



**Archuleta County Development Services Department**  
**ARCHULETA COUNTY PLANNING COMMISSION MINUTES**

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**Archuleta County Planning Commission Minutes, Regular Meeting March 28, 2018**

The Archuleta County Planning Commission held a meeting on Wednesday, March 28, 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, David Parker, Anita Hooton, Betty Shahan and Lisa Jensen.

**Staff in Attendance:**

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

**Public in Attendance:**

Ray Stroup, TJ & Stacey Fitzwater, Mark Masanz, John Detzler, and Randi Pierce of the Pagosa Sun.

**Consent:**

**March 14, 2018 Minutes.** Commissioner Hooton made a motion to approve with correction, Commissioner Shahan second, vote 5 aye.

**Old Business:**

**Discussion Item: Sec. 5.5.8 Recreation Vehicle Parks Development Standards**

TJ & Stacey Fitzwater, owners of The Last Resort RV Park & Campground, met with the Planning Commission in August 2017, to discuss concerns with Sec 5.5.8 of the Archuleta County Land Use Regulations. Chairman Frederick reviewed how staff and the Planning Commission work on proposed changes to the Land Use Regulations, before making recommendations to the Board of County Commissioners for approval. Chairman Frederick stated the Commission will refer these suggested changes to staff. This item will be added to changes the Commission is looking at with a time line of May for a public hearing.

The Chairman asked Mr. Fitzwater if he had any comments. Mr. Fitzwater stated that they researched requirements for RV Parks in La Plata County, Hinsdale County, and Town of South Fork which was easier than modifying the current regulations. The outline he submitted came mostly from the state regulations. Chairman Frederick suggested the Fitzwater's attend the last meeting in April to have input on the wording of the regulation changes before a formal public hearing.

**New Business:**

**Rio Blanco Valley Subdivision Amendment 2018-01 final plat, a re-plat of Lot 5 Rio Blanco Valley Subdivision Unit 1 & Lot 18, Rio Blanco Valley Re-Subdivision Unit 2, at 2677 County Rd 335 (PLN18-004)**

Farley Scott Jr. of Lavon, TX, and Ray Stroup of Pagosa Springs, applied for the Rio Blanco Valley Subdivision Amendment 2018-01 final plat, a re-plat of Lot 5, Rio Blanco Valley Subdivision Unit 1 & Lot 18, Rio Blanco Valley Re-Subdivision Unit 2, resulting in Lot 5Z (vacant) at 2677 County Rd 335 and Lot 18Z (SFR) at 106 Hideaway Ct, Pagosa Springs, CO (PLN18-004). The property is zoned Agricultural Estates (AE).

Rio Blanco Valley (RBV) Subdivision was developed by Burleson Collyer, and Unit One and Unit Two first approved by the Board of County Commissioners in 1965 (Plat #40). Rio Blanco Valley Re-Subdivision of Unit Two was then approved in 1967 (Plat #56). After Sketch Plan Review, it was determined that the "Northerly 4.2 acres portion of Tract 18, Rio Blanco Valley Subdivision, Unit Two (2) amended" was sold separately from the remainder of Tract 18 and recorded in 1970. County approval to split land under 35 acres was not required by state statutes until 1972.

The area is zoned Agricultural Estates (AE). Although the minimum lot size in the AE zone is 5 acres, the 4.01 acre Lot 5Z combines two existing lots and makes the resulting lot less non-conforming, and the 3.95 acre Lot 18Z was created prior to 1972 and should be considered a legal non-conforming lot. The 50' Road easement on the east side of these lots (Hideaway Ct.) provides legal access but has never been built—Lot 18 uses a 20' wide easement across proposed Tract 5Z as a driveway to County Road 335. Addresses will be updated to 2677A (Lot 5Z) and 2677B (Lot 18Z, Lot 23).

Criteria for submittal and approval of an Amended Plat is specified in Section 4.6 of the Land Use Regulations. Review comments received include:

- The County Surveyor had technical comments on the plat which has been updated (1/25/18).
- County Engineering reviewed the Sketch Plan. The driveway shall meet requirements of the Archuleta County Road & Bridge Design Standards, but applicants will not be required to build Hideaway Ct. Mr. Scott has since obtained an Access Permit.
- LPEA had no comment on Sketch Plan review.

#### RECOMMENDATION AND FINDINGS

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

- a. The application does meet the review criteria for development in the Agricultural Estates (AE) district, in Section 3.1 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 Scott/Stroup request for the Rio Blanco Valley Subdivision Amendment 2018-01 final plat, a re-plat of Lot 5, Rio Blanco Valley Subdivision Unit 1 & Lot 18, Rio Blanco Valley Re-Subdivision Unit 2; resulting in Lot 5Z and Lot 18Z, with the following conditions:

1. The note "Improperly Divided Parcel" should be removed from Tract 18Z.
2. Addresses to be updated according to County policy.

Commissioner Shahan asked if the road dedicated on the plat could be extended or not? Mr. Shepard responded that the property owners recorded a driveway access easement through the lot owned by Mr. Scott to the lot line of the lot Mr. Stroup owns. Also Road and Bridge didn't feel it was practical to have the property owners develop the road along the property line in the ravine. Chairman Frederick asked if the applicants were present. Mr. Stoup was present and didn't have anything to add to Mr. Shepard's presentation. Chairman Frederick asked for public comment. None was given.

Commissioner Jensen commented, we should track how Improperly Divided Parcels are corrected. Chairman Frederick added that the County Attorney has been working on a proposal to legalize similar problem lots without a full Subdivision Review.

Commissioner Shahan made a motion to recommend Approval to the Board of County Commissioners, of the Scott & Stroup request for the Rio Blanco Valley Subdivision Amendment 2018-01, with Findings A and B and Conditions #1 & #2 of the staff report. Commissioner Hooton seconded. Vote 5 aye.

Mr. Shepard stated this item would go to the April 17<sup>th</sup> Board of County Commissioners meeting.

#### Reports and Announcements:

##### **General Review of Archuleta County Land Use Regulations**

Further discussion was deferred.

Mr. Shepard reported that the Water Smart Group was going to be hosting a meeting Monday May 7<sup>th</sup>, 2018 at 5PM in the Community Center. The State Demographer will be in town to explain standards for projecting housing and population growth in our area and how to use that information. Chairman Frederick encouraged the Commissioners to attend this meeting as well. There would be a great deal of information shared, and discussion of how or how not different agencies use this information to plan for the future.

#### Next Meeting:

- Policy Meeting April 11, 2018
- Regular Meeting April 25, 2018

**Adjourn:** Commissioner Hooton moved to adjourn the meeting and move into a work session on the Land Use Regulations at 6:43 PM, Commissioner Jensen second, and vote 5 aye.

Approved this 24<sup>th</sup> day of April, 2018

  
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Sherrie Vick  
Planning Technician

  
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Michael Frederick  
Chairman