



Archuleta County Development Services Department  
**ARCHULETA COUNTY PLANNING COMMISSION AGENDA**  
County Commissioners Meeting Room, 398 Lewis Street

The Public is highly encouraged to join via Zoom as space is limited in the meeting room due to COVID-19 restrictions.

Join Zoom Meeting

<https://zoom.us/j/96759128658?pwd=RmdWbHIzTXNyMEF3dEc4QThDNDRjQT09>

Meeting ID: 967 5912 8658

Passcode: 393668

**Planning Commission Regular Meeting For April 26, 2023 At 6:00 PM**

**ROLL CALL**

**APPROVAL OR ADJUSTMENTS TO THE AGENDA**

**DISCLOSURES AND/OR CONFLICTS OF INTEREST**

**CONSENT:**

**A. Review And Approval Minutes For March 22, 2023 Planning Commission Regular Meeting**

Draft minutes March 22, 2023 Regular Meeting

Documents:

[MINUTES 230322 DRAFT.PDF](#)

**B. Consideration And Approval Of A Legal Lot Certificate For Russell J Knab (IDP23-043)**

The application has been reviewed by the Planning Staff and does meet all the requirements found in Section 4.10 of the *Archuleta County Land Use Regulations*. The Staff recommends approval.

Documents:

[IDP23-043 LL CERTIFICATE - KNAB.PDF](#)

**C. Consideration And Approval Of A Legal Lot Certificate For Kimberly Knab (IDP23-050)**

The application has been reviewed by the Planning Staff and does meet all the requirements found in Section 4.10 of the *Archuleta County Land Use Regulations*. The Staff recommends approval.

Documents:

[IDP23-050 LL CERTIFICATE - KNAB.PDF](#)

**NEW BUSINESS:**

**A. Consideration And Approval Of PLN23-026 The Bissmeyer, Majestic View Minor**

### **Subdivision Final Plat**

Dennis and Gloria Bissmeyer have applied for Approval of **PLN23-026 the Bissmeyer, Majestic View Minor Subdivision Final Plat**. The purpose of this action is to subdivide their approximate thirty-five (35) acre parcel at 2884A County Rd 400 into three (3) tracts ranging from approximately 7.32 to approximately 16.56 acres in size. The existing parcel is zoned Agricultural Ranching (AR).

The Proposal will also be reviewed for final approval on May 2, 2023, Regular Meeting of the Board of County Commissioners at 1:30 pm.

Documents:

[23-026 BISSMEYER. MAJESTIC VIEW MINOR SUBDIVISION FINAL PLAT, PC STAFF REPORT, 230425.PDF](#)

### **B. Public Meeting For Review And Approval Of Candelaria Second Subdivision Amendment 2023-01, Final Plat**

Charles and Patricia Torres have applied for Approval of **(PLN23-030) the Candelaria Second Subdivision Amendment 2023-01, Final Plat**. The purpose of this action is to vacate the unused ROW on Torres Ct and consolidate six lots of mixed size, into one lot totaling 8.48 acres at 74 Torres Ct. The existing parcel is zoned Residential (R).

Documents:

[23-030, CANDELARIA 2ND SUB AMEND 2023-01 FINAL PLAT, PC STAFF REPORT, 230425.PDF](#)  
[DRAFT FINAL PLAT, TORRES, CANDELARIA 2 AMEND 2023-01.PDF](#)

### **C. Public Meeting For Review And Approval Of PLN23-037, Thunder Valley Minor Subdivision, Amendment 2023-01, Final Plat**

Scott and Jamie Miller have applied for Approval of (PLN23-037) the Miller, Thunder Valley Minor Subdivision Final Plat. The purpose of this action is to subdivide their approximate twenty (20) acre parcel at 571 Wildlife Park Rd. into three (3) lots of approximately 5.02 to 10.02 acres in size.

The Proposal will also be reviewed for final approval on the May 16, 2023 Regular Meeting of the Board of County Commissioners.

Documents:

[THUNDER VALLEY MINOR SUB-PRELIMINARY-20230330.PDF](#)  
[PLN23-037, MILLER, THUNDER VALLEY MINOR SUBDIVISION FINAL PLAT, PC STAFF REPORT, FINAL.PDF](#)

### **D. Proposed Amendments To The Land Use Regulations**

These proposed amendments to the *Archuleta County Land Use Regulations* provide guidance for Tiny Homes, Tiny Houses, and Park Model Trailers as well as creating standards for Tiny Home Villages and a Dwelling Density Bonus for Affordable Workforce Housing Units.

Documents:

[SECTION 2 - LAND USE REVIEW, AS AMEND.PDF](#)  
[SECTION 3 - ZONING, AS AMENDED.PDF](#)

[SECTION 5 - DEV STANDARDS, AS AMEND.PDF](#)  
[SECTION 11 - DEFINITIONS PROPOSED, AS AMENDED.PDF](#)  
[LUR CHANGE SUMMARY.PDF](#)

**MEMBER COMMENTS**

**NEXT MEETING: MAY 24, 2023 AT 6:00 PM**

**ADJOURN**

Please Note: Agenda items may change order during the meeting; it is strongly recommended to attend the meeting at the start time indicated.