



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 October 25, 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 July 26, 2023 Planning Commission Regular Meeting

Draft minutes July 26, 2023 Regular Meeting

Documents:

[MINUTES 230726 DRAFT.PDF](#)

B. Review And Approval Minutes For August 23, 2023 Planning Commission Regular Meeting

Draft minutes October 25, 2023 Regular Meeting

Documents:

[MINUTES 230823 DRAFT.PDF](#)

NEW BUSINESS:

A. Public Meeting To Review PLN23-159, The Up-N-Up Minor Subdivision Final Plat
Robert Hicks has applied for Approval of **(PLN23-159) the Up-N-Up Minor Subdivision Final Plat**. The purpose of this action is to subdivide his approximate Forty-Two (42) acre parcel at 2940 County Road 382 into three (3) lots. Lot 1 will be approximately 8.962 acres, Lot 2 will be approximately 9.017 acres, and Lot 3 will be approximately 24.169 acres in size. The existing parcel is zoned Agricultural Ranching (AR).

Documents:

[PLN23-159, UP-N-UP MINOR SUBDIVISION FINAL PLAT, PC STAFF REPORT, FINAL.PDF](#)

[UP-N-UP MINOR SUBDIVISION FINAL PLAT MAP.PDF](#)
[23-159, UP-N-UP MINOR SUBDIVISION, REVIEW MATRIX, FINAL PLAT REVIEW, FINAL.PDF](#)

B. Public Meeting To Review PLN23-162, The Hudson Rio Blanco Subdivision #8 Amendment 2023-01 Final Plat

Stacey and Tracy Fitzwater have applied for Approval of **(PLN23-162) the Hudson Rio Blanco Subdivision #8 Amendment 23-01, Final Plat**. The purpose of this action is to subdivide their approximate twenty-two (22) acre parcel at 101 County Road 339 into two (2) lots. Lot 1Z will be approximately 16.70 acres and Lot 2Z will be approximately 4.99 acres. The existing parcel is zoned Agricultural Estates (AE).

Documents:

[PLN23-162, PC STAFF REPORT, HUDSON RIO BLANCO SUB. 8, AMEND. 23-01, FINAL PLAT, 231024.PDF](#)
[FITZWATER, PRELIMINARY FINAL PLAT.PDF](#)
[PLN23-162, FITZWATER, REVIEW MATRIX, HRB 8, PLAT AMENDMENT REVIEW.PDF](#)

C. Public Meeting To Review PLN23-165, The Pagosa In The Pines Amendment 2023-01, MLLA Final Plat

James P. Fernandez has applied for Approval of **(PLN23-165) the Pagosa in the Pines Amendment 23-01, Minor Lot Line Adjustment, Final Plat**. The purpose of this action is to amend Lots 1, 2 and 3 in Block 2 of Pagosa in the Pines, removing Lot 2. Lot 2 will be split in half to create Lot 1Z and Lot 3Z. The existing parcels are zoned Planned Unit Development (PUD).

Documents:

[PLN23-165, PC STAFF REPORT, PAGOSA IN THE PINES AMENDMENT 23-01, MLLA, FINAL PLAT, FINAL.PDF](#)
[PLAT MAP.PDF](#)
[PLN23-165 REVIEW MATRIX, LINQUIST, PAGOSA IN THE PINES, MLLA, FINAL PLAT, FINAL.PDF](#)

D. Proposed Amendments To The Archuleta County Land Use Regulations

These proposed amendments to the Archuleta County Land Use Regulations clarify procedures for Conceptual Development Plan Review, General Development Plan Review, and Vested Property Rights Review procedures. Currently there are inconsistencies in the regulation about the requirements for these reviews.

Documents:

[SECTION 2 - LAND USE REVIEW PROPOSED AMEND.PDF](#)
[VESTED RIGHTS FLOW CHART.PDF](#)

E. Public Meeting To Review PLN23-158, The Lake Forest Estates Amendment 2023-01, MLLA Final Plat

Kenneth Rogers has applied for Approval of **(PLN23-158) the Lake Forest Estates Amendment 23-01, Minor Lot Line Adjustment, Final Plat**. The purpose of this action is to consolidate Lots 527 and 529X which are currently separated by Green Belt. Once completed Lot 527 will become 527Z and the Green Belt will become Tract HZ. The existing parcel is zoned Planned Unit Development (PUD).

Documents:

PLN23-158 PC STAFF REPORT LAKE FOREST ESTATES AMENDMENT 23-01
MLLA FINAL PLAT, 231025.PDF
PLAT MAP.PDF
STANDARDS AND CRITERIA REVIEW MATRIX, ROGERS, MLLA, LAKE
FOREST AMENDMENT 23-01, FINAL.PDF

**F. Public Hearing To Consider And Approve PLN23-153, The Project Sanctuary
Wilderness Lodge, Board Conditional Use Permit**

Heather Ehle and JJ Tabone, representing Project Sanctuary, have applied for Approval of **PLN23-153 Project Sanctuary, Wilderness Lodge, Board Conditional Use Permit at 1099 Blue Creek Road** to operate a wilderness lodge as a sanctuary hosting therapeutic retreats for veterans and their families. The parcel is currently being operated as a non-conforming lodging establishment, Snow Wolf Lodge. The parcel is zoned Agricultural Ranching (AR).

Documents:

PLN23-153, PC STAFF REPORT, PROJECT SANCTUARY, WILDERNESS
LODGE, BCUP, 231025.PDF
6. 1099 BLUE CREEK - NARRATIVE.PDF
SITE PLAN.PDF
PLN23-153, PROJECT SANCTUARY, REVIEW MATRIX, LODGING CUP,
231024.PDF
NEIGHBOR CONCERN MATRIX, PROJ SANC, 231025.PDF

MEMBER COMMENTS

NEXT MEETING: NOVEMBER 29, 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.