



Huerfano County Planning Commission
semi-monthly Regular Meeting
Thursday, January 26, 2023; 1:30 P.M.

Minutes

Meeting started at 1:31 pm

- 1. Roll Call:** Edmundson, White, Lyons, Tesitor, and Falk
- 2. Pledge of Allegiance**
- 3. Reading of Minutes from 01/12/2023:** Motion made by White to approve the minutes as date amended second by Tesitor
- 4. Action Items:**

Atlas Tower 1 CUP- Applicant presented maps to the Planning Commission to answer questions raised at the Public Hearing about coverage and siting. One map showed radio coverage and the other showed the search radius for this tower and the location of other nearby towers.

Recommendation made by White to send to the BOCC for approval without conditions, second by Tesitor. Roll call vote, Falk abstain White, Lyons, Tesitor Edmundson voted yes.

5. LGD Updates:

Seismic Regulations: Lyons presented seismic exploration regulations from other counties and asked for draft language to be prepared for Huerfano County.

6. Old Business

22-50 Wood Burial project update: Mr. Tallman had a call with CDPHE and the applicant. In previous meeting, Planning Commission advised applicant that Phase I of the project would be treated as a plat amendment in order to keep 500-foot radius within the property. The applicant later clarified that the 500-foot buffer indicated on original materials submitted for review was due to a misunderstanding of zoning rules. In previous meeting, the Commission agreed that Phase I, which involved only the burial of wood from on-site would be considered a use by right.

White commented that Given that the applicant's parcel is over 35-acres, the County should not regulate what goes on the plat.

Discussion of the role of Planning Commission in giving advisory opinions and interpreting the land use code: Lyons asked for clarification from County Attorney on the role of the Planning Commission in interpreting the Land Use Code.

White commented that he is opposed to the Planning Commission giving advisory opinions, and that once an application is formally made, they will consider it.

Richard Goodwin, a resident in the neighborhood and expressed opposition to the project.

Tom Weber, the president of the POA, spoke to the Commissioners expressing opposition to later phases of the wood burial project, but not to Phase I.

7. New Business:

8. Discussions:

9. Commissioner Updates: None

10. Upcoming Meetings: A joint public hearing will be held for 22-59 on February 28.

11. Adjourn at 3:12pm

Signed _____ Date _____