



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 MAY 25, 2016, 6PM

ROLL CALL

CONSENT:

Approval Of Minutes For April Meetings

Policy Meeting, April 13, 2016

Regular Meeting, April 27, 2016

Documents: [MINUTES 041316 DRAFT.PDF](#) , [MINUTES 042716 DRAFT.PDF](#)

OLD BUSINESS:

NEW BUSINESS:

Cimarrona Ranch Water Utility CUP (PLN16-022)

Cimarrona POA, represented by Ron B. Ault of Phoenix, Arizona, has applied for a Conditional Use Permit for the Cimarrona Ranch Water Utility, on property owned by the Christopher S. & Lorraine M. Publow Family Trust; Parcel 2 Cimarrona Ranch being a 35-acre tract located in Section 1, T35N R1W NMPM at 285 Grouse Dr, Pagosa Springs, CO. The proposal will permit expansion of the existing water treatment facility building to house two 2,500 gallon water storage tanks.

Documents: [PLN16-022_CIMARRONA_RANCH-CUP_PC-20160525_STAFF_REPORT.PDF](#) , [A1-PLN16-022_023-AREAMAPS.PDF](#) , [A2-PLN16-022_CIMARRONA_RANCH-CUP_NARRATIVE.PDF](#) , [A3-PLN16-022_023_CIMARRONA_RANCH-WTF_SKETCH.PDF](#) , [A4-PLN15-022_023_CIMARRONA_RANCH-PILC_20160304.PDF](#)

A Affordable Storage CUP Minor Amendment (PLN16-036)

Jeff Heitz, dba A Affordable Storage LLC, and represented by Duke Eggleston, Eggleston Kosnik LLC; has applied for a minor amendment to his approved Conditional Use Permit (CUP) for storage and equipment rental at 4340B US Hwy 160W. Applicant's access to US Highway 160 is at CDOT's capacity limit, and would normally require improvements to Highway 160. This request would permit an approximately 1,000' long secondary access at 122 Meadows Dr., across vacant residential property also owned by the Applicant, as an alternative access.

Applicant has made a concurrent request to the Board of Adjustment to construct the access to County Gravel Road standards--reviews have been consolidated under Case File **PLN16-037**.

Documents: [PLN16-037_AAFFORDABLE-CUP_AMENDMENT_PC-20160525_STAFF_REPORT.PDF](#) , [A1-PLN16-036_037-AREAMAPS.PDF](#) , [A2-US160_ACCESS_CONTROL_PLAN\(EXECUTED\).PDF](#) , [A3-PLN16-036_037-](#)

[REVIEWCOMMENTS.PDF](#), [A4-PLN16-036_037_AAFFORDABLE_ACCESS-NARRATIVE.PDF](#), [A5-PLN16-036_037_AAFFORDABLE_ACCESS-PILC_20160426.PDF](#), [A6-PLN16-036_037_AAFFORDABLE_ACCESS-CONSTRUCTIONDRAWINGS_20150815.PDF](#), [A7-2014-03CUP_A_AFFORDABLE_SITEPLAN-APPROVED_20150717\(400DPI\).PDF](#)

Discussion Of Property Owner Request Land Use Text Amendment

Property owner Jim Bell has asked that the Planning Commission consider adding Commercial Plant Nursery or Greenhouse to the list of permitted uses in the Industrial (I) zoning district (Table 3). This is currently a Use by Right in Agricultural Ranching (AR), and a Conditional Use in Agricultural Estates (AE) only.

REPORTS, ANNOUNCEMENTS:

NEXT MEETING: SPECIAL MEETING 6/08/16

Special Meeting June 8, 2016, 6pm, **Centerpoint Church, 2750 Cornerstone Dr**, Pagosa Springs.

Regular Meeting June 22, 2016, 6pm, Archuleta County Administration Building

ADJOURN

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