



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 DECEMBER 12, 2018, 6:00 PM

ROLL CALL

CONSENT:

Approval Of Minutes: Regular Meeting November 14, 2018

Documents:

[MINUTES 111418 DRAFT.PDF](#)

OLD BUSINESS:

NEW BUSINESS:

River Rock Estates Sketch Plan, A Proposed Major Subdivision In S24, T35N R2W NMPM On County Rd 119.

River Rock Estates, LLC, represented by Jari Sage, BWD Construction, has applied for Sketch Plan review of a proposed Major Subdivision—River Rock Estates—to develop 87 Dwelling Units on 15.83 acres (Fairway Land Trust Exemption Plat) immediately adjacent to the Town of Pagosa Springs on County Rd 119 (Light Plant Road) in the San Juan River floodplain (Case File PLN18-336). The property is part of the Reservoir River Ranch Planned Unit Development (PUD), which was granted certain vested rights by Board Resolution 2009-47, including a conceptual density of up to 160 residences and 160,000 gross square feet of commercial density at this approximate location.

Staff is referring this Sketch Plan to the Planning Commission for informal initial review as provided by Section 4.2.3.2 of the *Archuleta County Land Use Regulations*.

Documents:

[PLN18-336_RIVER_ROCK_SKETCH-PC_MEMO_20181212.PDF](#)
[A1A-AREAMAPS.PDF](#)
[A1B-RIVERROCKEST-NRCS_SOIL_MAP.PDF](#)
[A2-REVIEW_COMMENTS_20181204.PDF](#)
[A3A-RRR PUD-RESOLUTION_2009-47 DA_2009.PDF](#)
[A3B-RRR PUD-CONCEPTPLAN-COLOR_2009.PDF](#)
[A3C-RRR AGREEMENT RE INTERPETATION OF DEVELOPMENT AGREEMENT.PDF](#)
[A4-PLN18-336 RIVERROCKESTATES-SKETCH_NARRATIVE_20181025.PDF](#)
[A5-PLN17-064_18-336 FAIRWAY_LAND_TRUST_EXEMPTION_PLAT.PDF](#)
[A6-PLN17-064_18-336 FLOODPLAIN_WORKMAP-20170103-REDUCED.PDF](#)
[A7-PLN18-336 RIVERROCKESTATES-ARCH_SKETCH_PLAN_20180215.PDF](#)

Set Meeting Schedule For 2019

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. Since 2016, the Planning Commission have 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 are held at 6pm.

Documents:

[PC 2019 CALENDAR DRAFT.PDF](#)

REPORTS, ANNOUNCEMENTS:

Vacation Rental Permit Update

Response is strong to the new Vacation Rental requirements for short-term rentals. 97 Vacation Rental permit applications have been accepted in October and November, with more being received each day. Currently, the Planning Department has a waiting list for required Pre-Application Conferences.

General Review Of Archuleta County Land Use Regulations

General discussion of Subdivision Regulations and related provisions in the Land Use Regulations, as time allows.

NEXT MEETING: January 23, 2019

ADJOURN

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