



**ARCHULETA COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**MEETINGS ARE CONDUCTED IN PERSON AND WILL BE BROADCAST VIA ZOOM PROVIDED THE INTERNET CONNECTION ALLOWS IT. PUBLIC COMMENT WILL BE ALLOWED THROUGH THE ZOOM PORTAL IF A PUBLIC COMMENT REQUEST FORM IS SUBMITTED PRIOR TO THE MEETING.**

**VIEW THE ZOOM MEETING AT [https://zoom.us/j/91609048375?](https://zoom.us/j/91609048375?pwd=dIFFV0J1cGVKa1NHWHFsa2taeGxtZz09)  
pwd=dIFFV0J1cGVKa1NHWHFsa2taeGxtZz09 -  
Meeting ID 916 0904 8375 - Passcode 4141885**

**CALL TO ORDER THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF NOVEMBER 8, 2023 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

**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.

**PUBLIC COMMENTS FROM THE FLOOR OR ONLINE**

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\\_\\_REV08-23.DOCX](#)

**PUBLIC COMMENTS FROM THE FLOOR OR ONLINE TO ELECTED OFFICIALS OTHER THAN COMMISSIONERS**

This is an opportunity for the public to address the elected officials that are in attendance other than the Board of County Commissioners. Comments will be limited to three (3) minutes and the elected official is not

required to discuss or reply to your comment.

## LAND USE REGULATION HEARING

### A. Public Hearing For Conditional Approval Of Project Sanctuary Wilderness Lodging BCUP (PLN23-153)

Heather Ehle and JJ Tabone, representing Project Sanctuary, have applied for approval of PLN23-153 Project Sanctuary, Wilderness Lodging Establishment, 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).

Presenter Pamela Flowers  
Presenter's Title Development Director

Documents:

[PLN23-153, BOCC STAFF REPORT, PROJECT SANCTUARY, WILDERNESS LODGE, BCUP, 01112023.PDF](#)  
[SITE PLAN.PDF](#)  
[PLN23-153, PROJECT SANCTUARY, REVIEW MATRIX, LODGING CUP, 231024.PDF](#)  
[NEIGHBOR CONCERN MATRIX, PROJ SANC, 231025.PDF](#)

### B. Public Hearing For Final Plat Review And Approval Of Up-N-Up Minor Subdivision (PLN23-159)

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 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).

Presenter Owen O'Dell  
Presenter's Title Planning Manager

Documents:

[23-159 BOCC STAFF REPORT, HICKS, UP-N-UP MIN SUB, FINAL PLAT, 01112023.PDF](#)  
[UP-N-UP MINOR SUBDIVISION FINAL PLAT MAP.PDF](#)  
[23-159, UP-N-UP MINOR SUBDIVISION, REVIEW MATRIX, FINAL PLAT REVIEW, FINAL.PDF](#)

### C. Public Hearing For Final Plat Review And Approval Of Hudson Rio Blanco Subdivision #8 Amendment 23-01 (PLN23-162)

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 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).

Presenter Owen O'Dell  
Presenter's Title Planning Manager

Documents:

[23-162 BOCC STAFF REPORT, FITZWATER, HRB8 AMEND 23-01, FINAL PLAT, 01112023.PDF](#)  
[FITZWATER, PRELIMINARY FINAL PLAT.PDF](#)  
[PLN23-162, FITZWATER, REVIEW MATRIX, HRB 8, PLAT AMENDMENT REVIEW.PDF](#)

**D. Public Meeting For Final Plat Review And Approval Of Pagosa In The Pines Amendment 23-01 Minor Lot Line Adjustment (PLN23-165)**

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).

