

Minutes for the Public Hearing Major Site Plan - Angel Rubio-Mix - 2542 S County Rd 100 (Parcel 528736401051)

February 11, 2026 9:00 am Commissioners Chambers

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

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

Richard Hubler, Land Use Director, said that the applicant is requesting approval of a major site plan to develop and operate a diesel equipment repair shop. The property is currently addressed as 2542 South County Rd 100 and it is in the industrial zone district. It does have access off of Rd 100 even though it's against the highway because of the CDOT limited access. This application was noticed in the Valley Courier on November 29th, and 15 property owners were sent notification letters.

The subject property is a previously undeveloped lot zoned as industrial. The applicant has built a 40' x 60' pole barn with the intention to use it for the repair of large vehicles. He has obtained an exempt well permit and the proposal includes a 12' x 20' office building. He has been working with staff to ensure that these structures comply with the adopted building codes.

Richard Hubler reviewed the relevant regulations and approval criteria as outlined in the board packet. The Planning Commission heard the case on January 14 and there was extensive discussion about the details of the site plan including vehicle parking, material storage, operations and access. There were no comments from the public and the Planning Commission voted unanimously to approve the project with seven conditions.

Lori Laske asked if the access to the property had an apron.

Richard Hubler explained that the easement access to that property was actually established several years back, and there is just one access point that serves several properties.

Arlan Van Ry asked why condition seven says that no vehicle shall be parked within 25 feet of the south property line.

Richard Hubler said it relates to the way the County determines what is the front of the property and what the front setback is related to the access. In this case, even though the property is really a highway property, its front is actually on the north side. The Planning Commission was concerned about having a lot of items right up against the fence on the highway.

Public Comment

Cindy New said that she was excited to see a young person willing to invest in doing business in Alamosa

County, especially with something that would be a pretty large project.

Jason Kelly read the list of exhibits:

1. STAFF REPORT
2. APPLICATION
3. RECEIPT OF PAYMENT
4. DEED
5. OWNERSHIP & ENCUMBRANCE REPORT
6. CERTIFICATE OF TAXES DUE
7. WELL PERMIT
8. SITE PLAN
9. ASSESSOR RECORD
10. GIS NOTIFICATION AERIAL MAP
11. LIST OF ADJOINING PROPERTY OWNERS
12. EXAMPLE LETTER TO NEIGHBORS
13. ACFPD COMMENTS
14. ROAD & BRIDGE COMMENTS
15. CDOT COMMENTS
16. DWR COMMENTS
17. PUBLIC NOTICE
18. NOTICE TO APPLICANT
19. SITE PLAN UPDATED FEBRUARY 4, 2026
20. WASTE MANAGMENT PLAN

ATTEST:

Jamie Greeman, Deputy Clerk

Vern Heersink, Chair

Arlan Van Ry, Vice-Chairman

Lori Laske, County Commissioner