



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION AGENDA
County Commissioners Meeting Room, 398 Lewis Street

The Public is highly encouraged to join via Zoom as space is limited in the meeting room due to COVID-19 restrictions.

Join Zoom Meeting

[https://us06web.zoom.us/j/81687662261?
pwd=SUFHeTNvN2M4eEU2RGhHcVJpVVdEZz09](https://us06web.zoom.us/j/81687662261?pwd=SUFHeTNvN2M4eEU2RGhHcVJpVVdEZz09)

Meeting ID: 816 8766 2261

Passcode: 519661

Planning Commission Regular Meeting For June 28, 2023 At 6:00 PM

ROLL CALL

APPROVAL OR ADJUSTMENTS TO THE AGENDA

DISCLOSURES AND/OR CONFLICTS OF INTEREST

CONSENT:

A. Review And Approval Minutes For May 24, 2023 Planning Commission Regular Meeting

Draft minutes May 24, 2023 Regular Meeting

Documents:

[MINUTES 230524 DRAFT.PDF](#)

B. Review And Approval Minutes For May 30, 2023 Planning Commission Special Meeting

Draft minutes May 30, 2023 Regular Meeting

Documents:

[MINUTES 230530 DRAFT.PDF](#)

C. Consideration And Approval Of A Legal Lot Certificate For Bryan And Sun Mee Cho (IDP23-096)

The application has been reviewed by the Planning Staff and does meet all the requirements found in Section 4.10 of the *Archuleta County Land Use Regulations*. The Staff recommends approval.

Documents:

[IDP23-096_LL CERTIFICATE_ CHO_ 4520 W US HWY 160.PDF](#)

NEW BUSINESS:

A. Public Meeting To Review PLN23-071, The Pettus Minor Subdivision Final Plat
David Pettus and Barbara Asprey have applied for Approval of **(PLN23-071) the Pettus Minor Subdivision Final Plat**. The purpose of this action is to subdivide their approximate forty (40) acre parcel at 1375 CR 326 into two (2) lots of approximately 5 and 35 acres in size. The existing parcel is zoned Agricultural Ranching (AR).

Documents:

[PLN23-071, PETTUS MINOR SUBDIVISION FINAL PLAT, PC STAFF REPORT,230620.PDF](#)
[PETTUS MINOR SUBDIVISION PLOT 23 04 13.PDF](#)
[STANDARDS AND CRITERIA REVIEW MATRIX, PLN23-071 PETTUS MINOR SUBDIVISION, FINAL PLAT REVIEW.PDF](#)

B. Public Hearing To Consider And Approve PLN23-049, A Batch Plant Conditional Use Permit Amendment For Strohecker Asphalt

Kip Strohecker, representing Strohecker Asphalt, has applied for Approval of **PLN 23-049 the Strohecker Batch Plant CUP Amendment** to construct an approximately 3000 sq ft garage for vehicle storage on each parcel located at 300 County Road 302. The parcel is zoned Industrial (I). No other changes to the operation of the Batch Plant are proposed.

Documents:

[23-049 PC STAFF REPORT, STROHECKER, BATCH PLANT, CUP AMEND, 300 CR 302 230628.PDF](#)
[STROHECKER NARRATIVE.PDF](#)
[LOT 1 SITE PLAN.PDF](#)
[LOT 2A SITE PLAN.PDF](#)

MEMBER COMMENTS

NEXT MEETING: JULY 26, 2023 AT 6:00 PM

ADJOURN

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