



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Annual Mtg.
Archuleta County Planning Commission Minutes, Regular Meeting January 25, 2023

The Archuleta County Planning Commission held a meeting on Wednesday, January 25, 2023, at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Chairman Richard Vihel called the meeting to order at 6:00 pm. There was no internet working in the building at the time of the meeting, so there was no Zoom link available.

Commissioners in attendance:

Richard Vihel, Mont McAllister, Adam Buttons, and Peter Beaudry were in attendance, establishing a quorum.

Staff in Attendance:

Pamela Flowers, Development Director; Stephen Slade and Tommy Messick, Planners

Public in Attendance:

Bill Hudson

Agenda Review:

There were no changes to the published agenda.

Commissioner McAlister moved to approve the Meeting Agenda, as presented. Commissioner Beaudry seconded the motion and it carried unanimously (4-0).

Consent:

A. Review and Approve Minutes for December 21, 2022, Planning Commission Regular Meeting

Commissioners had no comments or changes for the minutes produced by the Staff.

Commissioner Beaudry moved to approve the Minutes, as presented. Commissioner Buttons seconded the motion and it carried unanimously (4-0).

Old Business:

None

New Business:

A. Election of Officers for 2023

Commissioner Beaudry moved to nominate Commissioner Vihel as Chairman and Commissioner McAlister as Vice-Chairman. Commissioner Buttons seconded and it passed with three voting "Aye" and Commissioner Vihel abstaining.

B. Planning Commission Annual Training

The Director conducted a detailed discussion about the role of the Planning Commissioner and each of its members.

C. Public Hearing of PLN22-181 Rocky Mountain Retreat Application for Lodging Conditional Use Permit

The Director reviewed the Staff Report explaining the Mohamed Rabah, representing the Rocky Mountain Retreat, LLC, had applied for a Lodging Conditional Use Permit to renew the operation of a Lodging Establishment at 2297 US Hwy 84. This operation had previously operated under different ownership as Hart's Rocky Mountain Retreat. The proposal is to renew this same operation by renting the existing structures for short-term stays on the approximately 37-acre parcel which is zoned Agricultural Ranching (AR).

There were two conditions recommended for the approval. First the applicant must schedule a Site Inspection with the Staff to determine if the site and facilities are compliant with Lodging Establishment and Lodging Unit Standards from Section 5 of the *Archuleta County Land Use Regulations* and correct any identified areas of non-compliance before they begin to operate.

The staff also recommended the applicant schedule an inspection of the On-site Wastewater Treatment System (OWTS) by a certified third-party inspector to verify proper functioning, due to an identified construction defect.

Commissioner Beaudry felt this condition should be a requirement rather than a suggestion and the other Commissioners agreed. So this condition was so amended.

The Commissioners had no questions for the Applicant, and the Applicant had no comments. There were also no members of the public wishing to provide public comment.

Commissioner McAlister moved to Approve PLN22-181, the Rocky Mountain Retreat Lodging Conditional Use Permit, with conditions 1 and 2, as amended. The motion was seconded by Commissioner Beaudry and passed unanimously (4-0).

D. Consideration and Approval of Proposed Amendments to the Land Use Regulations

The Director read through the proposed changes to the Land Use Regulations for Sections 3, 5, and 11. These changes pertained to establishing an Event Center Use category, and definitions related to that topic.

The Commissioners asked several questions and ultimately amended the engineer requirements to include "qualified" and increasing the distance between a venue and a residential structure.

Commissioner Beaudry moved to recommend these changes to the Board of County Commissioners, as amended. The motion was seconded by Commissioner McAlister and passed unanimously (4-0).

Member Comments:

None

Next Meeting:

March 22, 2023, at 6:00 pm

Adjourn:

Motion to adjourn made by Commissioner Beaudry and seconded by Commissioner Buttons. Vote was unanimously 4-0 "Aye."

Chairman Vihel adjourned the meeting at 6:59 pm.

Approved this 22nd day of March 2023.



Pamela Flowers
Development Director



Richard Vihel
Chairman