



## PLANNING COMMISSION MINUTES

April 25, 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

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### 1. 10AM - WORKSHOP

- a. Draft Comprehensive Plan Review

### 2. 1:30 PM - PUBLIC MEETING

Join via Google Meet: [meet.google.com/jtn-scsu-ecp](https://meet.google.com/jtn-scsu-ecp) | Meeting ID: jtn-scsu-ecp

### 3. ROLL CALL

Meeting called to order at 1:30PM

#### PRESENT

Beaver Edmundson  
Dale Lyons  
Myrna Falk  
Lonnie Brown  
Lenna Rauber

### 4. PLEDGE OF ALLEGIANCE

### 5. READING OF MINUTES

- a. Minutes from 4/11/2025

Motion to approve the minutes from April 11, 2025.

Motion made by Brown, Seconded by Falk.

Voting Yea: Edmundson, Lyons, Falk, Brown, Rauber

Motion Passes

### 6. PUBLIC HEARINGS

- a. Malachite RV Park

Hearing opened at 1:32PM. Cheri Chamberlain appointed as hearing officer.

Sky Tallman presented on behalf of the property owners, Amos Mace and Pauline Adams, both of whom spoke to the Planning Commission.

Public Comment from:  
Manuel Garcia  
Duane Nunez  
Kent Mace  
Travis Nelson

Cheri Chamberlain read a letter from Sally Martin.

Public Hearing Closed at 2:47PM

## **7. ACTION ITEMS**

### **a. Malachite RV Park**

Motion made by Dale Lyons and second by Lonnie Brown to recommend the Malachite RV Park to the Board of County Commissioners for approval with the following conditions:

Before construction begins be in compliance with the Division of Water Resources, have evidence of remedy to include: (1) A groundwater permit authorizing commercial uses issued by the Colorado Division Water Resources, received to the CDWR Division 2 Office by email; and (2) Documentation that said commercial use permit, once issued, has been included and able to operate within Huerfano County Water Conservancy District's Regional Augmentation Plan, operating under Case number 13W3062, received to the CDWR Division 2 Office.

That the onsite water treatment system follow all the requirements as set forth by the Las Animas-Huerfano County Health Department and/or the State Health Department.

Have the Huerfano County Noxious Weed Manager evaluate the proposed property and make any recommendations if needed.

Motion made by Lyons, Seconded by Brown.

Voting Yea: Edmundson, Lyons, Falk, Brown, Rauber

## **8. LGD UPDATES**

No Updates for this meeting

## **9. OLD BUSINESS**

## **10. NEW BUSINESS**

## **11. DISCUSSIONS**

### **a. Planning Commission Meeting Schedule**

Motion to move Planning Commission meetings to 1:30PM on the Second Thursday of the Month with workshops to follow.

Motion made by Brown, Seconded by Falk.

Voting Yea: Edmundson, Lyons, Falk, Brown, Rauber

Motion Passes.

## **12. ADJOURNMENT**

## **13. UPCOMING MEETINGS**