Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting September 14, 2016

The Archuleta County Planning Commission held a meeting on Wednesday, September 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.

Commissioners in attendance:
Michael Frederick, Anita Hooton, and Betty Shahan. Commissioner Peter Adams arrived at 6:15 from an Affordable Housing committee meeting. David Parker was excused.

Staff in Attendance:
John Shepard, AICP, Planning Manager.

Public in Attendance:
Marshall Dunham, Pagosa Sun; Bill Hudson, and Rod Proffitt.

Old Business:
None

New Business:
Chairman Frederick re-ordered the agenda to discuss the Community Plan first, since there were members of the public in attendance for that topic.

DISCUSSION ITEM: Review and Update of the Archuleta County Community Plan
Chairman Frederick introduced the item, noting that the Planning Commission has discussed the plan as time has allowed over the last year. John Shepard then reviewed those discussions since July 2015, and gave an overview of proposed edits and clarifications including restructuring the document to be more useful. Existing chapters would be rearranged and consolidated into four parts and an Appendix. The Planning Commission intends to make the plan more user-friendly, but does not expect to make major policy changes at this time.

Part I will be an Executive Summary in Introduction, and Part II: Natural Environment. Mr. Shepard reviewed potential changes to Chapter 2, to be titled Natural Resources and Hazards. Information on conservation easements needs to be updated. Chapter 3 Community Character builds on the existing chapter, with text from the 1990 Master Plan brought back to provide historic context. Existing Chapter 4 Appearance and Sound of the Build Environment could be folded into Chapter 3.

Part III will cover Built Environment, with Chapter 4 Economic Development and Housing and Chapter 5 Transportation and Public Facilities. As review goes forward, these chapters could be split back out if necessary. Previously, the Commission had discussed demographic and economic statistics, and Mr. Shepard reviewed updated data and projections from the State Demography Office and Headwaters Economics. Members expressed some skepticism of optimistic population and housing projections.

The existing Plan's chapter on housing is short, with just one policy statement. Commissioner Adams reported on Town of Pagosa Springs' Planning Commission's recent efforts to encourage more affordable housing. The Town Planning Commission had proposed allowing the typical lot of 50'x150' to be further split for single-family development, so a developer could split a lot into two in the R-12, or into three in the R-18 zones. The Town is embarking on an update to their Comprehensive Plan, and the firm selected for that effort may be consulted prior to formal adoption of the proposal.

Commissioner Adams reported on the *ad hoc* Affordable Housing workgroup that has been meeting recently, and will be making recommendations to the Town Council and Board of County Commissioners. There is concern the cost of housing is making it difficult to recruit employees, and restricts' existing

residents ability to move within the community. There are also concerns about the relative costs of building uptown compared to downtown. The workgroup has looked at the type of deed-restricted affordable housing program in place in Summit County, as an idea. Mr. Shepard noted that there have been no new multi-family building permits (except duplexes) in the County since 2007, and no new apartments since 2003. Commissioner Adams noted the workgroup was looking where there is existing infrastructure, but also where fees might be reduced for affordable housing.

The Chairman stated the Housing chapter in the Community Plan does need to be extended. Commissioner Hooton suggested adding action items in this case. Affordability is an issue, but it also creates wage pressure in the community. Chairman Frederick discussed projections for growth among people who *need* services and people who *provide* services, as the overall population ages.

Chairman Frederick opened the floor for public comments. Bill Hudson noted that there has been a lot of talk about the Town, because of where the infrastructure exists, but we also need to talk about HOAs and neighborhoods like Aspen Springs. Rod Proffitt explained that he had experience with this sort of plan revision about every 5-6 years throughout his career. There needs to be public buy-in for the plan to be successful. Infrastructure is key, but the existing plan's urban service areas didn't work. Also the Land Use Regulations were drafted for incentive zoning, rather than inclusionary zoning, and aren't working as well as they could.

Discussion on economic development and housing will continue at the next meeting, with representatives of Region 9 and the Pagosa CDC.

DISCUSSION ITEM: Archuleta County Land Use Regulations Review Amendment Process
Chairman Frederick reviewed the process Staff and the Planning Commission took to consider the Board of County Commissioner's request to review non-commercial marijuana cultivation and proposed amendments to the Land Use Regulations. Mr. Shepard reported that the Board decided to take up the proposal and has advertised a public hearing on October 4th.

Reports and Announcements:
Mr. Shepard passed on a notice from the US Forest Service regarding a proposed project at Wolf Creek Ski Area in Mineral County. The Chair noted he would not be at the next two meetings.

Next Meeting:
Regular Meeting September 28, 2016, 6 PM.

Adjourn: Commissioner Hooton moved to adjourn the meeting, Commissioner Adams seconded. Meeting adjourned at 8:15 PM.

Approved this 28 day of Sept, 2016

John C. Shepard, AICP
Planning Manager

Michael Frederick
Chairman