



Archuleta County
Development Services—Planning Department
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MEMORANDUM

TO: Archuleta County Planning Commission

FROM: John C. Shepard, AICP; Planning Manager

DATE: May 22, 2019

RE: Pagosa Meadows 2 Amendment 2019-01 final plat, a replat of Lot 83X, and relocating utility easements (PLN19-191)

EXECUTIVE SUMMARY

Betsy C. Tidwell of Scottsdale, AZ, represented by Murrey Land Surveying, has applied for final plat approval of the Pagosa Meadows Unit 2 Amendment 2019-01, a replat of Lot 83X Pagosa Meadows Unit 2 Amendment No. 2, reversing that consolidation and creating Lots 82Z and 83XZ, and relocating unused utility easements (PLN19-191). The property at 2066 Meadows Dr., Pagosa Springs, is zoned Planned Unit Development (PUD).

REVIEW PROCEDURE

Section 4.6 of the *Archuleta County Land Use Regulations* provides for Plat Amendments, including re-platting, through the subdivision review process outlined in Section 4.1. For a Minor Subdivision, resulting in three or fewer parcels, Planning Commission makes a recommendation on the Final Plat, with final approval by the Board of County Commissioners in a public hearing. Section 4.6.5 provides for vacation of right-of-way and easements. Sketch Plan Review was waived since the project is similar to a Minor Lot Line Adjustment of the original plat. This application was accepted prior to amendments to the Land Use Regulations on 5/07/19, so will be reviewed under the regulations previously in effect (Sec. 1.1.8).

DISCUSSION

Pagosa Meadows Unit 2 was approved in 1971 and is within the Pagosa Lakes Property Owners Association (PLPOA). Lot 83X consolidated lots 82 and 83 by plat, Amendment No. 2 Pagosa Meadows Unit 2, approved in 1994. Reversal of a consolidation by plat must be accomplished with an Amended Plat.

The *Archuleta County Community Plan* of 2001, Future Land Use Map, designates this area for Low Density Residential development. The Meadows area, other than Unit 1, is zoned Planned

Unit Development (PUD) with 55’ setbacks on all sides. Since a garage has been built within what would become a setback if the plat restored the original property lines, this Amended Plat adjusts the shared side lot line to maintain essentially the same area for each new lot as on the original plat, similar to a Minor Lot Line Adjustment (MLLA).

Review comments received at the time this report was drafted include:

- The County Surveyor had technical comments on the plat (5/09/19).
- PAWSD will assess a mapping fee, and “claw back” Availability of Service fees previously excused by the 1994 lot consolidation.
- LPEA had no objections.
- PLPOA may need to review the proposal.

Staff have updated certifications on final plats as suggested by the previous Clerk & Recorder to better reflect the approval process. Applicant’s surveyor updated the plat with the recommended certifications and to meet the County Surveyor’s comments.

RECOMMENDATION AND FINDINGS

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

- a. The application does meet the review criteria for development in the Planned Unit Development (PUD) 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 **Tidwell** request for final plat approval of the **Pagosa Meadows Unit 2 Amendment 2019-01**, a replat of Lot 83X Pagosa Meadows Unit 2 Amendment No. 2, reversing that consolidation and creating Lots 82Z and 83XZ, and relocating unused utility easements (PLN19-191), with no conditions.

PROPOSED MOTION

I move to recommend Approval to the Board of County Commissioners, of the Pagosa Meadows Unit 2 Amendment 2019-01 Final Plat, with Findings A and B of the staff report.

ATTACHMENTS.

- Attachment 1: Area Maps
- Attachment 2: Review Comments
- Attachment 3: Applicant’s Narrative
- Attachment 4: Proposed Amended Plat (5/15/2019)