



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION AGENDA
County Commissioners Meeting Room, 398 Lewis Street
Public is welcome and encouraged to attend.

REGULAR PLANNING COMMISSION MEETING FOR JANUARY 25, 2017, 6:00 PM

ROLL CALL

CONSENT:

Approval Of Minutes

Regular Meeting December 14, 2016

Documents:

[MINUTES 121416 DRAFT.PDF](#)

OLD BUSINESS:

NEW BUSINESS:

ANNUAL MEETING: ELECTION OF OFFICERS

Discussion Of Kennels As A Commercial Use

Twila Baker, Pagosa Adventures, LLC, is asking the Planning Commission to consider re-categorizing Kennels as Agricultural, rather than Commercial, land uses. This affects which Development Standards apply to a project.

Discussion Of Sec 5.3.6 Utility Location, Archuleta County Land Use Regulations

Nancy Lauro, AICP; Russell Planning & Engineering, representing LaPlata Electric Cooperative, is asking the Planning Commission to consider amending Section 5.3.6 provisions restricting location of utilities above ground to the AR and AF zoning districts.

Documents:

[LPEA 20170118 DRAFT LANGUAGE .PDF](#)

REPORTS, ANNOUNCEMENTS:

NEXT MEETING: Policy Meeting, February 8, 2017

ADJOURN

Work Session On Community Plan (As Time Allows)

Please Note: Agenda items may change order during the meeting; it is strongly recommended to attend the meeting at the start time indicated.



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting December 14, 2016

The Archuleta County Planning Commission held a meeting on Wednesday, December 14, 2016, at 6:00 PM at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Chairman Frederick called the meeting to order at 6:00pm.

Commissioners in attendance:

Michael Frederick, David Parker, Betty Shahan, and Peter Adams. Anita Hooton was absent.

Staff in Attendance:

John Shepard, AICP; Planning Manager. Sherrie Vick, Planning Technician

Public in Attendance:

Cody Ross, Jeffrey Sherer, Bryan Eicens, and Deni Blaisch

Consent:

November 16, 2016 Minutes:

Commissioner Shahan moved to approve, Commissioner Parker seconded minutes, approved 4-0.

Old Business:

Minor Amendment to Buckskin Towing CUP, Parcels A&B HIS Subdivision, 1435 Highway 160

Cody and Dawn Ross requested approval of a Minor Amendment of the site plan approved for the Buckskin Towing Conditional Use Permit (2013-035CUP), to account for a minor shift in the detention pond and drainage. Section 3.2.3.7 of the *Archuleta County Land Use Regulations* grants authority to the Planning Commission to approve modifications to approved site plans. Mr. Shepard reviewed the changes to the original plan. Cody Ross, owner of Buckskin Towing, explained that the modifications had to be made so the sewer line did not have to be moved and snow removal and maintenance of the drainage would be easier.

Commissioner Shahan moved to approve the revised site plan, Commissioner Adams seconded. The minor amendment to the site plan was approved 4-0.

New Business:

Public Hearing for Verizon Escobar Telecommunication Facility Conditional Use Permit (CUP), in S6 T35N R2W at 3700 County Rd 600 (PLN16-114)

Black & Veatch, representing Verizon Wireless, has applied for the Verizon Escobar Telecommunication Facility Conditional Use Permit (CUP), on property owned by Sydonia Poenish, in the N½SE¼NW¼ S6 T35N R2W NMPM, at 3700 County Rd 600 (Piedra Road), Pagosa Springs, CO (PLN16-114). The proposal will permit a new Commercial Mobile Radio Systems (CMRS) wireless communication facility with a 65' monopole cell tower and antennas, approximately 1,000 feet west of the road.

The Federal Communications Commission (FCC) regulates licensed telecommunications facilities, and pre-empts local control of certain issues. The FCC directly regulates environmental effects of radio frequency (RF) emissions, and no local comments should be accepted on this topic other than compliance with FCC rules.

Mr. Shepard briefly reviewed the staff report, because this proposal was similar to the first application. Pointing out that the tower should be raised 10 feet to accommodate another company's equipment on the tower and on site so there were not too many towers in the area. Mr. Shepard also interjected that any additional companies would need to negotiate a lease agreement with the property owner, but if approved on the CUP would not need a new Land Use Permit. There was some discussion around that point.

Mr. Sherer, Verizon's representative, was asked to address the commission. Mr. Sherer abbreviated his presentation to address the 10' addition and stated that the site plan could be modified to meet that additional request. Mr. Sherer also explained that the tower would be a mono pole instead of a stealth tower because natural screening by the existing trees would render the site unnoticeable by adjacent property owners or from County Rd 600.

Commissioner Frederick and Adams asked about the improvement of service to the area, directly concerning the type of phones that would see improved service and if this location would increase the service in the core area. Mr. Sherer deferred the question to the Verizon Engineer Bryan Eicens. Mr. Eicens explained that the biggest concern for over all service was to have another tower that would relieve over use of the existing towers that serve the lakes and core area.

