



Archuleta County Development Services Department
ARCHULETA COUNTY PLANNING COMMISSION MINUTES

Archuleta County Planning Commission Minutes, Regular Meeting March 24, 2021

The Archuleta County Planning Commission held a meeting on Wednesday March 24, 2021 at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Chairman David Parker called the meeting to order at 6:00 pm.

Commissioners in attendance:

David Parker, Luke McCauley, Mont McAllister, Anita Hooton, Richard Vihel.

Staff in Attendance:

Pamela Flowers, Development Director; Brandon Wolff, Planner; Jamie Jones, Administrative Assistant

Public in Attendance:

Kim Leblanc-Esparza, Henry Zabelinsky, Kelly Burt, Carol Bowden, Sandy Artzberger (all remotely)

Consent:

None

Old Business:

None

New Business:

Public Meeting to Review Draft Amendments to the Archuleta County Land Use Regulations

Pamela Flowers read through the amendments one section at a time for edits, comment, and a vote.

After several administrative changes, the section on Improperly Divided Parcels, Section 4.10 was finalized. Commissioner Hooton made a motion for approval as written. Commissioner Vihel seconded. Vote 5-0 Aye.

Again, after administrative corrections and public comment in favor of the changes, Section 3 and Section 5 changes regarding Vacation Rental applications and performance standards were finalized. Commissioner McAllister made a motion for approval as written. Commissioner McCauley seconded. Vote 5-0 Aye.

The applicant was present via Zoom, and presented an explanation to the Planning Commission.

After discussion, Commissioner Hooton made a motion to approve Joseph Kottas Vacation Rental Permit for 500 Caddy Cir with the Finding A of the Staff Report with conditions 1-3, plus a 4th Condition that the permit be approved for only 6 months and renewable to full year if there are no more than two (2) complaints regarding the Vacation Rental. Commissioner McCauley seconded. Vote 4-0 Aye.

The final section of recommended changes was regarding Lodging Standards. After a brief review of the language, the commissioners felt there was unresolved conflict between the new language and the State regulations on which it was based. Commissioner Hooton recommended this section be tabled and the staff resolve those conflicts and bring new language back to the Planning Commission at a later meeting. Commissioner Hooton made a motion to table Section 5 as it pertains to lodging standards. Commissioner McCauley seconded. Vote 5-0 Aye.

Member Comments:

None

Next Meeting:

There will be another Special Session meeting on March 31, 2021 at 6:00 pm to review and approve the changes relating to lodging standards as amendments to Land Use Regulations.

Adjourn:

Commissioner Parker adjourned the meeting at 8:13 pm.

Approved this 28th day of April, 2021



**Pamela Flowers
Development Director**



**David Parker
Chairman**