



Archuleta County
Development Services
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STAFF REPORT

TO: Archuleta County Planning Commission

FROM: Thomas Messick, Planner

DATE: June 28, 2023

STAFF
REPORT: Strohecker Batch Plant CUP Amendment (PLN 23-049)

EXECUTIVE SUMMARY

Kip Strohecker, representing Strohecker Asphalt, has applied for Approval of **PLN 23-049 the Strohecker Batch Plant CUP Amendment** to construct an approximately 3000 sq ft garage for vehicle storage on each parcel located at 300 County Road 302. The parcel is zoned Industrial (I). No other changes to the operation of the Batch Plant are proposed.

All files associated with this application and its review are available for closer examination on the Archuleta County Website on the Planning Department's Planning Proposals Page at this link:

<http://archuletacounty.org/467/Planning-Proposals>

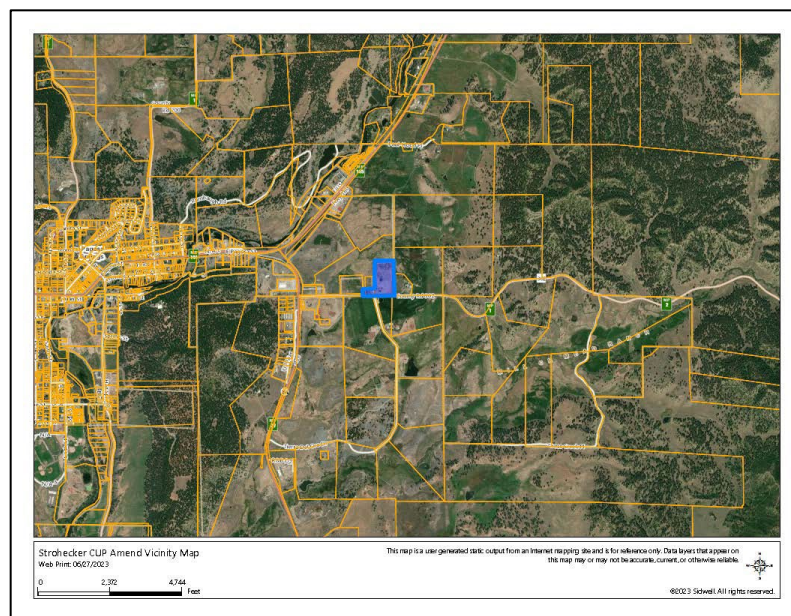


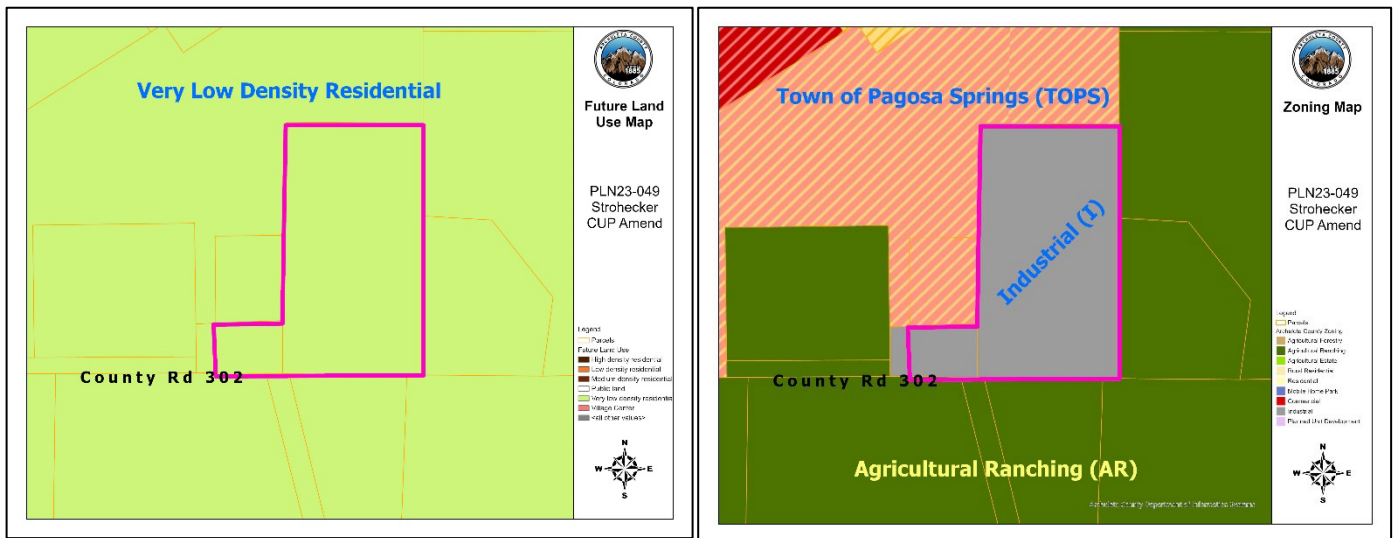
Table 3: Uses by Zoning District of the Archuleta County Land Use Regulations (“the Regulations”) allows a Batch Plant in the Industrial zoning district with approval of a Conditional Use Permit (CUP).

Public notice requirements outlined in Section 2.2.3 were met for this project.

DISCUSSION

Future Land Use and Zoning Review

The parcel is zoned Industrial (I) and borders Agricultural Ranching (AR) to the east, south, and west with Town of Pagosa Springs to the north. This zoning will remain the same after approval. The Future Land Use Map designates this area as Very Low Density Residential. This use is consistent with this designation.



Referral Agency Review

The project was staffed to all the required agencies as listed in Section 2.2.5 of the Regulations. Review comments are summarized here:

- The County Engineering Department provided several conditions which are reflected below.
- All other agencies and utilities had no comment or concern regarding the project.

Planning Staff Review

The Staff conducted a detailed review of requirements for this application and has completed the Standards & Criteria Review Matrix is also attached with more detail.

RECOMMENDATION AND FINDINGS

Based on the evidence provided, if the Applicant has met the goals and objectives of the Land Use Regulations, then the Planning Commission would find that:

- a. The application **DOES MEET** the review *criteria* for a Conditional Use Permit in Sec 3.2.3.4 of the Regulations, and
- b. The application **DOES MEET** the required *findings* for a Conditional Use Permit in Sec 3.2.3.5 of the Regulations, and

That the **Planning Commission APPROVE PLN 23-049 the Strohecker Conditional Use Permit Amendment** as presented with the following conditions:

1. Applicant must provide an explanation of how the engineer (ELX) is planning to mitigate the increased peak flow caused by the planned development.
2. Applicant must ensure all driveways and parking lots meet the requirements of the *Archuleta County Road & Bridge Design Standards*, Sec 27.1.7.3 and 27.1.7.4.
3. Applicant must ensure proper drainage is maintained in Right-of-way throughout the construction process such that the County roads and adjacent properties will not be adversely affected by drainage waters.
4. Applicant must install traffic control devices at the access in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) 2003 Edition.
5. After construction of new buildings is complete, and before the Building Department provides the Certificate of Occupancy (CO) to the Applicant, the Engineering Department will require a signed and sealed letter from the design engineer stating that the drainage and detention ponds were built according to the ELX Drainage Study and Plans (dated 04-29-23) and will work appropriately in accordance with Archuleta County Standards.

PROPOSED MOTION

I move to APPROVE PLN 23-049, the Strohecker Batch Plant Conditional Use Permit Amendment with findings A and B, and condition 1-5, as presented.

ATTACHMENTS

Attachment 1: Project Narrative

Attachment 2: Site Plan