



Archuleta County Development Services Department  
**ARCHULETA COUNTY PLANNING COMMISSION MINUTES**

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**Archuleta County Planning Commission Minutes, Regular Meeting April 26, 2023**

The Archuleta County Planning Commission held a meeting on Wednesday, April 26, 2023, at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Chairman Richard Vihel called the meeting to order at 6:00 pm. Due to a hack of the Zoom account at the beginning of the meeting, Zoom was not provided for this meeting.

**Commissioners in attendance:**

Richard Vihel, Mont McAllister, Adam Buttons, and Peter Beaudry were in attendance, establishing a quorum.

**Staff in Attendance:**

Pamela Flowers, Development Director; Stephen Slade and Tommy Messick, Planners

**Public in Attendance:**

Candace Jones  
Gloria & Dennis Bissmeyer  
John Detzler  
Scott Miller

**Agenda Review:**

There were no changes to the published agenda.

**Commissioner Buttons moved to approve the Meeting Agenda, as presented. Commissioner Beaudry seconded the motion and it was carried unanimously (4-0).**

**Consent:**

**A. Review and Approve Minutes for March 22, 2023, Planning Commission Regular Meeting**

**B. Consideration and Approval of a Legal Lot Certificate for Russel J Knab (IDP23-043)**

**C. Consideration and Approval of a Legal Lot Certificate for Kimberly Knab (IDP23-050)**

**Commissioner Buttons moved to approve the Consent Agenda, as presented. Commissioner Beaudry seconded the motion and it was carried unanimously (4-0).**

**Old Business:**

None

**New Business:**

**A. Public Meeting for Review and Recommendation of PLN23-026, the Bissmeyer Minor Subdivision Final Plat**

Stephen Slade presented the Staff Report recommending approval with two (2) conditions. The Commissioners had no questions for the Applicant and the Applicant thanked his surveyor, Ron Sutcliffe, his attorney, Duke Eggeston, and the County Staff for their assistance with the process.

**Commissioner Beaudry moved to Recommend Approval of PLN23-026, the Bissmeyer Minor Subdivision Final Plat, with findings A and B, with conditions 1 and 2, as presented. The motion was seconded by Commissioner McAllister and it passed unanimously (4-0).**

**B. Public Meeting for Review and Recommendation of PLN23-030, the Candelaria Second Subdivision Amendment 2023-01 Final Plat**

Stephen Slade presented the Staff Report recommending approval with four (4) conditions. The Commissioners had no questions, and the Applicant was not present.

**Commissioner Beaudry moved to Recommend Approval of PLN23-030, the Candelaria Second Subdivision Amendment 2023-01 Final Plat, with findings A and B, with conditions 1-4, as presented. The motion was seconded by Commissioner Buttons and it passed unanimously (4-0).**

**C. Public Meeting for Review and Recommendation of PLN23-037, the Thunder Valley Minor Subdivision Final Plat**

Stephen Slade presented the Staff Report recommending approval with no conditions. The Commissioners had no questions, and the Applicant made no comments.

**Commissioner Buttons moved to Recommend Approval of PLN23-037, the Thunder Valley Minor Subdivision Final Plat, with findings A and B, with no conditions, as presented. The motion was seconded by Commissioner Beaudry and it passed unanimously (4-0).**

**D. Public Meeting for Review and Consideration of Proposed Amendments to the Archuleta County Land Use Regulations**

The Director reviewed the proposed language in detail with the Commissioners and several changes were recommended.

**Commissioner Buttons moved to approve the Land Use Regulations Amendments as amended. The motion was seconded by Commissioner Beaudry and it passed unanimously (4-0).**

**Member Comments:**

Commissioner McAllister asked the Director when the Community Plan will be revised. The Director explained that this project is projected to begin in late 2024 after new staff is hired and trained.

**Next Meeting:**

**May 24, 2023, at 6:00 pm**

**Adjourn:**

**Motion to adjourn made by Commissioner Buttons and seconded by Commissioner McAllister. Vote was unanimously 4-0 "Aye."**

**Chairman Vihel adjourned the meeting at 7:39 pm.**

**Approved this 24th day of May 2023.**



**Pamela Flowers  
Development Director**



**Richard Vihel  
Chairman**