



Pagosa Springs Planning Commission

Meeting Minutes for the June 08, 2010

Regular Scheduled Meeting

I. Call to order / Roll Call

Meeting called to order at 5pm.

Commissioners Kathie Lattin, Bobby Hart, Natalie Woodruff and Teddy Herzog were present.

II. Announcements

NA

III. Consent Agenda

A. Approval of the May 11, 2010 meeting minutes:

Cmmr Herzog motioned to approve the meeting minutes, Cmmr Hart seconded the motion. The motion was unanimously approved. (Cmmr Woodruff absent for vote)

IV. Board of Adjustments

A. Set Back Variance Request.

Staff presented a variance request from the applicant Josh Schmidt, requesting a yard setback variance to locate a storage shed within the required yard set backs at 472 S. 7th Street. Staff stated that the Colorado Housing homes at the overlook do not have yards big enough to place a shed in the yard unless it encroaches into the required set back. The applicant would like to be able to store his gasoline powered yard equipment in a detached shed. Staff mentioned that three property owners had contacted the planning dept in support of the variance. Cmmr Herzog expressed concern over the possibility of more neighbors adding sheds to their properties and compromising the integrity of the neighborhood. Some discussion followed concerning future small lot sizes for accommodating yard shed without yard setback encroachments, possibly by providing a cluster of storage sheds for future CHI neighborhoods. Also discussed was allowing only ONE shed/out building per lot. Cmmr Hart motioned to approve the requested yard setback variance at 3'-0" from the side lot lines for a 80 square foot yard shed as presented contingent on only one shed/out building will be allowed. Cmmr Woodruff seconded the motion and the motion was unanimously approved.

IV. Design Review Board

NA

V. Planning Commission

A. Review Planning Commission Letters of intent for Planning Commission

vacancies, Interview applicants in possible Executive Session per CRS Section 24-6-402(2)(f) for recommendations to Town Council for their appointment consideration.

Cmmr Woodruff motioned to move into an executive session for the purpose of interviewing candidates for filling the PC vacancy. Cmmr Herzog seconded the motion. the PC moved to executive session at 5:25pm and reconvened the regular meeting at 6:30pm. Cmmr Herzog motioned to recommend that Town Council, via a resolution, appoint Cappy White and Ray Ball to the Planning Commission as regular members and to move Natalie Woodruff to an alternate Planning Commission Member position. Cmmr Woodruff seconded the motion and the motion was unanimously approved.

VI. Reports and Comments

A. Town Manager:

NA

B. Staff:

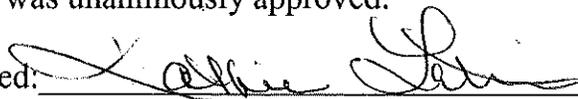
1. General Items:

- a. Town Council decisions from May 20, 2010 TC meeting.
 1. Staff stated that the Town Council approved the "2010, 3-Mile Plan" based on the established Planning Area Boundary, as adopted in the 2006 Comprehensive Plan" as recommended by the PC.
 2. Staff Stated that the Town Council "Approved the Jackson Major Subdivision preliminary plat as proposed, contingent on the Pagosa Springs Sanitation District's approval" as recommended by the PC..
 3. Staff stated that the Town Council approved cleaning up language in the LUDC regarding references to the repealed Large Retail Development sections.
 - b. Staff reviewed a possible zoning map error along Hwy 160 at Bogey's Mini Golf and the proposed Sawmill Place development. The zoning is currently listed as R-6 (residential low density) and formerly zoned commercial corridor. Staff will present a rezoning to MU-C (mixed use corridor) at an upcoming meeting.
 - c. Staff addressed a PC concern regarding the Landscaping at the Parelli Horsemanship headquarters located at Aspen Village. To date no landscaping has been completed as originally submitted & approved. Staff stated that unfortunately, this is a very common situation, the project is coming to the end, budgets have been exceeded and the landscaping no longer has the funding to complete before the business needs to open to create additional revenue to fund the landscape completion. Staff stated a meeting with the building Department and the Town Manager is scheduled this week to review the status and possible course forward to address this issue.
 - d. Staff stated that comments have been received regarding changing the temporary sign code regulations and wanted the PC to provide some direction to staff regarding re addressing the sign code, possibly with a sub committee to review the matter. The PC was unanimous in their direction to leave the temporary sign code as is.
 - e. Staff addressed a PC concern regarding the placement of a metal container at the Outfitter Sporting Goods Store. the owner had previously been granted a variance for an expansion onto his building into the lot line required setbacks, not a storage container. Staff stated a meeting with the building Department and the Town Manager is scheduled this week to review the status and possible course forward to address this issue.
 - f. Staff stated that Livestock issues have come up once again and there maybe a challenge enforcing the code. The Town zoning allows stables and farming, traditional or ranch uses in the R-A (residential/agricultural) zone district and as a conditional use in the R-T (rural transition). The current LUDC is not specific enough to enforce. The only enforcement clear enough is the Nuisance ordinance for manure odors. Staff stated that an analysis of other community's experiences will be conducted so as to present some possible resolution to future complaints.
2. Next Regular Scheduled Meeting, Tuesday July 13, 2010 @ 5:00 p.m

VII. Adjournment

Cmmr Hart motioned to adjourn the meeting, Cmmr Woodruff seconded the motion to adjourn the meeting at 7:12pm. The motion was unanimously approved.

Meeting Minutes approved:



Kathie Lattin, Chairperson