



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting February 23, 2022

The Archuleta County Planning Commission held a meeting on Thursday February 23, 2022 at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Vice-Chair Luke McCauley called the meeting to order at 6:00 pm.

Commissioners in attendance:

Luke McCauley, Adam Buttons, Peter Beaudry, and Mont McAllister were in attendance, establishing a quorum.

Staff in Attendance:

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

Public in Attendance:

Chris Patane, Richard Gonzales, Heather Gray, Martha McKerchie, Michael Caponetta, Tom Dubel, Rachel Yarrow, Cathy Lemon, Ellen Schmidt, Dale Schmidt, Leslie Bowers, Patrick Bowers, Jared Amas, Illegible Coyote, Mike Branson, Justin Timmerman, Robert Naundorff, Michaela Naundorff, Jude Oubre, and Lisa Braun.

Agenda Review:

There were no changes to the published agenda recommended.

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

Consent:

Review and Approval of the Meeting Minutes for December 8, 2021 meeting.

Consideration and Approval a Certificate of Legal Lot Status for James Garrick at 301 County Rd 175.
The agenda incorrectly listed the address as County Rd 600, but it is actually on County Rd 175.

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

Old Business:

None

New Business:

A. (PLN21-153) Public Hearing for Final Plat Approval of the Pagosa Hills 3 Amendment 2022-01

The Director presented the staff report for this plat amendment of a previously consolidated lot. This lot will be subdivided into two lots, however the new lot line will not follow the prior line, and therefore an administrative consolidation reversal will not work. She explained that all the conditions from the Sketch Plan review had been corrected on this version of the plat, and no new conditions were recommended.

The Applicant was not present.

There was no public comment regarding this submission.

Commissioner Beaudry moved to recommend approval for the Final Plat of the Pagosa Hills 3 Amendment 2022-01 to the Board of County Commissioners, as presented. Commissioner Buttons seconded the motion and it carried unanimously (4-0).

B. (PLN22-004) Public Hearing for Final Plat Approval of the deCordova Estates Minor Subdivision

The Director presented the staff report for the creation of this new Minor Subdivision. She explained the project had been through Sketch Plan Review which included several conditions. Some of these conditions were met, but there are still eight (8) recommended conditions in this report.

The Applicant was present but added no additional details for consideration.

There was no public comment regarding this submission.

Commissioner Beaudry moved to recommend approval for the Final Plat of the deCordova Estates Minor Subdivision to the Board of County Commissioners, with conditions 1-8, as presented. Commissioner McAllister seconded the motion and it carried unanimously (4-0).

C. (PLN21-118) Public Hearing for Conditional Use Permit Review for Verizon Wireless for a Commercial Mobile Radio System (CMRS)

The Director presented the staff report outlining the application for a Board Conditional Use Permit to install and operate a ninety-foot (90') monopine tower for cellular service on a parcel at 329 Cloman Blvd. She explained that one of the conditions was that the Board of Adjustments must grant a General Variance for height to install the tower in this zoning district. The report contained four (4) additional conditions for approval.

The Applicant was present and offered no additional details for consideration.

There was no public comment regarding this submission.

Commissioner Beaudry moved to recommend approval of the Verizon Wireless Commercial Mobile Radio System Board Conditional Use Permit, with conditions 1-5, as presented. Commissioner Buttons seconded the motion and it carried unanimously (4-0).

E. Public Meeting to Review and Approve Proposed Amendments to the Land Use Regulations

The Director reviewed the proposed language regarding personal use and medical caregiver marijuana cultivation in the County. She pointed out several times that the regulation only requires a Public Meeting at the Planning Commission to draft proposed changes. Therefore, no Public Comment would be taken during this meeting. Public Comment was to be reserved for the April 5, 2022 Board of County Commissioners meeting at 1:30 pm, where these proposed amendments would again be reviewed and final approval would be considered. There was discussion among the Commissioners about the setbacks and the cost of a variance.

Commissioner McAllister moved to recommend approval of these proposed amendments to the Board of County Commissioners, as presented. Commissioner Buttons seconded the motion and it carried unanimously (4-0).

Member Comments:

None

Next Meeting:

March 23, 2022 at 6:00 pm

Adjourn:

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

Chairman Pro Tem McAllister adjourned the meeting at 6:49 pm.

Approved this 23th day of March, 2022.



Pamela Flowers
Development Director



Chairman

