



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting April 28, 2021

The Archuleta County Planning Commission held a meeting on Wednesday April 28, 2021 at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Chairman David Parker called the meeting to order at 6:03 pm.

Commissioners in attendance:

Chairman David Parker, Mont McAllister, Richard Vihel.

Staff in Attendance:

Pamela Flowers, Development Director; Brandon Wolff, Planner; Jamie Jones, Administrative Assistant

Public in Attendance:

Todd Starr, Sandlin Niccum, Reed Helmly

Consent:

Meeting Minutes 2/24/2021, 03/24/2021, 03/31/2021

Motion to approve the minutes without changes was made by Commissioner McAllister. Commissioner Vihel seconded. Vote 3-0 Aye.

Old Business:

None

New Business:

A. Public Hearing of Light Plant River Estates Subdivision Final Plat (PLN21-027)

The Development Director presented the Staff Report regarding the Final Plat proposal of the Planned Use Development (PUD) zoned property and reviewed several maps of the site. The Staff recommended approval with the condition that the Applicant would need to update the Final Plat if necessary after comments from the County Surveyor is received. One letter of concern from a non-neighbor was previously reviewed by the Planning Commission members. The applicant was not present for the meeting and there were no further public comments.

The motion to recommend approval with Finding A and Condition #1 was raised by Chairman Parker and seconded by Commissioner McAllister. Vote 3-0 Aye.

B. Public Meeting of the San Juan River Resort Unit No. 2 Plat Amendment 2021-01 Final Plat Approval (PLN21-013)

The Development Director presented the Staff report regarding the proposed plat amendment. The report recommended one condition at the request of the County Surveyor to update the map with clearer distinction between existing configuration and proposed changes. However, these changes were made prior to the meeting and have eliminated the need for the condition. The applicants, Neil and Linda Gundelach, were present via Zoom, but only thanked the Planning Commission and the Development Staff for their work on the matter.

A motion to recommend approval with one condition was raised by Commissioner McAllister. Chairman Parker seconded. Vote 3-0 Aye.

C. Public Meeting Regarding the Lindsey Subdivision Amendment 2021-01 Final Plat Approval (PLN21-018)

The Development Director presented the Staff Report regarding the proposed plat amendment. The report recommended one condition to add utility easements as requested by the County Surveyor before presentation to the Board of County Commissioners. The applicants were not present.

A motion to recommend approval with one condition was raised by Chairman Parker and seconded by Commissioner McAllister. Vote 3-0 Aye.

D. Public Hearing of the Sombrilla Springs Ranch Lodging Conditional Use Permit (PLN21-017)

The Development Director presented the Staff Report regarding the CUP and clarified that the matter before the Commission was limited to the Lodging CUP and not Event Center barn, which was Use-by-Right. The Staff report presented 5 conditions recommended for the project and a presentation of maps detailing the area. Todd Star, representing property owners RTN-LGN II, LLC, presented a slide show and spoke at length about the proposal. Sandlin Niccum spoke as an agent of the LLC.

Planning Commission heard extensive public comment from neighbors in opposition of the permit. These

parties were: Miriam Horn of 14101C CR326, Pagosa Springs, CO

Christopher Burrow of 12021 CR326, Pagosa Springs, CO

Barbara Harvey of 11790 CR326, Pagosa Springs, CO

Jessica Peterson of 11809 CR326, Pagosa Springs, CO

Richard Ray of 192 Red Ryder Cir, Pagosa Springs, CO

Marsha Thom of 13873 CR326, Pagosa Springs, CO

Terry Wallis of 14243 CR326, Pagosa Springs, CO

Pat Creighton of 13500 CR326, Pagosa Springs, CO

Public Comment was closed.

Planning Commissioners next asked questions of the applicant and had discussion on the matter. Commissioners expressed a desire to table the vote until the traffic study was complete. Director Flowers explained that this was an option, however even if they voted conditionally in favor of the permit, the Applicant would not be allowed to begin glamping operations until the Traffic Study was complete and any requirements identified by the County Engineering Department as a result were also in place. Commissioners also asked about the fact that the Glamping operation has been operating for several years without a permit. The Applicant explained that they were operating on good faith after being told by previous Development Director, Brad Callender, that they did not need a permit. Additionally, Director Flowers explained that it is the goal to bring non-compliant properties into compliance.

A motion to approve with all 5 recommended conditions was raised by Commissioner McAllister. Chairman Parker seconded. Vote 2 Aye (Chairman Parker, Commissioner McAllister) and 1 Nay (Commissioner Vihel).

Member Comments:

None

Public Comments:

None

Next Meeting:

The next meeting will be held at 6pm on May 26th.

Adjourn:

Motion to adjourn made by Commissioner McAllister. Commissioner Vihel seconded. Vote was 3-0 Aye. Chairman Parker adjourned the meeting at 7:59 pm.

Approved this 23rd day of June, 2021

Pamela Flowers
Development Director

David Parker
Chairman