

Pagosa Springs Planning Commission

Meeting Minutes – July 22, 2008

I. Call to Order / Roll Call

The Planning Commission meeting was called to order by Chairman Tracy Bunning. Commissioners Herzog, Hart, Lattin and Woodruff were present. Staff Nigg was present.

II. Announcements

III. Consent Agenda

A. Approval of the July 8, 2008 meeting minutes – Cmmr. Herzog motioned to approve the July 8, 2008 meeting minutes. Chairman Bunning seconded the motion. The motion was unanimously approved. Cmmr. Hart and Cmmr. Lattin abstained from voting due to non-attendance at the July 8th meeting.

B. Sawmill Place Preliminary Plan Extension – Staff introduced the request by Reynolds & Associates on behalf of property owner Schlaefli Family Trust, for a six (6) month extension of their preliminary plan review. Staff stated per the Land Use Code, the preliminary plan shall be effective for one (1) year unless otherwise approved by Town Council. Staff continued to explain the Planning Commission reviewed the preliminary plan at the July 24, 2007 meeting and continued the request until the applicant could address a number of issues including access onto Hwy 160. Cmmr. Lattin motioned to recommend approval of the preliminary plan extension for an additional six (6) months, to expire on January 24, 2009. Cmmr. Hart seconded the motion. The motion was unanimously approved. Cmmr. Woodruff arrived.

IV. Design Review Board

A. Sherwin Williams Paint Store – Staff introduced the request by the applicant, Primus Properties LLC, to review the proposed new construction located on Lot 2A & 2B, Majestic Minor Subdivision. Staff stated the project included a one-story (5,000 square foot) retail structure on approximately 0.90 acres. Staff stated as defined in the LUDC, sidewalks are required in all zone districts (excluding piedra estates) along both sides of the street unless otherwise waived by the reviewing entity. Staff explained that based on Eagle Drive and Majestic Drive street frontage the applicant would be required to construct approximately 417 lineal feet of five (5) foot sidewalk to the adjacent property boundaries. Staff requested direction from the Design Review Board on whether the sidewalk requirements should be enforced. Staff additionally recommended that the DRB require an in lieu payment of \$10,425.00 (417 lineal feet x 5' sidewalk x \$5.00 per square foot) as sidewalks in this location provide no current connectivity. Staff noted previously reviewed projects including; Laundry on the Hill, Paint Connection and Hickory Ridge Apartments have utilized this in lieu option as a means to offset required pedestrian improvements. Cmmr. Herzog questioned whether the in lieu payment was associated with the collection of impact fees. Staff stated impact fees were collected for parks and trails but were not tied to specific LUDC requirements for the installation of sidewalks on a project specific basis. Cmmr. Hart questioned whether a separate account existed to facilitate the collection and documentation of sidewalk in lieu fees that are collected. Staff stated a separate account indeed documented the in lieu payments. Cmmr. Lattin inquired whether Majestic Drive would be paved and if this project had any direct impacts on this roadway. Staff stated a portion of Majestic near the Hwy 160 intersection was paved and further noted that plans to pave the entirety of Majestic Drive were not

Pagosa Springs Planning Commission

Meeting Minutes – July 22, 2008

currently in place. Project representative, John Anderson requested that the Design Review Board consider an in lieu payment for the Eagle Drive frontage and waive any sidewalk requirements and in lieu fees associated with Majestic Drive. Anderson stated he did not know sidewalk requirements existed and further reiterated that sidewalks in this location were not appropriate. Anderson noted impact fees were already a substantial amount in addition to a sidewalk installation in lieu fee. Anderson continued to explain they received quotes for sidewalk around the building at \$4.15 per square foot and the \$5.00 per square as noted within the staff report seemed high. Chairman Bunning stated a precedent was already established along the Eagle Drive frontage that sidewalks would not be installed and a number of developments had previously paid the in lieu fee. Cmmr. Woodruff stated sidewalk quotes around the building will naturally be less expensive due to grading and other construction issues associated with sidewalks along the roadway. Cmmr. Hart agreed and further acknowledged that an in lieu fee at \$5.00 per square foot was a good option for the developer to avoid installation of potentially expensive sidewalk. Chairman Bunning opened the agenda item for comment. No comment was received. Chairman Bunning closed the item for comment. Cmmr. Herzog motioned to approve the Sherwin Williams Paint Store contingent upon the following: (1) submit sidewalk in lieu payment (\$10,425.00) per staff's comments. Cmmr. Lattin seconded the motion. The motion was unanimously approved.

B. Spa Motel Exterior Alteration Request – Staff introduced the request by the applicant, the Spa Motel, to review proposed exterior modifications to the structure located at 317 Hot Springs Boulevard. Staff stated the applicant would like to remove existing siding (currently light blue) and replace with a stucco exterior, similar in color to the stucco privacy walls. Chairman Bunning opened the agenda item for public comment. No comment was received. Chairman Bunning closed the item for comment. Cmmr. Woodruff motioned to approve the request as submitted. Cmmr. Hart seconded the motion. The motion was unanimously approved.

V. Planning Commission

A. Mesa Heights Subdivision Replat – Cmmr. Hart recused himself from this agenda item. Staff introduced the request by the applicant, Pagosa Mesa Heights LLC, to replat a portion of the Mesa Heights Subdivision. Staff stated the proposed replat included eleven (11) lots and would additionally re-align the Mesa Drive right-of-way west of 3rd Street. Staff noted Mesa Heights was originally platted in 1956 and the subject lots have remained undeveloped. Staff stated the applicant has submitted engineering plans to complete infrastructure improvements west of 3rd Street and has additionally reviewed the draft development improvement agreement associated with this project. Cmmr. Herzog asked staff to address private driveway concerns as described in the staff report. Staff stated the LUDC does not allow private driveways to exceed 12% and the Fire Protection District has previously noted that any grade over 12% may limit or prohibit fire protection for the subject structure. Staff explained a number of the proposed lots would likely exceed this 12% sustained grade and the Town has previously addressed this issue by requiring a plat note identifying potential issues with steep driveways. Chairman Bunning opened the public hearing for comment. No comment was received. Chairman Bunning closed the item for comment. Cmmr. Herzog motioned to approve the proposed replat contingent upon the following: (1) revise survey plat per staff's comments; and (2) submittal of signed DIA and final plat for recording. Cmmr. Woodruff seconded the motion. The motion was unanimously approved.

Pagosa Springs Planning Commission
Meeting Minutes – July 22, 2008

VI. Reports and Comments

- A. **Staff** – Next meeting August 12, 2008 @ 5:00 p.m.
- B. **Land Use and Development Code Update** – Staff stated Module 2 of the draft code should be available to the Advisory Committee in late July.
- C. **Wayfinding Signage, Streetscape Furnishings and Logo Development** – Staff stated the Advisory Committee will meet to review a draft of the final plan on July 30th @ 5:30 pm.

Minutes approved: _____
Chairman Tracy Bunning