



## PLANNING COMMISSION MINUTES

June 08, 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. Work Session 10:00 - 12:30**

**2. ROLL CALL**

Meeting started at 1:30pm

**3. PLEDGE OF ALLEGIANCE**

Meeting started at 1:30pm

**4. READING OF MINUTES**

EnterTextHere

a. Minutes from 5-25

Motion made to approve minutes with discussion: It was requested that individual comments not be a part of the minutes from this point moving forward.

**5. PUBLIC HEARINGS**

a. 23-05 Rezoning and Plat Amendment - Huerfano County Economic Development

Sky Tallman appointed Hearing Officer. Public Hearing opened at 1:36PM. The Staff Report was read. Lola Spradley the chairperson of Huerfano County Economic Development Committee (the applicant) presented a summary of the application for the Truck Driving School. Then Carlton Croft from Huerfano County Economic Development talked about how the Truck Driving School will benefit the Huerfano County will help in the economic development of Huerfano County, will help lower the unemployment rate. He talked about what other businesses will potentially be brought in with this truck driving school. Steve Speak from the Colorado Springs Truck Driving School spoke about bringing in not only the Truck Driving School with training but it will also be a CDL testing site. Steve talked about how excited the surrounding communities are with this project. Then Lola answered David Tesitors question on what they are planning on doing with expanding education to the surrounding school districts. The truck driving school will also make classes available to high school students. The applicant spoke how this is going to be a hands-on school. Questions were answered by the applicant about what would happen if this truck driving school does not happen and what the future looks like for this parcel of land and uses that are compatible for the

area. Questions were answered why non-profits don't have to pay taxes and they won't be taxed on this parcel of land and the buildings on it. Roy Britt spoke in opposition to the truck driving school as it will be close to his house and stated that the ground is a marsh and it won't be able to stand up to the semi trucks and he doesn't want a truck driving school in his front yard. He talked about Bear Creek being there and the how the trucks are going to be running by that creek. As lieutenant of the Fire Department he spoke about the fire trucks being able to have access to the parcel. Roy stated he didn't feel that was this is the place to put the truck driving school. The applicant addressed the concerns that Roy Britt brought up about the dust, noise, flood plain. Stated the noise will be minimum and that they will do dust mitigation, and they will only run the trucks during normal business hours. Motion made for recommendation to approve the Variance and the Rezoning The Public Hearing closed at 2:16pm.

## **6. ACTION ITEMS**

### **a. 23-15 Wood Burial Review**

The applicant Ray Bongiovanni was present. Sky Tallman presented the details of the application. Second paragraph of the Environmental Covenant was discussed that the Wood Cache Completion Corporation will maintain and manage the easement and that they will get the carbon credits. If the property is sold the Corporation would continue to manage the wood burial projects. They will do a "First out last in" for the actual burial project with the first layer of topsoil and augment the proper amount of water to retain the topsoil. The Planning Commission asked for the seed mix with the contact person from NRCS. The Planning Commission would like to see the Environmental Covenant to run through the County as well as the State of Colorado. Assurity or Performance Bond Document that has term and conditions. The applicant is currently doing a trial on the property with his own property. The applicant stated for the Business Plan they would take waste wood that cannot be used for anything else, minimum one inch in diameter, then to bury it. Will not be a public facility and various costs that will be associated with project. Then they will do a carbon exchange to sequester CO2. Then the Carbon Credits will go back to Wood Cache Completion Corp to assist in the cost of maintaining the burial project and the applicant will also get a portion of the money obtained from the credits. Recommendation made to send application 22-15 have provisional approval by the BOCC. for the purpose of the applicant to complete his application with the state with the final easement, environmental covenant performance or assurity Bonds .once all documents are received to then return back to the County for final decision.

## **7. LGD UPDATES**

### **a. Oxy Maintenance Operations**

Dale believes there will be a state permit for operations being performed by OXY corp. Will let us know when she receives the permit.

## **8. OLD BUSINESS**

## **9. NEW BUSINESS**

## **10. DISCUSSIONS**

**11. UPCOMING MEETINGS**

**12. ADJOURNMENT**