



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting April 13, 2016

The Archuleta County Planning Commission held a meeting on Wednesday, April 13, 2016, at 6:00 PM at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Chairman Michael Frederick called the meeting to order at 6:02 PM.

Commissioners in attendance:

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

Staff in Attendance:

John Shepard, AICP, Planning Manager

Public in Attendance:

Thad McKain, Matt Brewer, Joe Slater, and Marshall Dunham of the Pagosa Sun.

Reports and Announcements:

Archuleta County Emergency Management Director Thad McKain was invited by Mr. Shepard to brief the Planning Commission on his department and the Multi-hazard Mitigation Plan. Mr. McKain gave an overview of their operation and the Emergency Operations Center (EOC), which is part of the Sheriff's Department. FEMA has put a greater emphasis on planning for disasters, which in our area are primarily floods and wild fires. The County plan for natural and manmade hazards was developed with a consulting firm in 2011 and is up for renewal in 2018. These plans are grant-funded and staff works diligently to maintain funding. Mr. McKain reviewed the hazards experienced locally and history with these hazards. Fire mitigation and fire-fighting involves multiple fire departments, the Forest Service, and the Ute tribe. The County has also received a FEMA low-income Firewise mitigation project grant to help reduce wildfire risk in the Aspen Springs area.

Planning Commissioners then discussed fire mitigation for vacant property, handling hazardous waste, hazardous materials on trucks, communication technology, and reliability of the electrical system. Mr. Shepard explained that FEMA requires the County to incorporate elements of the Multi-hazard Mitigation Plan in our Comprehensive Plan, to help prevent future disasters and property damage.

Mr. Shepard also explained the link provided with the agenda for *the Planning For Hazards: Land Use Solutions for Colorado* guide. The Colorado Dept. of Local Affairs (DOLA) funded development of the document, prepared by Clarion Associates with FEMA Disaster Recovery funding, as a reference guide for planners and planning officials. It may be interesting and useful to review.

Consent:

Minutes from the March 23, 2016, meetings were reviewed. Commissioner Shahan moved to accept the minutes with corrections. Commissioner Parker second. Approved 4-0.

Old Business:

DISCUSSION ITEM: Standards for Noncommercial Marijuana Cultivation.

Mr. Shepard brought back a revised draft of potential amendments for noncommercial marijuana cultivation based on discussions at the Planning Commission meeting of March 23rd. First, he summarized existing Land Use Regulation provisions for Agricultural Uses, highlighting the 2015 amendments and some potential conflicts in the existing text. Marijuana cultivation is not considered an agricultural use, by definition, although Industrial Hemp should be. Any changes to permit extraction would have to be considered later. Noncommercial cultivation would be considered a customary Accessory Use, just like gardening or raising animals for personal use with no sales permitted, but limited to indoors. Maximum plant counts are proposed of 12 per parcel, or 36 for registered Medical Marijuana Caregivers. Discussion covered proposed plant counts, whether or not to require a Land Use Permit for

Caregiver use, Industrial Performance standards for noise and odor, and concerns for enforcement. Mr. Shepard also presented housekeeping amendments and clarifications for Accessory Structures, including fences, to address issues raised by treating marijuana cultivation as an Accessory Use.

New Business:

DISCUSSION ITEM: Planning Manager Conference Report.

Mr. Shepard shared some reference materials from the American Planning Association's National Planning Conference, but given the length of the meeting deferred the majority of his report to the next meeting.

Mr. Shepard also updated the Planning Commission on recent projects and the SWCOG/Pagosa CDC broadband planning meetings.

Next Meeting: April 27, 2016

Adjourn: Commissioner Moved to adjourn the meeting, Commissioner seconded. Meeting adjourned at 9:30PM.

Approved this *25* day of *May*, 2016



John C. Shepard
Planning Manager



Michael Frederick
Chairman