

# Minutes for the Public Hearing Minor Subdivision - D. Wayne and Sandra Cody - 2064 County Rd 12 S (Parcel 555904200117)

February 11, 2026 9:00 am Commissioners Chambers

Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101

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## Members Present:

Vern Heersink, Chair

Arlan Van Ry, Vice-Chair

Lori Laske, Commissioner

Roni Wisdom, County Administrator

Jason Kelly, County Attorney

Jamie Greeman, Deputy Clerk

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Richard Hubler, Land Use Director, said that this is a request to separate the farm brewery commercial development from a portion of the adjacent irrigated circle. This hearing was noticed in the Valley Courier in November and neighbor notification letters were sent to nine property owners. This request is to split off 6.39 acres off the corner tract that contains the brewery malting operation so that the irrigated circle can continue as farmland. Both of the proposed tracts access Road 12 South which is maintained by the County. There are adjudicated well permits that serve all the uses on the property.

On this property there is a special use permit for the farm brewery that was previously permitted on the northwest quarter. This proposal does maintain all the necessary water supply and doesn't otherwise impact the conditions. If approved, then the permit would be updated for this special use for the farm brewery to match the legal description.

Richard Hubler reviewed the approval criteria provided in the board packet and noted that all of the criteria had been met. The Planning Commission heard this case on January 14 and staff had originally proposed three conditions related to updating the original plat. Following the discussion and review of the updated plat, the Planning Commission voted unanimously to recommend approval with no conditions, as they had all been met and there were no comments from the public.

Jason Kelly read the list of exhibits:

1. STAFF REPORT
2. APPLICATION
3. RECEIPT OF PAYMENT
4. DEED
5. BANK AUTHORIZATION LETTER
6. TITLE COMMITMENT
7. CERTIFICATE OF TAXES DUE
8. DOMESTIC WELL PERMIT 54710-A
9. COMMERCIAL WELL PERMIT 90473-F
10. AGRICULTURAL WELL PERMIT 90472-F
11. PROPOSED PLAT
12. ASSESSOR RECORD

13. GIS NOTIFICATION AERIAL MAP
14. LIST OF ADJOINING PROPERTY OWNERS
15. EXAMPLE LETTER TO NEIGHBORS
16. ACFPD COMMENTS
17. ROAD & BRIDGE COMMENTS
18. DWR COMMENTS
19. PUBLIC NOTICE
20. NOTICE TO APPLICANT
21. DEED TO ALLEN
22. LOT 4 TITLE COMMITMENT
23. RESOLUTION 2022 SUP 10
24. PROPOSED PLAT UPDATED JANUARY 10, 2026

ATTEST:

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Jamie Greeman, Deputy Clerk

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Vern Heersink, Chair

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Arlan Van Ry, Vice-Chairman

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Lori Laske, County Commissioner