



Pagosa Springs Planning Commission

Meeting Minutes for the September 14, 2010

Regular Scheduled Meeting

I. Call to order / Roll Call

Meeting came to order at 5:05pm with Kathie Lattin, Bobby Hart, Natalie Woodruff, Teddy Herzog and Cappy White present.

II. Announcements NA

III. Consent Agenda

A. Approval of the August 10, 2010 PC meeting minutes.

Cmmr motioned to approve the minutes and Cmmr seconded the motion and the motion was approved unanimously.

IV. Board of Adjustments

A. Side yard set back variance request at 172 N. 8th Street.

Cmmr Bobby Hart removed himself from this discussion.

Staff presented the proposal from the applicant, Steve Graham, and his need to replace the entire existing roof structure of his home. As part of the new roof structure the applicant will add a second story to the home. The existing roof encroaches into the side yard required setback by 9.5". The proposed roof would also encroach into the required side yard setback by the same 9.5". The existing roof and the new proposed roof shed snow to the front and back yard on this property and do not shed towards the neighboring properties. Teddy Herzog motioned to "Approve the requested setback variance to allow the new roof structure to be placed 4"-2.5" from the north side property line." Cappy White seconded the Motion and the was approved unanimously.

Cmmr Hart returned to the meeting.

V. Design Review Board NA

VI. Planning Commission

A. Re-Zoning consideration for 5 properties along the north side of Hwy 160, east of Pike Dive as been postponed to the October 12, 2010 PC meeting agenda. Public notices will be noticed.

B. Consider an extension of Aspen Village private improvement Performance Bond for the landscaping and trails requirements. Staff presented a request from the Developer, Pagosa Partners, 1, Inc, and representative, Dan Sanders, to extend their performance bond for private landscaping improvements for a period of one year. Staff noted that in May of 2009, the Town approved a landscape plan change to include non irrigated ponderosa pine trees instead of the irrigated deciduous trees, shrubs and grass. A property owner within the development,

Cameron Parker, has contacted the Town and other property owners within the development, and extended his free services and offered a more affordable, more sustainable and consistent landscape plan than the amended ponderosa pine landscape plan. Staff also presented letters from property owners within the development; John Ranson, Glenn Nyberg and Jerry Pope that are in support of the landscaping plan Mr. Parker has presented. The owners have also expressed concern over the previous amendment to the landscaping plan stating that they were sold a different landscape plan when they bought their properties in this development. Staff stated that Dan Sanders had been contacted and that he was open to considering Mr. Parkers suggestions. Cmmr Woodruff motioned to "Recommend that Town Council approve the private improvement performance bond extension until October 31, 2011 contingent on the completion of landscaping along all portions of developed properties by May 30, 2011 and that the full completion of all landscaping be complete by October 31, 2001, in accordance with the wishes of the property owners within the development to use Mr. Parkers suggested changes, and that no further extensions of this performance bond be approved." Cmmr Hart seconded the motion and the motion was approved unanimously.

VII. Reports and Comments

A. Town Manager –

1. NA

B. Staff –

1. Town Council Decisions:

- a. 08.26.10 TC approved the second reading of ordinance # 756 "An Ordinance Suspending the Processing of Applications for Medical Marijuana Centers, Medical Marijuana Optional Premises Cultivation Operations and Medical Marijuana Infused Product Manufacturing Businesses And Suspending The Delivery Of Such Medical Marijuana Business Products From Outside of Archuleta County until July 01, 2011". Staff explained that the ordinance does allow for deliveries from medical marijuana businesses approved by and located within the County, but prohibits deliveries form outside of the county's boundary. Also noted that this ordinance only applies to medical marijuana businesses and does not regulate caregivers licensed by the state.
- b. 08.26.10 TC approved the second reading of ordinance # 755 "granting a Franchise Agreement to USA Communications".

2. Planning Department Administrative Approvals:

a. none

3. General Items:

a. Lewis Street Neighborhood Input meetings.

Staff stated that the final and 3rd meeting of three is this Thursday Sept 16 at 5:30p - 7:30p in the community center. The input received will be used to develop a street design that will be considered for the final project design. Great attendance from the neighborhood thus far. Staff also state that a Safe Routes to school Grant will be applied for the sidewalk portions along the south side of the 100-300 blocks of Lewis St to include connections with the Pagosa Street sidewalks.

b. Reservoir Hill Parking improvements proposed.

Staff reviewed that a subcommittee of the TTC has been working on proposing the expanding a sledding Hill, snowboarding area and expanded parking area on Reservoir Hill. The town Recreation Board will consider this proposal and make a recommendation for Town Council's consideration at the September 16 noon TC mtg. This project would be a Volunteer effort and will begin ASAP if approved.

c. Town Planning Commission Eligibility determination.

Staff reviewed that Town attorney Bob Cole has weighed in on the language recently adopted by Town Council for applicants eligibility for serving on the PC. He has determined that the amendment to LUDC section 2.5.2.B.1 requires that a county resident

that owns a business in town, also owns the associated property where the business is located. The planning commission discussed this issue in detail and concluded that they would like staff to pursue a further amendment to section 2.5.2.B.1 of the LUDC. Cmmr Woodruff motioned to "direct staff to prepare an amendment to LUDC section 2.5.2.B.1 to allow no more than two at a time county residents that own a business within town and own real property within the town to be eligible to serve on the planning commission for consideration by Town Council" Cmmr Hart seconded the motion and the motion was approved unanimously.

d. Staff informed the PC that the river walk trail behind Town Hall no longer dead ends. Thanks to the Springs Resort, the trail now has a temporary connection through the Springs resort property which connects the sidewalk behind the bank of The San Juans. The trail will remain a gravel trail until it's final location along the river, when the Springs Resort future development allows the placement of the permanent trail.

e. Staff reviewed the new sidewalks proposed to be constructed next year along S. 8th Street and San Juan Alley up to the Elementary School as part of Transportation improvement funds the Town applied for in 2010. A series of 3 public input worksessions will be scheduled in the very near future. Chair Lattin expressed that more than the immediate property owners should be noticed of these meetings. Staff intends to public notice by mail properties within 300' of the proposed project, Publish a public notice in the SUN Newspaper, issue public service announcements in the SUN, KWUF and the Pagosa Daily. Cmmr Lattin and Cmmr Woodruff also expressed an interest in hand delivering flyers to homes in the immediate neighborhoods.

4. Next Regular Scheduled Meeting, Tuesday October 12, 2010 @ 5:00 p.m.

VIII. Adjournment

Cmmr herzog motioned to adjourn the meeting. Cmmr Hart seconded the motion and the motion was unanimously approved at 5.55 pm.

Meeting Minutes approved: _____

Kathie Lattin, Chairperson