



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION AGENDA
County Commissioners Meeting Room, 398 Lewis Street
Public is welcome and encouraged to attend.

REGULAR PLANNING COMMISSION MEETING FOR MARCH 27, 2019, 6:00 PM

ROLL CALL

CONSENT:

Approval Of Minutes: February 27, 2018

Documents:

[MINUTES 022719 DRAFT.PDF](#)

OLD BUSINESS:

NEW BUSINESS:

Coyote Cove Amendment 2019-01 Final Plat, A Replat Of Lots 11 & 12, And Relocating Utility Easements (PLN19-097 REVISED)

John & Kay Pace of Scottsdale, AZ, and Michael & Marlene Green of Oriedo, FL, represented by Davis Engineering, have applied for final plat approval of the Coyote Cove Amendment 2019-01, a replat of Lots 11 & 12, creating Lots 11Z and 12Z, and relocating unused utility easements (PLN19-097). The property is zoned county Residential (R). The proposal is effectively a Minor Lot Line Adjustment, but also adjusts unbuilt building envelopes with the common lot line and utility easements. *Proposed plat revised 3/22/19.*

Documents:

[PLN19-097_COYOTECOVE_AMEND_2019-01_PC-20190327_STAFFREPORT-REV.PDF](#)
[A1-PLN19-097 AREAMAPS.PDF](#)
[A2-REVIEW_COMMENTS.PDF](#)
[A3-PLAT_CERTIFICATIONS-DRAFT_20180827.PDF](#)
[A4-PLN19-097 COYOTECOVEAMEND_2019-01-FINALPLAT_20190322.PDF](#)

Pagosa Hills Subdivision No. 3 Amendment 2019-01 MLLA Final Plat, A Replat Of Lot 73 (PLN19-098)

James Guglielmino, represented by Murrey Surveying, has applied for Final Plat approval of the Pagosa Hills Subdivision No. 3 Amendment 2019-01 Minor Lot Line Adjustment (MLLA), a replat of Lot 73, which was split in half by Resolution of the Board of County Commissioners 11/7/77. Vested owners are James Guglielmino and Janice L. McIntyre. The MLLA creates Lot 73EZ with an existing home and Lot 73WZ as a building site, with an address of 337 Brookhill Dr. The property is zoned county Residential (R).

Documents:

[PLN19-098 PH3_AMEND_2019-01_PC-20190327_STAFFREPORT.PDF](#)
[A1-PLN19-098 AREAMAPS.PDF](#)
[A2-REVIEW_COMMENTS.PDF](#)
[A3-PLN19-098 PH3_AMEND_2109-01-NARRATIVE.PDF](#)
[A4-PLN19-098 PH3_AMEND_2019-01-FINALPLAT_20190319.PDF](#)

Public Hearing And Consideration Of Resolution For Amendments To Section 2, 3, 4, 5, 9, And 11, Of The Archuleta County Land Use Regulations (PLN19-106)

After discussion with the Archuleta County Planning Commission and Archuleta County Board of County Commissioners, staff have prepared proposed amendments to the *Archuleta County Land Use Regulations*. The proposed changes to Sections 2, 3, 4, 5, 9, and 11 are intended to improve general clarity and references; relax certain setbacks, modernize Subdivision Regulations, clarify Mining application requirements and shift Minor Oil & Gas projects from Administrative to Planning Commission review; and clarify Development Standards, Abbreviations and Definitions. (PLN19-106)

Documents:

[PLN19-106_LAND USE AMENDMENTS-GENERAL_MEMO_20190327.PDF](#)
[PC_RESOLUTION_2019-01.PDF](#)
[EXA-LAND_USE_AMENDMENTS_20190320_DRAFT.PDF](#)

Vacation Rental Referrals

Sec. 5.5.6.2(6)b provides that where rental property has not been in compliance with the Land Use Regulations or County ordinances, then the Director shall refer the application...to the Planning Commission for review at a Public Meeting.

Documents:

[ENF19-00002_3 PORTICOMAP.PDF](#)
[ENF19-00003 WAGNER_RESOURCES_224_BROSS_STR-VIOLATIONLET_20190301.PDF](#)
[VR19-122 WAGNER SUMMARY.PDF](#)
[VR19-122_WAGNER-OWTS-224_BROSS-1999-463_A_-PERMIT.PDF](#)
[ENF19-00002 BENCY_280_BROSS_STR-VIOLATIONLET_20190301.PDF](#)
[VR19-123 BENCY SUMMARY.PDF](#)
[VR19-123_BENCY-OWTS-280_BROSS-1994-153_A_-PERMIT.PDF](#)

REPORTS, ANNOUNCEMENTS:

MEMBER COMMENTS

NEXT MEETING:

- Policy Meeting April 10, 2019
- Regular Meeting April 24, 2019

ADJOURN

Please Note: Agenda items may change order during the meeting; it is strongly recommended to attend the meeting at the start time indicated.