



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting June 23, 2021

The Archuleta County Planning Commission held a meeting on Wednesday June 23, 2021 at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Vice Chair Anita Hooton called the meeting to order at 6:01 pm.

Commissioners in attendance:

Anita Hooton, Luke McCauley, Richard Vihel, and Mont McAllister were present, establishing a quorum.

Staff in Attendance:

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

Public in Attendance:

Troy Couture (via Zoom)

Consent:

A. Approval of Meeting Minutes from 05/26/2021

There was not a quorum of the members who participated in the April 28th meeting, so the approval of these minutes was tabled until next month.

B. Legal Lot Certificate for Laurie MacBean at 1375 County Rd 400

C. Legal Lot Certificates (2) for Patrick and Amy O'Toole at Catchpole Dr

D. Legal Lot Certificate for Karen Lugo at 5055 State Hwy 151

Commissioner McAllister moved to approve the Consent Agenda as presented. Commissioner Vihel seconded the motion and it carried unanimously (4-0).

Old Business:

None

New Business:

A. Public Hearing of the Appeal of Troy Couture Regarding Vacation Rental Permit Fees (PLN21-048)

Pamela Flowers, Development Director, advised that the appellant was charged the 200% After-the-Fact (AtF) permitting fee for his three (3) Vacation Rental Permits because his renewal application was completed more than sixty (60) days after the permit expired. Additionally, Director Flowers explained that there was a building code violation on one of his properties, and therefore all the permits were suspended until that is resolved. The Appellant argued that he should not be charged the AtF fees because he never received a reminder email. Director Flowers countered that this is irrelevant as it is his responsibility to know the expiration date and renew on time. Commissioner Vihel asked the Appellant if he had a printed copy of his permit showing the expiration date, and the Appellant acknowledged that he did.

Commissioner Vihel moved to UPHOLD the decisions of the Development Director regarding these properties as presented. Vice Chair Hooton seconded the motion and it failed with a 2-2 vote (Vihel & Hooton – Aye/McAllister & McCauley – Nay).

Vice Chair Hooton called for additional discussion. Commissioner McAllister asked the Development Director to explain the dates again, which she did.

Commissioner Vihel moved again to UPHOLD the decisions of the Development Director regarding these properties, as presented. Commissioner McAllister seconded and the motion passed 3-1 (McCauley – Nay).

Member Comments:

None

Next Meeting:

The next meeting will be held at 6pm on July 28, 2021.

Adjourn:

Motion to adjourn made by Commissioner Vihel and seconded by Commissioner McAllister. Vote was unanimously "Aye."

Vice Chair Hooton adjourned the meeting at 6:45 pm.

Approved this 28th day of July, 2021

Pamela Flowers
Development Director

David Parker
Chairman