



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 JULY 24, 2019, 6:00 PM

ROLL CALL

CONSENT:

Approval Of Minutes: June 26, 2019

Documents:

[MINUTES 062619 DRAFT.PDF](#)

OLD BUSINESS:

NEW 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 has resigned, effective July 1, 2019. Vice-Chair Anita Hooton assumes the duties of the Chair in his absence.

Public Hearing Of San Juan River Resort Unit No. 2 Amendment 2019-01 Final Plat, A Replat Of Lots 1-15, 66-68 & A Portion Of Alpine Dr. (PLN19-287)

Cynthia Purcell, San Juan River Village Metropolitan District, has applied for final plat approval of the San Juan River Resort Unit No. 2 Amendment 2019-01, a replat of Lots 1-15 and 66-68, and the teardrop outlot on HWY 160, and vacating an unbuilt portion of Alpine Drive, creating Lots 180-184, and relocating unused access and utility easements (PLN19-287). The property at 734 Alpine Dr. and 16 Monkshood Dr., Pagosa Springs, is zoned county Residential (R).

Documents:

[PLN19-297_SJRR2_AMEND_2019_PC-20190724_STAFFREPORT.PDF](#)
[A1-PLN19-287 AREAMAPS.PDF](#)
[A2-PLN19-071_287_288 REVIEWS_CERTIFICATION.PDF](#)
[A3-PLN19-287_288 SJRR_AMEND-SJRV_METRO_CUP-NARRATIVE.PDF](#)
[A4-PLN19-287 SJRR_AMEND_2019-01_FINAL-PLAT_20190628.PDF](#)

Public Hearing Of San Juan River Village Metro District Conditional Use Permit (CUP) On Lot 10, San Juan River Resort Unit 2, At 578 Alpine Dr. (PLN19-288)

Cynthia Purcell, San Juan River Village Metropolitan District, has applied for the SJRV Metro District Conditional Use Permit (CUP), on Lot 10, San Juan River Resort Unit 2; with a concurrent application for final plat approval of the San Juan River Resort Unit 2 Amendment 2019-01 re-plat, to be known as Lot 184. The proposal will cover the pre-

existing non-conforming Public Utility use and to add a new Shop building (PLN19-288). The property at 578 Alpine Dr., Pagosa Springs, is zoned county Residential (R).

Documents:

[PLN19-288_SJRV_CUP_PC-20190724_STAFFREPORT.PDF](#)
[A1-PLN19-287 AREAMAPS.PDF](#)
[A2-PLN19-071_287_288 REVIEWS.PDF](#)
[A3-PLN19-287_288 SJRR_AMEND-SJRV_METRO_CUP-NARRATIVE.PDF](#)
[A4-PLN19-288 SJRV_METRO_CUP-SHOP_PLANS_2019-03-21.PDF](#)
[A5-PLN19-188 SJRV_METRO_CUP-PILC.PDF](#)

Public Hearing Of Integrity Industrial Building Conditional Use Permit (CUP) On Parcel 2Z2 Ridgeview Subdivision Amendment 2017-01, At 543 Navajo Trail Dr. (PLN19-299)

Chris Smith, Integrity Industrial Park LLC, has applied for the Integrity Industrial Building Conditional Use Permit (CUP), on Parcel 2Z2 Ridgeview Subdivision Amendment 2017-01. The proposal will permit a new multi-tenant Light Industrial/Commercial (Mixed Use) building (PLN19-299) at 543 Navajo Trail Dr., Pagosa Springs, CO, owned by Bykota REI, LLC, and zoned Planned Unit Development (PUD).

Documents:

[PLN19-299 INTEGRITY_CUP_PC-20190724_STAFFREPORT.PDF](#)
[A1-PLN19-299 AREAMAPS.PDF](#)
[A2-PLN19-299 REVIEWS_CCRS.PDF](#)
[A3-PLN19-299 INTEGRITY_INDUSTRIAL-NARRATIVE_20190717.PDF](#)
[A4-PLN19-299 INTEGRITY_INDUSTRIAL-BLDGPLANS_SPECS_20190717.PDF](#)
[A5-PLN19-299 INTEGRITY_INDUSTRIAL-SITE_PLANS_20190624.PDF](#)

REPORTS, ANNOUNCEMENTS:

Vacation Rental Report

There were 159 Vacation Rental permits received from 10/1/18 to 12/31/18, with 131 approved as of 7/17/19. There are currently 256 Vacation Rental permit records for 2019, including 117 renewals approved.

Report Back Out Of BoCC Worksession 6/21

Documents:

[REPORT_BACK_JOINT_WORK_SESSION_JUNE2019-20190717.PDF](#)

MEMBER COMMENTS

NEXT MEETING:

- Policy Meeting August 14
- Regular Meeting August 28

ADJOURN

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