

Pagosa Springs Planning Commission

Meeting Minutes – February 12, 2008

I. Call to Order / Roll Call

The Planning Commission meeting was called to order by Vice-Chair Kathie Lattin. Commissioners Woodruff and Atkinson were present. Staff Nigg was present.

II. Announcements

III. Consent Agenda

A. Approval of the January 22, 2008 meeting minutes – Cmmr. Atkinson motioned to approve the January 22, 2008 meeting minutes. Cmmr. Woodruff seconded the motion. The motion was unanimously approved.

B. Highland Springs Preliminary Plan Extension Request – Staff introduced the request by Reynolds & Associates on behalf of property owners Tracy Reynolds and Zoe Herrington for a second six (6) month extension of their preliminary plan approval. Staff noted the current extension will expire on March 5, 2008 and if the additional six (6) month extension is granted it will expire on September 5, 2008. Cmmr. Woodruff motioned to approve the extension as requested. Cmmr. Atkinson seconded the motion. The motion was unanimously approved.

C. Dakota Springs Preliminary Plan Extension Request – Staff introduced the request by Reynolds & Associates for a six (6) month extension of their preliminary plan approval. Staff noted the Planning Commission recommended approval of the preliminary plan at the February 27, 2007 meeting and Council approved the plan on March 6, 2007. Staff stated, if granted, the six (6) month extension will expire on September 6, 2008. Cmmr. Atkinson motioned to approve the extension as requested. Cmmr. Woodruff seconded the motion. The motion was unanimously approved.

IV. Design Review Board

A. John Paul II Catholic Church New Construction – Staff introduced the request by the applicant, Diocese of Pueblo, represented by Trinity Land Consultants to review the proposed 11,435 square foot church facility. Staff noted the applicant has included the possibility of expansion in the future which may include an educational center and parish hall. Project representative, Guiseppa Margiotta stated the church would like to landscape near the building entrance and possibly in the parking lot but anticipated no further landscaping. Margiotta stated the applicant would submit the required landscape plan. Margiotta noted that the Dakota Sandstone in this area limits the amount of landscaping that can be effectively planted. Margiotta stated the rendered building elevations would additionally be submitted. Margiotta addressed recommendations within the staff report that the existing driveway access near the north property boundary and associated gravel parking lots be removed. Margiotta contested that the gravel parking offered an overflow lot for special events and holidays that the church would need. Staff noted the LUDC requires that all parking lots be paved and further stated the proposed parking lot meets the required amount of stalls based on building square footage. Margiotta continued to explain that the existing driveway access may be warranted when additional buildings are constructed on the property. Margiotta expressed concern that sidewalks would extend to the edges of their property and make no connections and lighting may not be appropriate as the Hospital has not constructed any of these improvements. Vice-Chair Lattin stated the Hospital District was tied to a

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development improvement agreement that required them to install sidewalks and lighting at some point in the future, depending on various triggering events. Project Engineer, Mike Davis questioned whether the sidewalk funds were escrowed. Staff stated funds for the improvements were not escrowed. Margiotta stated the church may pave the lots with additional development on the property and further suggested a shared driveway access with the adjacent property to the north may be an option. Cmmr. Atkinson stated the gravel overflow parking lot is necessary and removal of the driveway access may be premature. Davis stated the gravel lots provide a short term alternative and the church may decide to pave these lots instead of develop the 'future' parking as delineated on the plans. Margiotta questioned whether the Planning Commission would consider an agreement with the church that is similar to the Hospital District. Cmmr. Woodruff stated an agreement with the church should reflect the timeframe for completing improvements as defined in the Hospital District improvement agreement. Vice-Chair Lattin opened the agenda item for public comment. Gene Tautges stated from a philosophical standpoint it did not seem appropriate to construct sidewalks in this location. Tautges continued to explain a majority of the development in this area is strictly residential and sidewalks and pedestrian improvements are probably not needed. Father Carlos Alvarez stated the west side of South Pagosa Boulevard included three (3) non-profit entities and suggested that improvements could be completed with coordination and volunteer work. Alvarez noted the overflow parking lot could be utilized by the Episcopal church to the north. Don Bartlett stated sidewalks may never be used if they are constructed. Ray Finney stated any agreement should coincide with the terms defined in the Hospital improvement agreement. Bobby Hart stated lighting improvements should also be tied to the improvement agreement and suggested that construction costs would be minimized by constructing both concurrently. Vice-Chair Lattin closed the agenda item for comment. Cmmr. Atkinson stated the sidewalks may not be appropriate at this time but at some point in the future pedestrian connectivity would be important. Vice-Chair Lattin stated that lighting should be installed and sidewalks deferred in an improvement agreement. Gene Tautges questioned whether lighting would be maintained and owned by the Town. Staff stated that the church would be required to install the lighting. Tautges stated improvements should be consistent with the hospital and stated that the lighting improvements should be deferred. Cmmr. Woodruff stated the hospital and church are not comparable site designs and stated the church building is setback a distance from the roadway which makes lighting necessary. Cmmr. Atkinson motioned to approve the development plan contingent upon the following: (1) submit required landscape plan; (2) submit required building elevations depicting proposed color schemes; (3) install lighting along South Pagosa Boulevard per staff's comments; and (4) establish development improvement agreement to address the deferment of sidewalk improvements, timeframes should be consistent with the Hospital Districts improvement agreement. Cmmr. Woodruff seconded the motion. The motion was unanimously approved.

V. Reports and Comments

- A. Staff** – Next meeting February 26, 2008 @ 5:00 p.m.
- B. Land Use and Development Code Update** – Staff stated Clarion Associates will be meeting with the LUDC Advisory Committee on February 19th and February 20th to review the first draft of Module 1.
- C. Regional Parks, Recreation, Open Space and Trails Master Plan** – Staff stated the master plan created by Greenways Incorporated would be reviewed by the

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Town's Parks and Recreation Commission on February 13th and noted a final copy is available on the Town's website.

D. Wayfinding Signage, Streetscape Furnishings and Logo Development – Staff stated Nuszer-Kopatz would be meeting with stakeholders and the steering committee on February 25th to present preliminary concepts for the plan elements.

Minutes approved: _____
Kathie Lattin, Vice-Chair