



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting January 24, 2018

The Archuleta County Planning Commission held a meeting on Wednesday, January 24, 2018, 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, Anita Hooton, David Parker, and Lisa Jensen. Betty Shahan was excused.

Staff in Attendance:

John Shepard, AICP; Planning Manager. Sherrie Vick, Planning Technician.

Public in Attendance:

David Murrey, representative for Pagosa Highlands Estates Amendment 2018-01, and Randi Pierce of the Pagosa Sun.

Consent:

November 15, 2017 Minutes Commissioner Jensen made a motion to approve, Commissioner Parker second, vote 3 aye and Commissioner Hooton abstained because she was not at the meeting.

December 13, 2017 Minutes Commissioner Jensen made a motion to approve, Commissioner Parker second, vote 3 aye and Commissioner Hooton abstained because she was not at the meeting.

Old Business:

None

New Business:

Annual Meeting: Election of Officers

Chairman Frederick read from the bylaws: officers have a 1 year term, and included Chairman and Vice-Chairman. Commissioner Frederick opened the floor for nominations.

Commissioner Hooton nominated Commissioner Frederick to continue as Chairman for the commission. Commissioner Jensen Seconded. Vote Commissioners Parker, Hooton, and Jensen voted aye and Commissioner Frederick abstained.

Commissioner Parker nominated Commissioner Hooton for Vice-Chairman. Commissioner Jensen seconded. Vote Commissioners Frederick, Parker, and Jensen voted aye and Commissioner Hooton abstained.

Pagosa Highlands Estates Amendment 2018-01 MLLA A Re-plat Of Lots 782 & 783, At 86 And 106 Hills Cir. (PLN17-284)

Patrick Nolan and George Garms, represented by Murrey Land Surveying, applied for the Pagosa Highlands Estates Amendment 2018-01 Minor Lot Line Adjustment, a re-plat of Lots 782 & 783 at 86 & 106 Hills Cir. (case file PLN17-284). Resulting Lot 782Z and Lot 783Z, each with an existing home, will be an even acreage exchange—both lots will remain the same size, with the new lot line more closely following the front and side yards as actually built and maintained. The lots are zoned Planned Unit Development (PUD R-1-90 and R-1-120) and PLPOA has reviewed preliminary plans.

Mr. Shepard highlighted one question, if the proposed Lot Line Adjustment meets the Subdivision Design Standards in Section 5 of the Archuleta County Land Use Regulations. In particular, Section 5.1.3.4 requires that "Side lot lines shall be substantially at right angles or radial to road right-of-way lines".

Comments were received prior to preparation of this staff report:

- The County Surveyor had technical comments on the plat
- County Engineering found no engineering issues.
- PAWSD had no objections, and noted a mapping fee will be assessed.
- PLPOA provided a letter stating no objection.

Applicant's surveyor updated the plat to address the County Surveyor's comments.

RECOMMENDATION AND FINDINGS

Based on evidence provided, staff recommended the Planning Commission find that:

- a. The application does meet the review criteria for development in a PUD district, in Section 3.1.6 of the Archuleta County Land Use Regulations, and
- b. The application does meet the review criteria for an Amended Plat, in Section 4.6 of the Archuleta County Land Use Regulations, and

That the Planning Commission recommend approval of the Nolan/Garms request for the Pagosa Highlands Estates Amendment 2018-01 to adjust the lot line between Lot 782 and 783 at 86 & 106 Hills Cir, with no conditions.

Mr. Shepard addressed that the side property line that was being changed, while the existing homes will still meet the setbacks. Mr. Murray stated he did his best to meet the setbacks and keep equal land size with the new line but it is difficult to meet section 5.1.3.4. Chairman Frederick commented on the unusual lot line configuration.

Chairman Frederick ask if there was any questions from the Commission, hearing none the Chairman asked for a motion. Commissioner Hooton move to recommend Approval to the Board of County Commissioners, of the Nolan & Garms request for the Pagosa Highlands Estates Amendment 2018-01, with Findings A and B and no conditions. Commissioner Jensen seconded. Vote 4-0.

Archuleta County Multi-Hazard Mitigation Plan Draft

The draft Archuleta County Multi-Hazard Mitigation Plan is open for comments through 1 February. Mr. Shepard reported that the Town, County and the Fire Department were working on the Hazard Plan. Also, the Sonoran Institute had picked a team from Archuleta County to go to a training the end of February to address resilience to natural hazards. Mr. Shepard asked the Commission if they wanted to make any formal remarks; none were given.

Town Of Pagosa Springs Comprehensive Plan Draft

The Town of Pagosa Springs' Draft Comprehensive Plan is open for comments. The Town Planning Commission will consider the revised Comprehensive Plan at their February 13, 2018, meeting for a recommendation to Town Council. Mr. Shepard asked the Commission if they would like to make formal comments to the Town's plan and none were given. There was discussion on the Town's focus on in-fill density, and joint development of a Three-Mile Plan for projects near the Town limits.

Meeting Changes:

Mr. Shepard brought to the attention of the Commission that he was going to be out of town for Sonoran training for the regularly scheduled meeting on February 28, 2018. Mr. Shepard suggested that the Commission could review one subdivision project on Feb 14, 2018. The Commission could cancel the February 28th meeting or move it to March 14, 2018, as a policy meeting so the Commission could keep working on the changes to the land use regulations. After some discussion, Chairman Frederick changed the February 14 to a regular meeting to review one, possibly two projects. The Regular Meeting February 28 would be moved to March 14, 2018 and it would be a Policy Meeting for the Land Use Regulations.

Mrs. Vick asked the Commissioners if they would like a copy of the adopted Community Plan printed out, and if the members would like new notebooks as well.

Reports and Announcements:

Chairman Frederick reported on the Growing Water Smart Workgroup, which attended training last fall facilitated by the Sonoran Institute and Lincoln Land Institute. The group had representatives from Archuleta County, the Town of Pagosa Springs, San Juan Water Conservation District, Pagosa Area Water & Sewer District, and Davis Engineering. This group invited Pagosa Fire District and PLPOA to join them for a project to jointly consider consensus growth projections, so the different jurisdictions were planning based on common understandings of development trends.

Mr. Shepard reported on review of the *Archuleta County Land Use Regulations*, the first implementation item of the revised *Archuleta County Community Plan*. The Planning Commission and Board of County Commissioners gave direction to staff at their joint worksession in December, and staff had started drafting suggestions to clarify and update portions of Section 1 (General Administration), Section 2 (Land Use Review), Section 3 (Zoning Regulations) and Section 11 (Definitions). In particular, staff proposed a couple ways to clarify when Land Use Permits are required, and modifying the Conditional Use Permit procedure to reduce public hearing timelines while assuring opportunity for public input. Staff will bring back revisions, plus discussion of Environmental Standards (Sec 5.2) and Infrastructure Standards (Sec 5.3) in Section 5 Standards, to the next meeting, to be followed by Site Development Standards (Sec 5.4) and Supplementary use Standards (Sec 5.5). Planning Commission will review Subdivision Regulations (Section 4) and Floodplain Regulations (Section 10) in the next phase.

Next Meeting:


February 14 Policy Meeting changed to Regular Meeting.

February 28 Regular meeting moved and changed to March 14 Policy meeting.

March 28th Regular meeting.

Adjourn: Commissioner Jensen moved to adjourn the meeting at 8:57 PM, Commissioner Hooton second, and approved.

Approved this 14 day of February, 2018



John C. Shepard, AICP
Planning Manager



Michael Frederick
Chairman