



Archuleta County Development Services Department  
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting January 25, 2017

The Archuleta County Planning Commission held a meeting on Wednesday, January 25, 2017, 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, David Parker, and Lisa Jensen. Betty Shahan and Anita Hooton were excused.

**Staff in Attendance:**

John Shepard, AICP; Planning Manager.

**Public in Attendance:**

Nancy Lauro, Russell Planning & Engineering; Ron Meier, Morgan Carey and Jerry Wills, La Plata Electric Association.

**Consent:**

**December 14, 2016, Minutes**

Chairman Frederick elected to defer approval of the December minutes to the next meeting.

**Old Business:**

None.

**New Business:**

**Discussion of Sec. 5.3.6 Utility Location, Archuleta County Land Use Regulations**

Nancy Lauro, AICP; Russell Planning & Engineering, presented a request on behalf of LaPlata Electric Assoc. (LPEA) to modify Section 5.3.6 of the Land Use Regulations, and discussed with Planning Commission members the existing requirement to install utilities underground and inconsistencies in definitions. Ms. Lauro gave examples of other counties which have a waiver where underground installation isn't practical. The Land Use Regulations do not currently have a "waiver" process, so that would have to be a new provision.

The Planning Commission then asked Mr. Shepard to bring back draft language for the Planning Commission's consideration at their end of February meeting.

**Discussion of Kennels as a Commercial Use**

A local business owner had asked to reclassify Kennels as Agricultural, rather than a Commercial, land use. This mostly affects which Development Standards apply to a project. The individual was unable to attend the meeting.

**Annual Meeting**

The bylaws call for election of officers at the first meeting of each year. Commissioner Hooton had communicated to staff her willingness to continue as Vice-Chair. Commissioner Jensen nominated Commissioner Frederick as Chair, Commissioner Parker second, vote 2-0 with Chair abstaining; Commissioner Parker nominated Commissioner Hooton for Vice Chair, Commissioner Jensen second, vote 3-0.

**Reports and Announcements:**

Mr. Shepard reported on Building Permits issued in 2016, and relayed a public concern about short-term rentals.

**Next Meeting:**

Policy Meeting February 8. Regular Meeting February 22.

**Adjourn:** Commissioner Parker moved to adjourn the meeting at 7:42 PM, Commissioner Jensen second, and approved.

  
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John C. Shepard, AICP  
Planning Manager

Approved this *8th* day of *February*, 2017

  
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Michael Frederick  
Chairman