



Archuleta County
Development Services
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STAFF REPORT

TO: Archuleta County Planning Commissioners

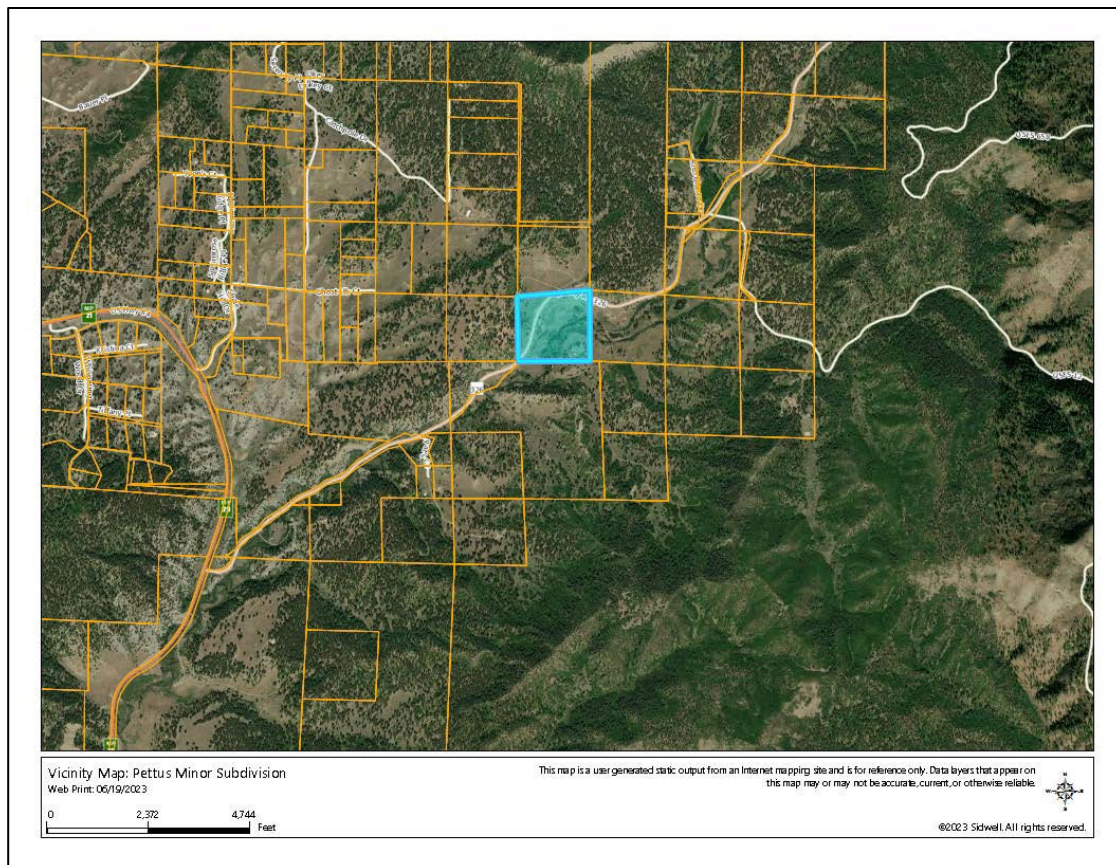
FROM: Stephen Slade, Planner

DATE: June 28, 2023

STAFF
REPORT: Pettus Minor Subdivision Final Plat, 1375 County Rd. 336 (PLN23-071)

EXECUTIVE SUMMARY

David Pettus and Barbara Asprey have applied for Approval of **(PLN23-071) the Pettus Minor Subdivision Final Plat**. The purpose of this action is to subdivide their approximate forty (40) acre parcel at 1375 CR 326 into two (2) lots of approximately 5 and 35 acres in size. The existing parcel is zoned Agricultural Ranching (AR).



