



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 JULY 27, 2016, 6PM

ROLL CALL

CONSENT:

Approval Of Minutes

Regular Meeting, May 25, 2016

Special Meeting, June 8, 2016

Documents:

[MINUTES 052516 DRAFT.PDF](#)

[MINUTES_SIGNIN 060816 DRAFT.PDF](#)

OLD BUSINESS:

NEW BUSINESS:

Public Hearing On Proposed Amendments To The Archuleta County Land Use Regulations

Archuleta County Development Services is proposing amendments to the *Archuleta County Land Use Regulations*. The proposed changes:

- 1) Classify non-commercial marijuana cultivation as an Accessory Use and adopt limits and definitions,
- 2) Clarify provisions for Accessory Uses and Structures, and
- 3) Clarify cross-references and certain provisions of Table 1 and Table 4.

These changes amend portions of Sections 2.1.2, 2.2.1, 3.1.1, 3.1.4, 3.2.5, 3.2.6, 5.5.2, 11.2.1. The specific text proposed to be adopted is attached.

Documents:

[MEMO-AMENDMENTS_TO_LAND_USE_REGULATIONS-20160727.PDF](#)

[ACCESSORY_USE_AMENDMENTS-20160614.PDF](#)

Holiday RV South CUP, Parcel 3, Ridgeview Subdivision Replat At 633 Navajo Trail (PLN16-054)

Jeremiah "J" Webb, Holiday RV South, Inc. of South Fork, CO, has applied for the Holiday RV South Conditional Use Permit, on property owned by the Bruce Lamereaux; being Parcel 3, Ridgeview Subdivision Replat, at 633 Navajo Trail, Pagosa Springs, CO (PLN16-054). The proposal will permit Outdoor Sales for Recreational Vehicles in the PUD zone.

Applicant has also made a concurrent request for a Variance from requirements to pave the parking area, which will be heard separately by the Board of Adjustment (PLN16-055).

Documents:

[PLN16-054_HOLIDAYRV SOUTH_PC-20160727_STAFFREPORT.PDF](#)
[A1-PLN16-054_055_AREA_MAPS.PDF](#)
[A2-MEMO-PUD ZONE DEVELOPMENT REQUIREMENTS.PDF](#)
[A3-PLN16-054_055_REVIEWCOMMENTS.PDF](#)
[A4-PLN16-054_055_LAMEREAUX-ILC_SKETCHPLAN.PDF](#)
[A5-PLN16-054_055_HOLIDAYRV SOUTH-NARRATIVES.PDF](#)
[A6-PLN16-054_055_HOLIDAYRV SOUTH-SITE_SKETCH_600DPI.PDF](#)

WHEC Event Center CUP, On Lot 2M, Fairgrounds Minor Impact Subdivision, At 344A US Hwy 84 (PLN16-071)

Western Heritage Event Center, Inc., represented by Jess Ketchum, has applied for the WHEC Agricultural Education and Equestrian Event Center Conditional Use Permit (CUP), on Lot 2M, Fairgrounds Minor Impact Subdivision, at 344A US Hwy 84, Pagosa Springs, CO (PLN16-071). The proposal will permit a covered arena as a Public Use in the Agricultural/Ranching (AR) zone, in addition to the existing open arena and improvements at the Archuleta County Fairgrounds.

Applicant has also made a concurrent request for Variances from Development Standards to be heard separately by the Board of Adjustment (PLN16-072).

Documents:

[PLN16-071_WHEC_EVENT_CENTER_PC-20160727_STAFFREPORT.PDF](#)
[A1-PLN16-071_072_AREAMAPS.PDF](#)
[A2-PLN16-071_072_REVIEWCOMMENTS.PDF](#)
[A3-PLN16-071_072_WHEC_EVENTCENTER-NARRATIVE.PDF](#)
[A4-PLN16-071_072_WHEC_BUILDINGPLANS.PDF](#)
[A5-PLN16-071_072_WHEC_SITEPLANS-20160719.PDF](#)

REPORTS, ANNOUNCEMENTS:

Discussion Of Property Owner Request For Land Use Text Amendment

Property Owner Sally Capistrant has asked the Planning Commission to consider amending Table 5: Animal Regulations so that the Residential (R) zone has the same restrictions as Rural Residential (RR), in particular to allow domestic fowl (chickens, etc.) for residents of that zone.

Documents:

[CAPISTRANT_EMAIL-20160610.PDF](#)
[FPA BEST PRACTICES HANDOUT - EV-3.PDF](#)

NEXT MEETING

Policy Meeting August 10, 2016, 6pm
Regular Meeting August 24, 2016, 6pm

ADJOURN

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