COGCC reported that there was no danger to waterways or public safety.

3-D mapping may not be useful to include in our oil and gas regulations.

6. NEW BUSINESS

7. DISCUSSIONS

John Hotalling (Application 22-54) said he spoke with Galusha and White and is pursuing a quiet title rather than a declaratory judgment, as was requested by the BOCC, to resolve the question of the deed restricted property in his case. He also shared with staff a new plat map creating separate parcels in what was previously described as access easements.

Letter received from Colorado Parks and Wildlife after public hearing had closed on 23-06 CUP Gravel Pit Siete. The letter asked that the site be inspected for burrowing owls, and if nesting owls were found to delay activity until after nesting is over. Due to timing, this will not be considered for this phase, but will be kept on file and considered for future phases.

Lyons initiated discussion on a proposal to require marijuana grows to also produce food crops to donate to food banks or other organizations. In Gardner, people have abandoned gardening due to a lack of water, and there is a shortage of fresh food, fruits and vegetables.

8. UPCOMING MEETINGS

9. ADJOURNMENT