



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting February 26, 2020

The Archuleta County Planning Commission held a meeting on Wednesday February 26, 2020 at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Chair Parker called the meeting to order at 6:00pm.

Commissioners in attendance:

David Parker, Anita Hooton, Luke McCauley, Jon Carey.

Staff in Attendance:

Brad Callender, AICP CNU-A, Development Director; Jamie Jones, Administrative Assistant

Public in Attendance:

Eric Scheufler, Ken Craig, Ron Donavant

Consent:

Minutes for the October 23, 2019 meeting.

Commissioner McCauley reviewed a copy of minutes. Commissioner Hooton moved to approve the minutes as written. Commissioner Carey seconded. Vote 4-0 Aye.

Old Business:

Public Hearing of Navajo Peak Lodge Bed & Breakfast Conditional Use Permit (CUP) at 24601 US Hwy 84 (PLN19-465)

Brad Callender, Development Services Director, reviewed the application packet with the Planning Commission. He explained that this use is allowed in this zone of Agricultural Ranching. Mr. Callender recommended approval with two conditions;

1. Applicant must expand water well on site to comply with Colorado Division of Water Resources requirements for Bed and Breakfast operations,
2. Applicant must construct an additional structure to allow the operator to reside in a permanent structure, rather than temporary structure or recreational vehicle to comply with requirements to be defined as Bed and Breakfast.

Eric Scheufler, the applicant, explained the type of accommodations planned at the property. Chairman Parker asked applicant how he would address the conditions. Mr. Scheufler stated that initially the operator would reside in one of the two rooms in the existing bunkhouse. If the venture is successful, he has a design ready to go to build a larger structure on the property for the operation.

Chairman Parker asked Mr. Callender if that was sufficient to meet the recommended condition. Mr. Callender indicated it was sufficient as long as operator is living on site and not in a temporary structure.

Mr. Scheufler asked how he would go about complying with the first condition. Commissioner Hooton explained that he would need to apply through the Water Division and receive a permit for the type of well he would need to operate a Bed and Breakfast.

Mr. Callender recommended adding a caveat to the second condition allowing the operator to live in the existing structure.

Commissioner Hooton moved to approve the application with condition one as written and condition two with the added language of "unless the operator occupies the existing structure." Commissioner Carey seconded. Vote 4-0 Aye.

New Business:

None

Member Comments:

Chairman Parker asked to have the Commission List updated. There was some discussion about how to fill the currently vacant seat.

Next Meeting:

Regular Meeting on March 25, 2020

No agenda items yet. Mr. Callender mentioned potential report to Commission on Vacation Rental program in the future.

Adjourn: Commissioner Hooton moved to adjourn the meeting at 6:18 pm. Commissioner McCauley seconded. Vote 4-0 Aye.

Approved this 27th day of May, 2020

Brad Callender
Development Director

David Parker
Chairman