



Archuleta County Development Services Department ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting September 28, 2016

The Archuleta County Planning Commission held a meeting on Wednesday, September 28, 2016, at 6:00 PM at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Vice- Chairman Hooton called the meeting to order.

Commissioners in attendance:

Anita Hooton, Betty Shahan, Peter Adams, and David Parker. Michael Frederick had announced in a previous meeting that he would be absent.

Staff in Attendance:

John Shepard, AICP, Planning Manager.

Public in Attendance:

Consent:

August 10, 2016 Minutes:

Commissioner Parker moved, Commissioner Shahan seconded, approved 4-0.

August 24, 2016 Minutes:

Commissioner Shahan moved, Commissioner Adams seconded, approved 4-0.

September 14, 2016 Minutes:

Commissioner Shahan moved, Commissioner Adams seconded, approved 4-0.

Old Business:

None.

New Business:

Discussion On Community Plan- Economic Development and Housing

Laura Lewis Marchino, Region 9 Economic Development District of Southwest Colorado (Durango), and Jason Cox, Pagosa Springs Community Development Corporation, joined the Planning Commission for an overview of their organizations and activities in the region. Ms. Marchino reviewed the Archuleta County chapter of the *Southwest Colorado Comprehensive Economic Development Strategy (CEDS)* 2016 report for the US Economic Development Administration, and the Governor's "Colorado Blueprint" economic development strategy. Mr. Cox reviewed the CDC's volunteer-driven efforts to provide: 1. Economic data and information, 2. Retention & growth of existing businesses, including seed capital funding, and 3. Relocation support. The CDC has also been working to support the joint Town/County priorities for broadband, early childhood, affordable housing and downtown vitality. Both groups have been working on broadband availability as an essential utility.

Commissioner Adams and Mr. Shepard reported on the Attainable Housing Workgroup report to the Joint Town/County elected officials. Commissioners and guests discussed affordable housing concerns in the county outside town limits, in particular advantages and disadvantages of the PLPOA covenants and outlots. There are lots in the Lakes Area where the covenants allow multi-family development, but property owners are building single-family residences or letting them sit vacant. Lot consolidations in the Lakes Area actually decreases available building lots with infrastructure, which will increase housing costs. There is a need to provide working class housing to continue to attract active retirees (65+ demographic).

Archuleta County needs to provide an environment where entrepreneurs can thrive. We will grow local, if we have flexible space and a trained workforce. The County should continue to work with the Town to align development processes.

Reports and Announcements:
None.

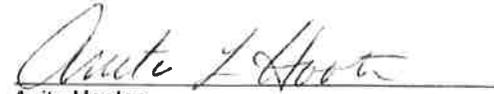
Next Meeting:
Regular Meeting October 26, 2016

Adjourn:



John C. Shepard, AICP
Planning Manager

Approved this 26 day of Oct. , 2016



Anita Hooton
Vice-Chairman