REVIEW PROCEDURE

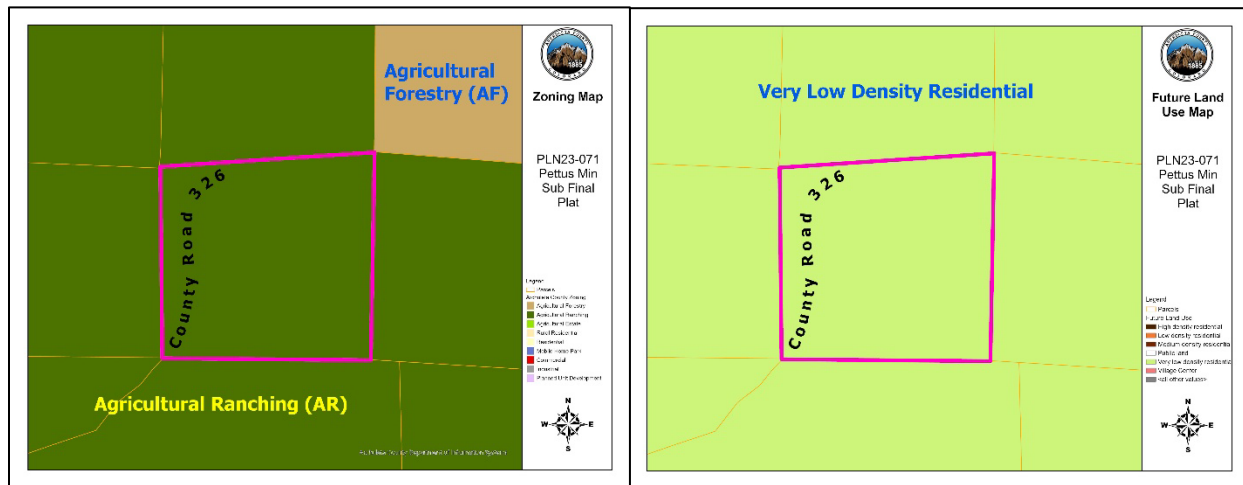
Section 4.1.2.2(2) of the *Archuleta County Land Use Regulations* (“the Regulations”) requires Minor Subdivisions to only undergo the Sketch Plan and Final Plat Reviews. The Sketch Plan review was completed after agency staffing and a conditional approval letter was sent on March 13, 2023. All conditions noted in that review have been included in this Final Plat submission.

Section 4.4 outlines the requirements for the Final Plat Review. Specifically, section 4.4.3.3 requires the Planning Commission to consider “all pertinent factors including, but not limited to, impact on natural resources, transportation, education, socio-economic factors, county services, county needs and benefits; and general health, safety and welfare implications.”

All public notice requirements in section 2.2.3 and Table 1 have been complied with for this project.

DISCUSSION

The Applicant is requesting to split the parcel into two (2) lots. Lot 1 will be approximately 5.0 acres and Lot 2 will be approximately 35.007 acres. The *Archuleta County Community Plan*, Future Land Use Map designates this area for Very Low-Density Residential development, allowing for a maximum of two dwellings per lot. The current zoning is Agricultural Ranching and will remain the same for the larger parcel. The smaller parcel will be rezoned to Agricultural Estate (AE) after approval.



Referral Agency Review

The project was staffed to all the required agencies as listed in Section 2.2.5 of the Regulations. No conditions have been added.

RECOMMENDATION AND FINDINGS

Based on the evidence provided, the Staff recommends that if the Planning Commissioners finds that:

- The application does meet the review criteria for development in the Agricultural Ranching (AR) district, in Section 3.1 of the *Archuleta County Land Use Regulations*, and
- The application does meet the review criteria for a Final Plat in Sections 4.4.3.3 of the Regulations, then

That the **Planning Commissioners recommend approval of (PLN23-071) the Pettus Minor Subdivision Final Plat at 1375 County Rd 326**, as presented without condition.

PROPOSED MOTION

I move to recommend APPROVAL of (PLN23-071) the Pettus Minor Subdivision Final Plat at 1375 County Rd 326, as presented without condition.

ATTACHMENTS

Attachment 1: Proposed Final Plat

Attachment 2: Review Matrix