



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 FEBRUARY 8, 2017, 6:00 PM

ROLL CALL

CONSENT:

Approval Of Minutes

Regular Meeting December 14, 2016 Regular Meeting January 25, 2017

Documents:

[MINUTES 121416 DRAFT.PDF](#)

[MINUTES 012517 DRAFT.PDF](#)

OLD BUSINESS:

Discussion On Community Plan - Transportation And Public Facilities

Kate Alfred, Airport Director

NEW BUSINESS:

REPORTS, ANNOUNCEMENTS:

NEXT MEETING: February 22, 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



**Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES**

Archuleta County Planning Commission Minutes, Regular Meeting January 25, 2017

The Archuleta County Planning Commission held a meeting on Wednesday, January 25, 2017, 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, and Lisa Jensen. Betty Shahan and Anita Hooton were excused.

Staff in Attendance:

John Shepard, AICP; Planning Manager.

Public in Attendance:

Nancy Lauro, Russell Planning & Engineering; Ron Meier, Morgan Carey and Jerry Wills, La Plata Electric Association.

Consent:

December 14, 2016, Minutes

Chairman Frederick elected to defer approval of the December minutes to the next meeting.

Old Business:

None.

New Business:

Discussion of Sec. 5.3.6 Utility Location, Archuleta County Land Use Regulations

Nancy Lauro, AICP; Russell Planning & Engineering, presented a request on behalf of LaPlata Electric Assoc. (LPEA) to modify Section 5.3.6 of the Land Use Regulations, and discussed with Planning Commission members the existing requirement to install utilities underground and inconsistencies in definitions. Ms. Lauro gave examples of other counties which have a waiver where underground installation isn't practical. The Land Use Regulations do not currently have a "waiver" process, so that would have to be a new provision.

The Planning Commission then asked Mr. Shepard to bring back draft language for the Planning Commission's consideration at their end of February meeting.

Discussion of Kennels as a Commercial Use

A local business owner had asked to reclassify Kennels as Agricultural, rather than a Commercial, land use. This mostly affects which Development Standards apply to a project. The individual was unable to attend the meeting.

Annual Meeting

The bylaws call for election of officers at the first meeting of each year. Commissioner Hooton had communicated to staff her willingness to continue as Vice-Chair. Commissioner Jensen nominated Commissioner Frederick as Chair, Commissioner Parker second, vote 2-0 with Chair abstaining; Commissioner Parker nominated Commissioner Hooton for Vice Chair, Commissioner Jensen second, vote 3-0.

Reports and Announcements:

Mr. Shepard reported on Building Permits issued in 2016, and relayed a public concern about short-term rentals.

Next Meeting:

Policy Meeting February 8. Regular Meeting February 22.

Adjourn: Commissioner Parker moved to adjourn the meeting at 7:42 PM, Commissioner Jensen second, and approved.

Approved this day of , 2017

John C. Shepard, AICP
Planning Manager

Michael Frederick
Chairman

