



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

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**Archuleta County Planning Commission Minutes, Regular Meeting August 28, 2019**

The Archuleta County Planning Commission held a meeting on Wednesday, August 28, 2019, at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Vice Chair Hooton called the meeting to order at 6:01pm.

**Commissioners in attendance:**

Anita Hooton, Lisa Jensen, David Parker, Betty Shahan.

**Staff in Attendance:**

John Shepard, AICP, Planning Manager; and Flora Goheen, Planning Technician

**Public in Attendance:**

John Finefrock - The Pagosa Sun. Representatives from Crowley Ranch Reserve

**Consent:**

**Minutes for the July 24, 2019 meeting.**

Commissioner Shahan moved to approve the minutes as presented. Commissioner Jensen second. Vote 4-0 aye.

**New Business:**

**Vacation Of Pagosa Meadows Unit 2 Amendment No. 3 Replat (PLN19-332)**

The SAM Trust dated the 25th day of August 2014, represented by Stephen P. Van Horn, has applied to vacate Amendment No. 3, Pagosa Meadows Unit 2, replat recorded April 26, 1994, which will effectively un-consolidate parcels to be known as Lots 28A and 38XA (PLN19-332). The property at 561 Big Sky Pl., Pagosa Springs, is zoned Planned Unit Development (PUD).

The plat of Pagosa Meadows Unit 2 was originally recorded September 13, 1971, just as the State of Colorado adopted requirements for County Subdivision review. In 1994, the Board of County Commissioners approved consolidation of Lot 28 (on Moccasin Court) with Lot 38 (on Big Sky Place) by re-plat, becoming Lot 38X of Amendment No. 3. There is a single family residence on original Lot 38, which will become Lot 38XA. Original Lot 28 remains vacant and will become Lot 28A. The Archuleta County Community Plan of 2001, Future Land Use Map, designates this area for Low Density Residential development. The Meadows area, other than Unit 1, is zoned Planned Unit Development (PUD) with 55' setbacks on all sides. Existing improvements are well farther than 55' from the restored lot lines.

All utility easements remained on Amendment No. 3 as on the original plat. Applicant's narrative states these easements have not been vacated, meeting the requirement of Section 4.8.2.4.

**RECOMMENDATION AND FINDINGS**

Based on evidence provided, staff recommends the Planning Commission find that:

- a. The application meets the review criteria for development in the Planned Unit Development (PUD) district, in Section 3.1 of the Archuleta County Land Use Regulations.
- b. The application meets the review criteria for a Vacation of a Recorded Subdivision in Section 4.8 of the Archuleta County Land Use Regulations, and

The Planning Commission hereby recommends approval of the SAM Trust request to vacate Amendment No. 3, Pagosa Meadows Unit 2, replat recorded April 26, 1994, with one condition:

1. The two effectively un-consolidated parcels shall be known as Lots 28A and 38XA.

Commissioner Parker moved to recommend approval for Vacation of Amendment No. 3, Pagosa Meadows Unit 2 replat, with Findings A & B, and Condition #1 of the staff report. Commissioner Shahan moved to second. 4-0 aye.

### **Public Hearing For Crowley Ranch Tract B PUD Development Plan (PLN19-370)**

Kelley Barsanti, KEL-CAM, Inc., of Redlands, CA, represented by Ron Barsanti of Pagosa Springs, has applied for a PUD Development Plan by rezoning Tract B, Replat of Crowley Ranch Reserve Phase 1, at 25550 S. US HWY 84 (to be re-addressed on Ronnie's Ct.). The property is zoned PUD with no specific plan (no covenants in place). The proposed Development Plan will establish standard Agricultural and Commercial uses in conformance with the *Archuleta County Land Use Regulations*, with modifications (case file PLN19-370).

Crowley Ranch Reserve was originally platted in 1990 as a conservation development on the historic Tierra Amarilla land grant near Chromo on US HWY 84 south of the Navajo River. Relatively small circular building envelopes were surrounded by common lands in open space owned by the Crowley Ranch Reserve Homeowners' Association. A re-plat approved by the Board of County Commissioners in 1993 reduced the number building envelopes in Phase I and giving them more fee simple area. Originally, the 3.08-acre Tract B was intended to be dedicated for public purposes, at the intersection of Crowley Drive and US HWY 84. The re-plat created a 5-acre Tract C along County Rd 382, where the Fire Station is now located, which apparently fulfilled the public use obligation for the Major Subdivision. (The open space was apparently counted as a public purpose for the later phases.) Tract B was exempted from the Crowley Ranch covenants by the developer (which included Mr. Barsanti). A small modular building on Tract B has served as a Real Estate Office for the Crowley Ranch development. Crowley Ranch Reserve Phase III was approved in 1997 and developed southeast of Phase I (a 35-acre survey west across US HWY 84 is also known as Phase II). Crowley Ranch Reserve Phase IV was then approved in 2005, behind the earlier phases. At that time, CDOT required the original Crowley Drive to be relocated southeast of the original location, cutting off direct access from HWY 84 to Tract B and the real estate office relying on "backage" access via the relocated road. The 2003 CDOT Access Permit anticipated:

