



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

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**Archuleta County Planning Commission Minutes, Regular Meeting June 22, 2022**

The Archuleta County Planning Commission held a meeting on Wednesday June 22, 2022, 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.

**Commissioners in attendance:**

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

**Staff in Attendance:**

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

**Public in Attendance:**

John Detzler, Bill Hudson, Jeff Waters, Elan Rupp, and Fabienne Van Cappel

**Agenda Review:**

Commissioners had no questions and there were no changes recommended to the agenda.

**Commissioner Beaudry moved to approve the Meeting Agenda, as presented. Commissioner Buttons seconded the motion and it carried unanimously (5-0).**

**Consent:**

**A. Review and Approval of the Meeting Minutes for the May 25, 2022 meeting.**

**B. Consideration and approval of Legal Lot Certificates for Deshazo Family Partnership, Ltd (IDP22-037 & 22-089)**

**Commissioner Beaudry moved to approve the Consent Agenda, as presented. Commissioner McAllister seconded the motion and it carried unanimously (5-0).**

**New Business:**

**A. Public Meeting for (PLN22-036) Masterson Minor Subdivision Amendment 2022-01, Final Plat**

The Director explained that any plat amendment for a subdivision which was previously approved by the County does not require the Sketch Plan or Preliminary Plat phases. So this plat is only being reviewed as a Final Plat Review.

She then related that the Applicant, Don Masterson, is seeking to further subdivide one tract in the subdivision to create an approximately 10-acre tract for the purpose of sale and an approximately 6.68-acre tract for his own residence.

The Final Plat underwent a thorough review by the Planning Staff, other County Departments, and several outside agencies. There were fifteen (15) conditions recommended after that review. The Applicant was not present and there was no public comment regarding this petition.

Commissioner McAllister moved to recommend approval of PLN 22-036, the Masterson Minor Subdivision Amendment 2022-01, being a Replat of Tract 1, Creating Tract 1AZ and Lot 1BZ, with finding A and conditions 1-15, as presented. Commissioner Beaudry seconded the motion and it carried unanimously (5-0).

**B. Public Meeting to Review Vacation Rental Policy Options**

The Director brought forth for the first time four (4) options regarding the policy approach for regulating Vacation Rentals in Archuleta County. She emphasized that no regulation language had yet been written. That would be the next step once the County Commissioners selected an option. The purpose of this briefing was to review the language and seek public response to a poll that had been created and made available online. The director also explained there were to be two public forums upcoming to review these options again and collect public input on their preferred option.

The Director reviewed the slides and answered questions about the four options.

**Member Comments:**

None

**Next Meeting:**

July 27, 2022 at 6:00 pm

**Adjourn:**

Motion to adjourn made by Commissioner Buttons and seconded by Commissioner Beaudry. Vote was unanimously 5-0 "Aye."

Chairman Vihel adjourned the meeting at 7:03 pm.

Approved this 24th day of August, 2022.



Pamela Flowers  
Development Director



Richard Vihel  
Chairman