



**ARCHULETA COUNTY  
BOARD OF COUNTY COMMISSIONERS**

Meetings are conducted in person at the Administration Building located at 398 Lewis Street. Whenever possible, meetings will be broadcast online via Zoom, which can be accessed from a computer or phone with internet access. The County does not and cannot guarantee internet service or online broadcasting. Remote attendance is at the risk of the attendee as public meetings will continue in person regardless of the County's broadcast capability. View the Zoom Meeting

at <https://zoom.us/j/91609048375?pwd=dIFFV0J1cGVKa1NHWHFsa2taeGxtZz09> - Meeting ID 916 0904 8375 - Passcode 4141885

**CALL TO ORDER THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF MARCH 1, 2022 AT 1:30 P.M.**

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

**DISCLOSURES AND/OR CONFLICT OF INTEREST**

**APPROVAL OR ADJUSTMENTS TO AGENDA**

\* Executive Session - Specific Agenda Topic

**PUBLIC COMMENTS FROM THE FLOOR**

This is an opportunity during the session for the public to address the Commissioners. Please complete the Public Comment Request Form and submit to an Administrative Staff member prior to the beginning of the meeting. Please keep your comments to three (3) minutes. The Board is not required to discuss or reply to your comment.

Documents:

[PUBLIC COMMENT REQUEST FORM.PDF](#)

**BOARD OF ADJUSTMENT HEARING**

**A. (PLN21-120) Public Hearing For Height Variance For Verizon Wireless CMRS Tower**

Verizon Wireless, represented by Kappa Consulting, has applied for a Height Variance to install a 90' tower in the Agricultural Ranching (AR) zoning district at 329 Cloman Blvd where the maximum height is 40'. There is a companion application for the Board Conditional Use Permit for this tower and associated equipment (PLN21-118) on today's agenda.

Presenter	Pamela Flowers
Presenter's Title	Development Director

Documents:

[21-120 VERIZON WIRELESS, CMRS HEIGHT VARIANCE, BOA STAFF REPORT, 220224.PDF](#)

## LAND USE REGULATION HEARING

### A. **(PLN21-118) Public Hearing For Conditional Use Permit For Verizon Wireless CMRS Tower**

Verizon Wireless, represented by Kappa Consulting, has applied for a Board Conditional Use Permit for a Commercial Mobile Radio System (CMRS) Tower at 329 Cloman Blvd. There is a companion application (PLN21-120) for a Height Variance for this project on today's agenda.

Presenter	Pamela Flowers
Presenter's Title	Development Director

Documents:

[21-118 VERIZON WIRELESS, CMRS CUP, BOCC STAFF REPORT, 220223.PDF](#)

### B. **(PLN21-153) Public Hearing For Pagosa Hills 3 Subdivision Amendment 2022-01 Final Plat**

Kathryn Chenault has applied for a Final Plat Approval of the Pagosa Hills 3 Subdivision, Amendment 2022-01 at 93 Brookhill Drive. The Plat Amendment would create two lots where there is now one.

Presenter	Pamela Flowers
Presenter's Title	Development Director

Documents:

[21-153 CHENAULT, PAGOSA HILLS 3 AMENDMENT 2022-01, 93 BROOKHILL, BOCC STAFF REPORT, 220223.PDF](#)

## CONSENT AGENDA

### A. **PAYABLE WARRANTS AND PURCHASE CARDS**

**February 16, 2022 - March 1, 2022**

### B. **REGULAR MEETING MINUTES**

**Regular Meeting Minutes 02/15/2022**

Draft of the Regular Meeting Minutes from February 15, 2022 for approval.

Documents:

[02-15-2022R.PDF](#)

## OLD BUSINESS

### A. **Consideration Of Resolution 2022-\_\_\_\_\_ Revising The County Residential Property Tax Incentive Policy**

In September 2021, the Board of County Commissioners adopted a resolution creating a policy for issuing property tax incentives on residential home construction in unincorporated Archuleta County. This resolution, which was tabled at the February 15th meeting, revises the policy to increase the appraised market value of the home and to offer the incentive to existing homes that are being sold to first-time home buyers.

Presentor                      Derek Woodman  
Presentor's Title            County Manager

Documents:

[RESOLUTION 2022-\\_\\_\\_ REVISING THE POLICY FOR RESIDENTIAL PROPERTY TAX INCENTIVE.PDF](#)

## **B. Consideration Of Proposals To Purchase 449 San Juan Street Building**

The Board of County Commissioners received multiple offers to purchase the 449 San Juan Street Building. This agenda item, which was tabled at the February 15th meeting, is to consider accepting any of the offers or to put the building back out to bid or to consider other alternatives.

Presentor                      Derek Woodman  
Presentor's Title            County Manager

Documents:

[COMPARISON OF BIDS RECEIVED - FEBRUARY 2022.PDF](#)  
[URBANCZYK BID.PDF](#)  
[HART BID.PDF](#)  
[OLYMPUS BID.PDF](#)  
[SCHOLL ET AL BID.PDF](#)  
[VINZANT BID.PDF](#)

## **NEW BUSINESS**

### **A. Consideration Of Resolution 2022-\_\_\_\_\_ - Cancellation Of Uncollectable Tax Assessment**

Pursuant to C.R.S. 36-10-114(2)(a), the Board of County Commissioners may cancel any taxes levied on personal property which is determined to be uncollectible after a period of one year after the date of becoming delinquent.

Presentor                      Elsa P White  
Presentor's Title            Archuleta County Treasurer

Documents:

[RESOLUTION 2021 CANCELLATION OF UNCOLLECTABLE TAXES - FOREST SERVICE.PDF](#)

### **B. Consideration And Approval Of Letter Of Opposition To Senate Bill 22-131**

This letter to Senator Don Coram provides the Board of County Commissioners' opposition to the proposed pesticide bill (SB 22-131)

Presentor                      Ethan Proud  
Presentor's Title            Weed & Pest Supervisor

Documents:

[LETTER IN OPPOSITION OF SB 22-131.DOCX](#)

### **C. Consideration And Approval Of Revocable License Agreement**

In August, 2020, the Board of County Commissioners heard a presentation from the Pagosa Bow Club requesting access and use of county-owned property on Cloman Blvd. to construct a bow shooting range. This agenda item presents the Revocable License Agreement with the Bow Club..

Presenter	Derek Woodman
Presenter's Title	County Manager

Documents:

[PAGOSA BOW CLUB - REVOCABLE LICENSE AGREEMENT.PDF](#)

### **D. Consideration And Approval Of Land Lease Agreement Documents With Verizon Wireless**

This Land Lease Agreement and Memorandum of Land Lease Agreement between the Board of County Commissioners and Colorado 7 - Saguache Limited Partnership dba Verizon Wireless provides the terms and conditions for Verizon's right to install, maintain and operate communications equipment at 329 Cloman Blvd. in Pagosa Springs.

Presenter	Todd Weaver
Presenter's Title	County Attorney

Documents:

[VERIZON LAND LEASE AGREEMENT.PDF](#)  
[VERIZON MEMORANDUM OF LAND LEASE AGREEMENT.PDF](#)

### **EXECUTIVE SESSION**

Pursuant to C.R.S. 24-6-402(4): The Board reserves the right to meet in executive session for any purposes allowed and announced prior to voting to enter into executive session.

### **COMMISSIONER COMMENTS**

### **ADJOURNMENT OF THE REGULAR BOCC MEETING**

All meetings to be held in the Archuleta County Administration Offices  
398 Lewis Street, unless otherwise stated.

All Regular and Special BoCC Meetings are recorded.