- Maximum 84 single-family dwellings
- A 60-seat restaurant
- 4,000 sq. ft. general office building
- Hot springs and spa (max. occupancy 20)

The dead-end serving Tract B was recently renamed Ronnie's Ct. by Board Resolution 2019-68.

The Archuleta County Community Plan provides for Low-Density Residential Areas (primarily agricultural) and Village Centers such as Chromo, where further development may be appropriate if (and when) infrastructure can be provided. The 2001 Future Land Use Map includes a red star for the Chromo Village Center generally centered on the historic one-room country school, where the HWY 84 crosses the Navajo River near the intersections of County Rd 382 & 391. This is also the general location of the historic store and post office, approximately 2 miles below Crowley Ranch Reserve. The Community Plan encourages innovative economic development that is compatible with existing land use.

Both the Applicant and Representatives from Crowley Ranch gave brief presentations and summarized their concerns with the current zoning request.

Commissioner Hooton expressed that the Table of Use and allowed items are a board range which should be narrowed down by Crowley Ranch Homeowners and Applicant.

#### **RECOMMENDATION AND FINDINGS**

If based on evidence provided, the Planning Commission concludes the Application meets criteria for approval, then staff recommends the Planning Commission find that:

A. The application does meet the review criteria for development in a Planned Unit Development (PUD) zone, in Section 3.1.6 of the Archuleta County Land Use Regulations, and

B. The application does meet the review criteria for rezoning, in Section 3.1.7 of the Archuleta County Land Use Regulations, and

That the Planning Commission recommend approval of the PUD Development Plan by rezoning Tract B, Replat of Crowley Ranch Reserve Phase 1, at 25550 S. US HWY 84 (to be re-addressed on Ronnie's Ct. (PLN19-370), with the following conditions:

1. Table 1 of the proposed Tract B PUD Development Plan shall be modified as revised by Staff:

a. Prohibit Marijuana Establishment, Large Retail/Service, Truck Stop, or Vehicle Major Repair

b. Remove Mobile Home Park

c. Prohibit RV Park and Campground

d. Increase review for Bar or Tavern, Brewery and Tap Room, or Gasoline Station, to Board CUP.

e. Restore Vacation Rentals to Administrative Conditional use.

2. Table 2 of the proposed Tract B PUD Development Plan shall be modified as revised by Staff.

f. Adjust Highway 84 setback to 40'.

3. Applicant shall propose definitions for Small Scale Ag Processing, On-Farm Retail Sales, Vineyard and Tasting Room, and Brewery & Tap Room land uses, prior to the Board of County Commissioners Public Hearing;

g. Move Vineyard and Tasting Room to Agricultural Conditional Use

OR

If based on evidence provided, the Planning Commission concludes the Application DOES NOT MEET criteria for approval, and then staff recommends the Planning Commission find that:

C. The application does NOT meet the review criteria for development in a Planned Unit Development (PUD) zone, in Section 3.1.6 of the Archuleta County Land Use Regulations, and

D. The application does NOT meet the review criteria for rezoning, in Section 3.1.7 of the Archuleta County Land Use Regulations, and That the Planning Commission DOES NOT recommend approval of the PUD Development Plan by rezoning Tract B, Replat of Crowley Ranch Reserve Phase 1, at 25550 S. US HWY 84 (to be re-addressed on Ronnie's Ct. (PLN19-370).

Commissioner Jensen moved to Table to September 25<sup>th</sup>, 2019 the Crowley Ranch Tract B PUD Development Plan, with conditions to bring back a consensus on a mutual agreement of usages. Betty Shahan seconded. 4-0 aye.

**Reports and Announcements:**

**Vacation Rental Report**

There are currently 343 Vacation Rental Permit applications on file for 2019, including 135 renewals for VR18 permits and 208 new VR19 permits (8/22/19).

**Member Comments:**

There were no member comments.

**Next Meeting:**

**Regular Meeting September 25<sup>th</sup>**

**Adjourn:** Commissioner Jensen moved to adjourn the meeting at 7:52 pm. Commissioner Parker seconded. Vote 4-0 aye.

**Approved this 23<sup>rd</sup> day of October, 2019**



**Brad Callender**  
Development Director



**Anita Hooton**  
Chair