Presenter Owen O'Dell  
Presenter's Title Planning Manager

Documents:

[23-165 BOCC STAFF REPORT, LINQUIST, PAGOSA IN THE PINES AMEND.23-01, MLLA, FINAL PLAT, 01112023.PDF](#)  
[PLN23-165 REVIEW MATRIX, LINQUIST, PAGOSA IN THE PINES, MLLA, FINAL PLAT, FINAL.PDF](#)  
[PLAT MAP.PDF](#)

**LIQUOR BOARD**

**A. Consideration And Approval Of A Special Events Permit For Geothermal Greenhouse Partnership**

This is an application for a Special Events Permit for the Geothermal Greenhouse Partnership to sell Malt, Vinous and Spiritous Liquor at 230 Port Avenue, Pagosa Springs, CO for the "Three Sisters at Your Thanksgiving Table" event on November 11, 2023. The Sheriff has been notified of this event. The proper fees were collected. The premises was posted for the required ten (10) days prior to the event. Staff recommends approval of this Special Event Permit.

Presenter Gina McCune  
Presenter's Title Administrative Assistant

Documents:

[GEOTHERMAL GREENHOUSE PARTNERSHIP - THREE SISTERS AT YOUR THANKSGIVING TABLE.PDF](#)

**CONSENT AGENDA**

**A. PAYABLE WARRANTS AND PURCHASE CARDS**

**October 18, 2023 - November 8, 2023**

**B. REGULAR MEETING MINUTES**

**Regular Meeting Minutes 10/17/2023**

Draft of Regular Meeting Minutes from October 17, 2023 for approval.

Documents:

**C. Consideration Of Resolution 2023-\_\_\_\_\_ To Consolidate 2 Lots Into 1 Lot In Lakewood Village, Owned By Sharon Lee Dennis**

This request is to consider a Resolution authorizing the consolidation of Lots 15 and 16 of LAKEWOOD VILLAGE, to become Lot 15X, owned by Sharon Lee Dennis. The impact to the County budget includes fees paid per the County Fee Schedule, generally balanced by a reduction in property taxes. This consolidation has been reviewed by the Staff and is recommended for approval.

Documents:

[LOT CONSOLIDATION RESOLUTION DENNIS.DOCX](#)

**D. Consideration Of Resolution 2023-\_\_\_\_\_ To Appoint Member To The Pagosa Springs Area Tourism Board**

At their October meeting, the Pagosa Springs Area Tourism Board approved the appointment of Amy Johnson to an open seat on the Tourism Board. Pursuant to County Resolution 2010-3, Tourism Boards members must be appointed by the Board of County Commissioners and the Town Council. This resolution is for the BoCC to appoint Amy Johnson to the open Board of Realtors seat on the Tourism Board for a two year term.

Documents:

[RESOLUTION 2023-\\_\\_\\_\\_\\_ APPOINTING MEMBER TO TOURISM BOARD.DOCX](#)

**E. Consideration And Renewal Of The Los Pinos Fire Protection District Ambulance Licenses**

Pursuant to C.R.S. 25-3.5-301, Los Pinos Fire Protection District is requesting a renewal of the permits to provide ambulance service in Archuleta County. Staff recommends approval of these permit renewals. Responsible Staff: Ryan Foster, Emergency Management Commander.

Documents:

[LOS PINOS AMBULANCE RENEWAL.PDF](#)

**F. Ratification Of A Letter Of Support For La Plata Electric Association**

This letter provides the Board of County Commissioners' support for La Plata Electric Association's application for RUS PACE-Funding for the Sunnyside Phase II project. The Chairman signed this letter on October 23, 2023.

Documents:

[LPEA LETTER OF SUPPORT.PDF](#)

**G. Ratification Of A Letter Of Support For Tracks Across Borders Scenic And Historic Byway Inc.**

This letter provides the Board of County Commissioners' support for TABB's grant application to the Destination Development Mentor Program. The Chairman signed this letter on October 25, 2023.

Documents:

[TABB GRANT.PDF](#)

**H. Ratification On Three Grant Revision Forms**

The Sheriff's Office requested the Board of County Commissioners' signature on three separate Change in Project Officials Forms for three grants that the office manages and reports on. The changes are only to revise the Project Director from Mike LeRoux to Undersheriff Robert Hill. The Chairman signed these forms on October 31, 2023.

