



PLANNING COMMISSION MINUTES

October 26, 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. 10:30 AM

Work Session -- Section 7.00 Revisions

2. ROLL CALL

PRESENT

Beaver Edmundson

Dale Lyons

Lonnie Brown

Sandy White

ABSENT

Myrna Falk

3. PLEDGE OF ALLEGIANCE

4. READING OF MINUTES

a. Minutes from 10/12/23

Motion to approve minutes from 10/12/23 made by Lyons, Seconded by White.

Voting Yea: Edmundson, Lyons, Brown, White

b. Minutes from 9/14/23

Motion to approve minutes from 9/14/23 made by Lyons, Seconded by White.

Voting Yea: Edmundson, Lyons, White

Voting Abstaining: Brown

5. ACTION ITEMS

a. 23-040 Plat Amendment and Easement Vacation - BH2

Commission asked applicant about history of tracts as platted. Tract M1 was deeded from Panadero POA to Ski Cuchara on November 22, 1996 (Book 416 Page 690-693).

6A was created by Houseman in application 23-01.

Re: Concannon, who is mentioned in the exceptions to title -- still uncertain what her relationship to the properties was.

To the question of why this should be considered a plat amendment rather than a subdivision, applicant referenced Application 22-54 in which Hotaling applied to replat five tracts into 9 lots.

Panadero Property Owner Association was contacted and has not given a response as to whether Tract M1 is part of the POA. Tract 6A is not part of the POA.

Commissioners asked whether the expectation was to supply lots with water and electricity from Panadero Ave. Applicant was uncertain.

Commissioners asked for follow up about whether this would meet eligibility requirements of a plat amendment -- is it less than 25% of the total area of Filing #3?

Motion to table the application to give applicant more time to gather additional information made by Lyons, Seconded by White.

Voting Yea: Edmundson, Lyons, Brown, White

6. LGD UPDATES

Regulations on deep thermal

-- Comments being sought.

Rumor that Aught 6 Ranch may be drilling for oil and that they are building a processing plant.

-- Tabula Rasa or new owner of wells is back up to full production capacity, producing CO2 and transportint in Arko pipeline.

7. NEW BUSINESS

8. DISCUSSIONS

9. UPCOMING MEETINGS

10. ADJOURNMENT