



PLANNING COMMISSION REGULAR MEETING MINUTES

December 12, 2024 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

1. 1:30 PM - PUBLIC MEETING

Join via Google Meet: meet.google.com/jtn-scsu-ecp | Meeting ID: jtn-scsu-ecp

2. ROLL CALL

PRESENT

Beaver Edmundson

Dale Lyons

Lonnie Brown

Lenna Rauber

3. PLEDGE OF ALLEGIANCE

4. READING OF MINUTES

a. Minutes from October 10 2024

Motion made by Dale Lyons and second by Lonnie Brown. Motion passed unanimously.

5. OLD BUSINESS

6. NEW BUSINESS

a. Public Hearing on Draft Comprehensive Plan

Carl Young was appointed Hearings Officer. Public Hearing started at 1:45 pm.

Public Hearing was closed at 2:41pm.

The following is a list of who signed up for Public Comment:

William Barlow:

EMS

Michael Bigpond:

1. PG 10, Says Hwy 169 rather than 160
2. PG 22, ZLU 7.2 Highway exists rather than exits
3. Wellness Hub concern. Concern that affordable housing in the wellness hub would have connectivity issues. Difficult for residents to walk to key services. Everyone with affordable housing might not have a car.

4. Concern that the existing buildings in the wellness hub might be blighted beyond re-use
5. Front Range Rail. Why hasn't the County taken steps to create a stop in Walsenburg? See Pg 43 1.7.
6. Action 3.2. ATV use. Would like to discourage the use of ATVs on County Roads.
7. High percentage of people in the County rate the importance of Scenic Beauty. Solar Energy Resource Area. Concern about pushing large scale solar developments on the East Side of I-25 and ruining views from the east side of the Community

Bobbi Sargent:

EMS

Gail Meisinger:

1. Environmental studies required for large scale solar development
2. Gardner PUD. Gardner has challenges. No jobs, not reliable infrastructure. County should do some mitigation to prevent wastes of water. No place for the Community to go meet, not without renting the community center or going to bar. Speeding is an issue that is not being addressed. Lack of pedestrian infrastructure. Very limited jobs. No place to work. Bad place for affordable housing if transportation is a problem. Gardner has blight problem, buildings that could or should be condemned. Volunteer Fire Department. Should we add more structures to an area that is already lacking resources? Concern that new people have come to the community and do not know what is planned or envisioned there. No law enforcement coverage.

Sandra HackBarth:

Saved her three minutes for Judy Barlow.

Judy Sims-Barlow

1. Thanks for the document and glad it is easy to read.
2. Concern about cell phone towers. How they look, environmental impact, health issues. Thousands of Peer Reviewed Studies that show cell phone towers negatively impact human health. Particular concern about impact to children and people that spend too much time around these towers. Radio Frequency Radiation as a carcinogen, in a similar grouping to lead. Federal setback guidelines date back to 1990s and have not been updated with new technologies.
 - a. Add Radio Frequency Radiation to hazard mitigation plan and add 500 meter set back
 - b. Educate public
 - c. Continue fiber buildout
 - d. Mandate that tower owners share towers with other users. Make sure towers are actually needed.
 - e. Share Public Notices in places where people will see them.
 - f. No towers in the Spanish Peaks viewshed
3. 3-minute time limit too short.
4. Does the County have a plan to make sure that comments are heard and incorporated into the plan?

Barb Kowalik

1. Thanks for the Document, excited for the actions
2. Agree with Judy's comments. Particularly about towers in the view shed
3. Wanted to receive agendas via email.

Chip Kraynyk:

Pass

7. LGD UPDATES

No Updates.

8. DISCUSSIONS

a. Oil and Gas Regulation Updates

Dale brought up that maybe exploration regulations be put in the exploration of oil and gas. Was brought up at previous meeting prior to the Comp Plan being worked on and would like to bring the exploration regulations again to the Commission for the citizens. Will need to have the BOCC approve the money to pay Sky to work on these regulations.

9. ADJOURNMENT

10. UPCOMING MEETINGS

a. Upon Adjournment - Workshop on Housing Regulations

The workshop was postponed until next month when Sky could be present.