Documents:

[CO DIVISION OF CRIMINAL JUSTICE GRANT CHANGES.PDF](#)

## **OLD BUSINESS**

### **A. Second And Final Reading Of Ordinance 23-2023 For The Control Of Dogs And Other Pet Animals In The Unincorporated Area Of Archuleta County**

This ordinance was approved on first reading at the August 15, 2023 Regular Meeting of the Board of County Commissioners. The ordinance was published in full in The Pagosa Sun on August 24, 2023. Minor changes were made since publication. A Public Hearing was held on October 3, 2023 for the second and final reading of the ordinance, but the decision to adopt the resolution was tabled until the November 8, 2023 regular meeting. Additional minor revisions have been made to the ordinance since the October 3rd public hearing. A redlined version of the ordinance is attached.

Presenter                      Sheriff Mike Le Roux and Undersheriff Robert Hill

Documents:

[ORDINANCE FOR CONTROL OF DOGS 2023-REDLINED TO SHOW CHANGES\\_V2.PDF](#)  
[ORDINANCE FOR CONTROL OF DOGS 2023.2ND READING\\_FINAL-CLEAN.PDF](#)

### **B. Consideration And Approval Of A Quit Claim Deed For 623 Trails Blvd. To Anna Karanik**

This Quit Claim Deed assigns all right, title interest, claim and demand in the parcel located at 623 Trails Blvd. in Pagosa Springs, CO to Anna Karanik. This transfer is made pursuant to the auction of county owned parcels that Ms. Karanik was the high bidder for this parcel.

Presenter                      Todd Weaver  
Presenter's Title              County Attorney

Documents:

[QUIT CLAIM DEED - 623 TRAILS BLVD.PDF](#)  
[QUIT CLAIM DEED EXHIBIT A - 623 TRAILS BLVD.PDF](#)

### **C. Consideration And Approval Of 35 Quit Claim Deeds For County-Owned Parcels**

In April 2022, the Board of County Commissioners ("BoCC") gave direction to the County Attorney's office to begin the process of putting certain county-owned parcels out to auction. After finalizing the treasurers deed/quiet title process, Phases 1 through 3 were advertised for auction in the Summer of 2023 and three of the parcels were sold to the highest bidders. At a recent work session, the BoCC expressed their desire to donate to non-profit organizations for developing workforce housing instead of accepting the low auction bids that were submitted on the remaining 35 parcels. At the September 26, 2023 work session, the Community Development Corporation and Habitat for Humanity gave a presentation on a plan for such a development and provided their preferences to which parcels each organization would want. This agenda item presents the quit claim deeds for the 35 parcels.

Presenter                      Todd Weaver

Presenter's Title      County Attorney

Documents:

[COUNTY-OWNED PARCELS DISPOSITION STATUS.PDF](#)  
[26 QUIT CLAIM DEEDS TO CDC.PDF](#)  
[9 QUIT CLAIM DEEDS TO HABITAT FOR HUMANITY.PDF](#)

## **NEW BUSINESS**

### **A. Consideration And Approval Of A Public Contract For Services With Pagosa Community Initiative**

This Public Contract for Services with Pagosa Community Initiative provides terms and conditions for the work to be provided regarding the Collaborative Management Program with the County Department of Human Services.

Presenter                      Isabel Vita  
Presenter's Title              Director, Archuleta County Department of Human Services

Documents:

[PUBLIC CONTRACT FOR SERVICES - PAGOSA COMM INITIATIVE.PDF](#)

### **B. Consideration And Approval Of An Intergovernmental Agreement With The Town Of Pagosa Springs Regarding The Administration Of The Pagosa Springs Area Tourism Board And Administration Of Lodging Tax Funding**

This IGA provides the duties and authorities of the Pagosa Springs Area Tourism Board and administration of lodging tax revenue in a cooperative effort to promote Pagosa Springs and Archuleta County as a tourism destination.

Presenter                      Derek Woodman  
Presenter's Title              County Manager

Documents:

[IGA WITH TOWN FOR ADMINISTRATION OF LODGING TAX FUNDING\\_V7.PDF](#)

## **COMMISSIONER COMMENTS**

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

# **MEETING TO BE HELD AT COUNTY FACILITY, 95 COUNTY ROAD 973, ARBOLES, CO**

All attempts will be made to record this regular meeting, however internet connection may prevent visual recording.