Additionally the tower would provide service to the Lake Hatcher area. The previous proposed tower location would have also relieved the over use of the towers and improved service in the core area only. In addition Mr. Eicens explained that if someone had a phone that was about 5 years or older the new tower would not increase that phone's service. The new trend in cell service is digital voice and data transmission. People with older phones will have to update their phones because the technology is changing nationwide.

Public comment was opened at 6:51pm. Deni Blaisch, 172 Wilderness Dr., thanked the Applicant team for moving the tower away from a dense residential area, but express concern with the notion that cell service has become a right and no longer a luxury. Sydonia Poenish, the property owner, commented that she and her adjacent property owners were excited about the tower and looking forward to better service. She currently has problems even reaching 911. Public comment was closed.

Commissioner Parker moved to approve the Verizon Escobar Telecommunication Facility Conditional Use Permit (CUP) with findings A and B and conditions 1-5 recommended in the staff report:

- a. The application meets the review criteria for a Conditional Use Permit in Section 3.2.3.4 of the Archuleta County Land Use Regulations, and
- b. The application meets the required findings for a Conditional Use Permit in Section 3.2.3.5 of the Archuleta County Land Use Regulations, and

That the Planning Commission recommend approval of the Verizon Escobar Telecommunication Facility Conditional Use Permit (CUP), on property owned by Sydonia Poenish, in the N½SE¼NW¼ S6 T35N R2W NMPM, with the following conditions:

1. Planning Commission recommends a tower height of 70' (75' with antennae) to adequately allow for collocation. This height would require approval of a Variance by the Board of Adjustment.
2. Plans shall be revised to show area for future collocation equipment.
3. Specific plans approved are contingent on approval of necessary Variances from development standards by the Board of Adjustment.
4. Addresses for structures on this parcel shall be updated according to County policy.
5. Applicant shall submit a complete Building Permit application within one year of final approval, as required by Sec. 3.2.3.6 of the Archuleta County Land Use Regulations.

Commissioner Adams seconded. Verizon Escobar Telecommunication Facility CUP was approved 4-0.

Mr. Shepard stated that the project would go before the County Board of Commissioners the second meeting in January, 2017.

Set Meeting Schedule for 2017

Planning Commission By-Laws adopted in 2012 provide that regular meetings are to be held on the second and fourth Wednesdays of the month. Special meetings may be held by call of the Chair. In 2016, the Planning Commission held policy meetings on the 2nd Wed of even months, and regular meetings on the 4th Wed of each month, except for during the holidays. Regular meetings have been held at 6pm.

Chairman Frederick open the topic for discussion regarding time of the meetings. There was no changes suggested.

Commissioner Shahan moved to approve the Calendar of meetings for 2017, Commissioner Parker seconded. The Calendar of Meetings for 2017 was approved 3-0. Commissioner Adams abstained from the vote because this was his last meeting.

Reports and Announcements:

Mr. Shepard informed the Commission that he would be speaking at the noon Rotary group and covering the progress on the Community Plan and Land Use updates.

Next Meeting:

Regular Meeting January 25, 2017.

Adjourn: Commissioner Parker moved to adjourn the meeting at 7:10 PM and Commissioner Shahan second, approved.

Approved this day of , 2016

Sherrie Vick
Planning Technician

Michael Frederick
Chairman

Discussion item –

Section 5 Standards, *Archuleta County Land Use Regulations*

5.3.6 Utility Location:

All **new** utilities, including, but not limited to electrical lines under 25-69kv, telephone, and cable television shall be located underground within appropriate easements and/or rights-of-way, in all zoning districts except the AR and AF districts. Utilities **provided for new subdivisions** may be located above ground only in the AR and AF zoning districts **or as otherwise approved by the Board of County Commissioners** when it has been demonstrated that topography, surface or subsurface conditions make underground location impractical and/or would better implement County goals such as protection of endangered species or special resources. This provision does not affect the replacement of existing overhead distribution lines with upgraded equipment.

Definitions:

Electric Power Transmission Line: Any power line designed for or capable of the transmission of sixty-nine (69) kilovolts of electricity or greater and which emanates from an electrical power plant or electric substation and terminates at a substation. **This definition excludes upgrades to existing facilities that are required maintenance or otherwise required by federal, state or County regulations, including repairing and/or replacing old or outdated equipment, or installing new equipment, provided the improvements/upgrade does not alter the location of the existing facility.** For purposes of this section, “alter the location” means that the upgraded line will generally remain within the existing easement, allowing for slight modifications at landowner request and with landowner consent.

Discussion: Transmission lines are subject to Conditional Use Permit review in all zones. The intent of the above clarifications is to provide more guidance when new distribution lines are proposed and to give guidance on when a new permit is needed for existing transmission lines.