



# Planning Commission, Board of Adjustments & Design Review Board Minutes

June 23, 2009 at 5:00 p.m.  
Town Hall Council Chambers  
551 Hot Springs Boulevard  
Pagosa Springs, Colorado 81147

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**I. Call to order / Roll Call –**

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

**II. Announcements –**

NA

**III. Consent Agenda**

- A. Approval of June 9, 2009 meeting minutes. Cmmr. Hart motioned to approve the minutes- Cmmr Woodruff seconded the motion. The motion was unanimously approved.

**IV. Design Review Board**

**A. Outfitter Work & Sport Wear Store, Variance Request [BOA09-01]**

Staff introduced the request from the applicants, Bruce & Karen Hoch from 'The Outfitter Work & Sport Wear Store', located at 21 Pike Drive located in the Mixed Use Corridor zone district, regarding a variance for the side set back requirements along Pike Drive. On June 9, 2009 the Design Review Board approved Pike Drive as the side of this lot for setback requirements. Staff noted that the required side set back for a corner lot in the mixed use corridor district is 10 feet, and encroaching into this setback may have some concerns with the compatibility of future public improvements and intersection improvements slated for the Pike Drive & Hwy 160 intersection. Some of those concerns included; 1) snow removal from the roof onto public property, 2) snow removal from the street, 3) snow removal from the sidewalk. CDOT had submitted a letter regarding this variance request, stating concerns accommodating future Intersection improvements, and that the Town should postpone any variance approval, pending studying this situation further. Staff suggested approving the Variance request with the following conditions 1) Move shed onto the property, 2) provide snow removal agreement 3) new addition should maintain the west elevation building line. Chair Bunning inquired about the shed that is currently approximately 1 foot over the property line, Bruce Hoch responded by suggesting he could move the shed onto the lot. Bruce Hoch also mentioned that the municipal code already requires property owners to remove snow & ice from side walks adjacent to their property, and should not be included as a condition of approval. Bruce Hoch addressed the new building addition jogging out from the original building line on the west side. Mr. Hoch said he would not be able to justify the addition with out the proposed square footage. Cmmr Woodruff questioned the change from the last proposal to keep new addition and the west building line, in line with the same building plane. Cmmr Hart stated that he likes the building elevation being broke up by the offset. Cmmr Lattin & Chair Bunning agreed.

Cmmr Hart motioned to approve the variance request with the condition that the property owner move the shed onto the property to the existing sidewalk on the property. Cmmr Lattin seconded the motion. (Bruce Hoch verified that this would result in about a 4 foot setback for the shed.)

The motion was approved with Chair Bunning, Cmmr Hart & Cmmr Lattin voting yes and Cmmr Woodruff voting no.

**V. Planning Commission**

NA

**VI. Reports and Comments**

**A. Staff**

a. Next Meeting July 14, 2009 @ 5:00 p.m.

b. Town manager Mr. Mitchem presented an Economic Development Incentive Draft Proposal for creating a favorable business climate for Pagosa Springs. This program/project would help new businesses and the construction industry by reducing or rebating development fees and creating a pro business environment. Open discussions followed. This draft proposal has been presented to the Town Tourism Committee, Archuleta Economic Development Association and Town Council. Town manager David Mitchem asked the Planning commission for their input regarding this proposal as he is hoping to have Town Council pass an ordinance for soon.

The commissioners came to a consensus to discuss this with each other over the coming weeks and would respond back to Mr. Mitchem with suggestions for this proposal. Audience attendee Mr. Thad McKain spoke up in support of such a proposal in light of the current economic situation Pagosa is in.

c. Town Manager David Mitchem answered Cmmr Hart questions regarding the filling of the "Town Planner Position". Mr. Mitchem said the Town is actively advertising for the position and has received a number of applications, however due to current down turn in sales tax revenue, filling the position may not happen this month and will be dependent on future sales tax revenues. Cmmr Woodruff stated she does not want to get behind the eight ball in hiring this position so that when ewe do see increased development, the new person is already settled in to the position. Cmmr Hart verified with the rest of the board, that at the point the Town had a short list of prospects for this position, that they would be willing to help in the interview process.

**B. Planning Commission**

a. NA

**VII. Adjournment**

Cmmr Latin motioned to adjourn the meeting at 6:20 pm, Cmmr Woodruff seconded the motion.

Minutes approved: \_\_\_\_\_

Vice Chair Kathie Lattin