



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

Archuleta County Planning Commission Minutes, Regular Meeting August 14, 2019

The Archuleta County Planning Commission held a meeting on Wednesday, August 14, 2019, at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Vice Chair Hooton called the meeting to order at 6:00pm.

Commissioners in attendance:

Anita Hooton, Lisa Jensen, David Parker, Betty Shahan.

Staff in Attendance:

John Shepard, AICP, Planning Manager; and Flora Goheen, Planning Technician

Public in Attendance:

John Finefrock - The Pagosa Sun; Mark Disbrow, Bill Hudson.

Consent:

Consideration of Resolution 2019-02PC Approving the Integrity Industrial Building CUP.

Commissioner Jensen moved to approve the Consent Agenda. Commissioner Shahan second. Vote 4-0 aye.

Old Business:

Election Of Officers

Article IV Officers, Section 1. of the Archuleta County Planning Commission *Rules and Bylaws* (Adopted March 28, 2012) provides for election of Officers. Chairman Michael Frederick resigned effective July 1, 2019. David Parker nominated Vice-Chair Anita Hooton as Chair. Vote 3-0 aye (Hooton abstaining). Betty Shahan nominated Lisa Jensen as Vice-Chair. Vote 3-0 aye (Jensen abstaining).

New Business:

Discussion on Affordable Housing

Lynne Vickerstaff, Executive Director of Pagosa Housing Partners, briefed the Planning Commission on local affordable housing efforts, the RoomConnect roommate matching service, and the new Opportunity Zones program. Mark Disbrow related initiatives for self-help housing construction and reducing Onsite Wastewater Treatment System (OWTS) requirements for smaller septic systems. Commissioners also discussed accessory dwelling units and short-term rentals.

Discussion of Section 5.4.1 Commercial Design Standards

Portions of Section 5.4 Site Design Standards were updated in the 2018 amendments to the Archuleta County Land Use Regulations. The Planning Commission discussed relaxing or eliminating portions of Section 5.4.1 Commercial Design, in particular Section 5.4.1.4 Building Materials and Color. After consideration, the consensus of the Planning Commission was to initiate a Text amendment deleting Section 5.4.1.4(3) Exterior building materials shall not include... and leaving the rest of the section intact.

Reports and Announcements:

Staff reported on challenges for property owners seeking to vacate utility easements...

Member Comments:

There were no member comments. Bill Hudson requested to address the Planning Commission, and reported on the Town of Pagosa Springs Planning Commission discussion on proposed zoning changes at the old Pagosa Lodge to facilitate an affordable housing project.

Next Meeting:

Regular Meeting August 28th

Adjourn: Commissioner Jensen moved to adjourn the meeting at 7:45 pm. Commissioner Shahan seconded. Vote 4-0 aye.

Approved this 23rd day of October, 2019



Flora Goheen
Planning Technician



Anita Hooton
Chair