



Archuleta County Development Services Department  
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting April 11, 2018

The Archuleta County Planning Commission held a policy meeting on Wednesday, April 11, 2018, at 6:00 PM at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Vice-Chair Hooton called the meeting to order at 6:00 pm.

**Commissioners in attendance:**

Anita Hooton, David Parker, Betty Shahan and Lisa Jensen. Michael Frederick was excused.

**Staff in Attendance:**

John Shepard, AICP; Planning Manager.

**Public in Attendance:**

**Consent:**

**Old Business:**

**New Business:**

**Reports and Announcements:**

**Report on Planners' day at the Capitol**

Mr. Shepard participated in the Colorado Chapter of the American Planning Association (APA) briefing on state legislation that can impact development and land use planning.

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

Planning Commissioners discussed Federal Fair Housing guidance from the US Department of Justice and the Department of Housing and Urban Development (HUD), in particular for Group Homes and Group Care Facilities.

**Floodplain Development Standards Review**

Mr. Shepard reported on review by Amec Foster Wheeler of Section 10 Floodplain Regulations in the Land Use Regulations, and flood hazards in the draft Hazard Mitigation Plan update also drafted by Amec Foster Wheeler. The flood of record occurred October 4, 1911, when the water level in the San Juan River rose to 17.8 feet at Pagosa Springs. In unincorporated Archuleta County, approximately 143 parcels and 212 buildings are at risk of a 1% flood, with estimated losses of over \$11 million. In November 2017, there were 84 flood insurance policies in force outside Pagosa Springs, of which 48 were for property located in Approximate Zone A.

The Board of County Commissioners has asked staff to review the Floodplain Regulations and propose amendments that would ease the application burden for landowners, especially in the Zone A undefined floodplain.

**Next Meeting:**

- Regular Meeting April 25, 2018

**Adjourn:**

Commissioner Jensen moved to adjourn the meeting at 7:18 PM, Commissioner Parker seconded. Vote 4-0.

Approved this 24 day of April, 2018

  
John C. Shepard, AICP  
Planning Manager

  
Anita Hooton  
Vice-Chair