



PLANNING COMMISSION REGULAR MEETING MINUTES

October 10, 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

Meeting called to order at 1:46PM

PRESENT

Beaver Edmundson

Dale Lyons

Lonnie Brown

Lenna Rauber

3. PLEDGE OF ALLEGIANCE

4. READING OF MINUTES

Motion to approve the minutes as presented.

Motion made by Brown, Seconded by Rauber.

Voting Yea: Edmundson, Lyons, Brown, Rauber

Motion Passes

5. OLD BUSINESS

6. NEW BUSINESS

- a. Public Hearing/Possible Action LU 24-024 Vacate Lot Line Gurganian-Poff

Public Hearing called to order at 1:50PM. Cheri Chamberlain appointed hearing officer. Present were: Fresnei Gurganian (application) and William Yeck. Ended Public hearing at 2:03PM

Motion to recommend approval with a recommended deed restriction that the property not be divided in the future.

Motion made by Brown, Seconded by Lyons.

Voting Yea: Edmundson, Lyons, Brown, Rauber

Motion approved.

7. LGD UPDATES

Dale Lyons informed the Commission about a rulemaking regarding using produced water considering the drought situation.

8. DISCUSSIONS

a. 24-040 Harris Industrial Park

Discussion about application and high level review. Planning Commission raised some initial concerns for staff to review with the applicant: access, spot zoning, water both in terms of drilling a well and augmentation. Planning Commission recommended staff circulate application to Pueblo County Road and Bridge, Both our Health Department and Pueblo County's, as well as Pueblo County's Land Use Department.

b. Future Possible Workshop-Housing Code Changes

Discussion about future updates to the Land Use Code for housing. Some topics of discussion might include: tiny homes, primitive housing/cabins, zoning for 35 acre subdivisions, development rights, homestead zoning. Workshop in November.

9. ADJOURNMENT

Meeting adjourned at 2:48PM.

10. UPCOMING MEETINGS