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## MEMORANDUM

TO: Archuleta County Planning Commission  
FROM: John C. Shepard, AICP; Planning Manager  
DATE: July 17, 2019  
RE: Report Back on Joint County Commissioners / Planning Commission Work Session.

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The Archuleta County Board of County Commissioners and Archuleta County Planning Commission held a joint work session on June 21, 2019. Participating were Commissioners Ronnie Maez and Alvin Schaaf; Planning Commissioners Michael Frederick, David Parker, Anita Hooton, Betty Shahan, and Lisa Jensen; County Administrator Scott Wall; Planning Manager John Shepard, AICP; and Building/Planning Tech Sherrie Vick.

Mr. Shepard gave a brief overview of land use regulation in Archuleta County, from master planning in the 1980s and 1990s resulting in the *Community Plan* of 2001 which called for countywide zoning. Land Use Permits were adopted in the year 2000, and the comprehensive revision of the *Archuleta County Land Use Regulations* with zoning in 2006. The Planning Commission updated the *Community Plan* in 2017, and completed two major rounds of review and update to the Land Use Regulations in 2018 and 2019 which are just now coming into effect.

Mr. Wall jumped in the agenda to listed particular concerns of the County Board, including discussion of:

- Zoning use by right permits vs. simple confirmation letters
- Outdoor storage, especially of Construction equipment
- Overhead power lines, including expense of digging in bedrock, wildfire and FEMA hazard concerns, and obstruction of mountain views
- Setbacks and survey requirements for Accessory Buildings
- Restrictions on the number of homes on a parcel

Participants also discussed Affordable Housing & Workforce Housing, infrastructure, and balancing agriculture and tourism. Board members expressed concerns that there is too much regulation of private property. Commissioners asked for specific concerns to work on. Professional developers look for assurances as well as flexibility to safeguard investment in private property.

Other listed concerns of the Board & Planning Commission, for which time was not available, included:

- Temporary Uses (RVs, Food Trucks, Weddings, Special Events)
- RV Parks / Mobile Home Parks
- Planning Commission & Building Codes
- Floodplain Regulations
- Gravel Mining
- Oil & Gas Regulations (SB181)
- Cell Towers (new FCC regulations)
- Sign Code—*Reed v. Town of Gilbert, AZ* (Supreme Court case)

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