



**Archuleta County Development Services Department  
ARCHULETA COUNTY PLANNING COMMISSION MINUTES**

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**Archuleta County Planning Commission Minutes, Regular Meeting February 27, 2019**

The Archuleta County Planning Commission held a meeting on Wednesday, February 27, 2019, at 6:00 PM at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Chairman Frederick called the meeting to order at 6:02 pm.

**Commissioners in attendance:**

Michael Frederick, Anita Hooton, David Parker, and Lisa Jensen. Betty Shahan had excused absence.

**Staff in Attendance:**

John Shepard, AICP; Planning Manager, Sherrie Vick, Planning Technician

**Public in Attendance:**

Ron Dunavant, TBK Bank, Bayfield; and Ron Beckman, Applicant

**Consent:**

**Minutes for the January 23, 2019 meeting.**

Commissioner Jensen made a motion to approve the minutes as submitted. Commissioner Hooton second. Vote 4-0 aye.

**Old Business:**

None

**New Business:**

**Beckman-Culver Zone Map Amendment from Agricultural/Ranching (AR) to Agricultural Estates (AE) (PLN19-045)**

Ronald Beckman and Philip Culver applied to rezone approx. 11.5 acres northeast of County Rd 146 (Turkey Springs Rd), Pagosa Springs, which was created by Resolution 2000-55 and a small remainder in S3 T34N R3W, NMPM, from Agricultural/Ranching (AR) to Agricultural Estates (AE) to match adjacent property in Aspen Springs Subdivision No. 2 (PLN19-045).

**Aspen Springs Subdivision No. 2 Amendment 2019-01 final plat, a replat of Lots 1-5, 25X and adding a tract of land, and vacating utility easements (PLN19-046)**

Ronald & Bernice Beckman, and Philip Culver on behalf of the Phillip F. Culver Revocable Trust, applied for Final Plat review of the Aspen Springs Subdivision No. 2 Amendment 2019-01 re-plat, located in the SW $\frac{1}{4}$  of S2 & SE $\frac{1}{4}$  of S3 T34N R3W, NMPM. This includes Lots 1, 2, 3, 4, 5, and 25X of Block 17, Amended Aspen Springs Subdivision No. 2, the tract created by Resolution 2000-55 and the remainder tract subject to Decree Quieting Title (Rec. No. 21702690). The proposal also vacates unused utility easements. The Amended Plat is intended to correct boundary issues and would result in no increase in permitted residential density (PLN19-046).

These projects were presented together for discussion. Mr. Shepard explained that the rezoning would need to be approved for the final plat to be approved. Review comments were combined for both projects.

Aspen Springs subdivisions were zoned Agricultural Estates (AE) when countywide zoning was adopted in 2006, even though most lots are less than the 5-acre minimum lot size. The Board of County Commissioners approved Resolution 2000-055 on June 20, 2000, allowing Keyah Grande LLC to divide by exemption approximately 11.56 acres north and east of County Rd 146 (Turkey Springs Rd) from the larger 3,500 acre property. That tract was zone Agricultural/Ranching (AR), the same as the rest of Keyah Grande, even though the tract was less than 35-acres in size. The *Archuleta County Community Plan* of 2001, Future Land Use Map, designates this area for Medium Density Residential development extending even west of Turkey Springs Rd. The AR Zoning District is intended to be generally consistent with the Very Low Density Residential Future Land Use designation. This proposal will move the AE zoning district boundary from the Subdivision boundary to the County Road, consistent with the Land Use Map.

There was discussion on how this fixes issues in this area and how much time it has taken to address these concerns. Chairman Frederick asked Mr. Beckman if he had any comments. Mr. Beckman stated Mr. Shepard covered it well and was pleased to finally have this done.

## RECOMMENDATION AND FINDINGS FOR THE REZONE

### **Based on evidence provided, staff recommends the Planning Commission find that:**

- a. The application meets the review criteria for rezoning in Section 3.1.7.3 of the *Archuleta County Land Use Regulations*, and

That the Planning Commission recommend approval of the **Beckman-Culver Zone Map Amendment**, from Agricultural/Ranching (AR) to Agricultural Estates (AE), with the following conditions:

1. The Official Zoning Map shall be amended and filed with the County Clerk and Recorder.

## RECOMMENDATION AND FINDINGS FOR THE FINAL PLAT

### **Based on evidence provided, staff recommends the Planning Commission find that:**

- a. Assuming rezoning from AR to AE of the entire plat area, the application does meet the review criteria for development in the Agricultural Estates (AE) district in Section 3.1 of the *Archuleta County Land Use Regulations*, and
- b. The application does meet the review criteria for an Amended Plat, in Section 4.6 of the *Archuleta County Land Use Regulations*, and

That the Planning Commission recommend approval of the **Beckman/Culver** request for final plat approval of the **Aspen Springs Subdivision No. 2 Amendment 2019-01** re-plat, creating Lots 1Z, 2Z, 3Z, 4Z, 5Z, 25XZ and 26Z of Block 17, with the following conditions:

1. The plat be revised as required by the Deputy County Surveyor.
2. Revise Plat Certifications as noted by staff.

Chairman Frederick closed the discussion and asked for a motion.

Commissioner Hooton moved to recommend Approval to the Board of County Commissioners, of the Beckman-Culver Zone Map Amendment, with Finding A and Condition #1 of the staff report. Commissioner Jensen second, vote 4-0 aye.

Commissioner Jensen moved to recommend Approval to the Board of County Commissioners, of the Aspen Springs Subdivision No. 2 Amendment 2019-01 Final Plat, with Findings A and B and Condition #1-2 of the staff report. Commissioner Parker second, vote 4-0 aye.

Mr. Shepard stated that these projects would go to the board March 19, 2019.

### **Reports and Announcements:**

#### **Vacation Rentals Permit Update:**

Mr. Shepard gave a report on the Vacation Rental permit program, permit revenue received to date, and processing of the permits and inspections. There may be a couple of appeals coming to the Commission, in particular regarding the definition of bedrooms and how the bedrooms were counted. The Chairman directed Mr. Shepard to bring them forward to the Commission when submitted.

#### **General Review of Archuleta County Land Use Regulations**

Mr. Shepard explained the updated draft regulations. There was also some discussion on the next priority for the land use updates. It was suggested floodplain, oil and gas, mining and sign regulations. Mr. Shepard shared some information on how other counties were addressing sign code because of court case decisions. It was also suggested that the Town, County and PLPOA work in harmony on sign regulations. There was also discussion on how the wildfire and floodplain concerns could be incorporated into the land use regulations.

### **Member Comments:**

Chairman Frederick opened the discussion with an update of Town Planning Commission activity, and the desirability for the Town and County planning commissions working together on review of the BWD project. Commissioner Hooton express concern over the floorplan issues and the number of housing units that would be on County Rd 119 with the primary access through town to HWY 160 and HWY 84. Mr. Shepard shared information about the town's FEMA Letter of Map Amendment (LOMA) project and how that affects the project.

### **Next Meeting:**

March 27, 2019.

**Adjourn:** Commissioner Hooton moved to adjourn the meeting at 7:21PM, Commissioner Jensen seconded. Vote 4-0 aye.

Approved this      day of      , 2019

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Sherrie Vick  
Planning Technician

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Michael Frederick  
Chairman