

Pagosa Springs Planning Commission

Meeting Minutes – July 8, 2008

I. Call to Order / Roll Call

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

II. Announcements

A. Chairman Bunning welcomed new board member Mr. Teddy Herzog to the Planning Commission.

III. Consent Agenda

A. **Approval of the June 24, 2008 meeting minutes** – Cmmr. Woodruff motioned to approve the June 24, 2008 meeting minutes. Chairman Bunning seconded the motion. Cmmr. Herzog abstained from voting. The motion was unanimously approved.

IV. Design Review Board

A. **144 Pagosa Street, Exterior Alterations** – Staff introduced the request by the applicant, Koch Family Enterprises LP, to review proposed exterior alterations to the building located at 144 Pagosa Street. Staff stated the structure currently includes approximately 1,084 commercial square feet and two (2) residential apartments. Staff stated the project includes the following modifications: (1) removal of stone wainscot treatment and placement of lap siding on south & east elevations; (2) painting the entire structure (light brown); (3) placement of new windows, trim, fascia and roofing; (4) minor structural modifications to shed roof on south elevations; and (5) construction of landscape planter, concrete patio and access ramps. Staff noted the LUDC and adopted Downtown Master Plan encouraged pedestrian oriented open space, courtyards and plazas in the East Village area. 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 exterior alteration request as submitted. Cmmr. Woodruff seconded the motion. The motion was unanimously approved.

V. Planning Commission

A. **Eighth Street Townhomes, Minor Subdivision** – Staff introduced the request by the applicant, Todd Shelton, to review the proposed minor subdivision. Staff stated the applicant's request would subdivide the duplex located on Lot 9, Block 48, Townsite of Pagosa Springs into two (2) townhomes. Staff noted a few minor issues needed to be addressed by the project surveyor. Chairman Bunning opened the public hearing for comment. Applicant, Todd Shelton stated he did not have any problems with the conditions as defined in the staff report. Chairman Bunning closed the agenda item for comment. Cmmr. Woodruff motioned to approve the Eighth Street Townhome, Minor Subdivision Plat contingent upon the following: (1) revise survey plat per staff's comments; and (2) submittal of final plat and codes & covenants for recording. Cmmr. Herzog seconded the motion. The motion was unanimously approved.

VI. Reports and Comments

A. **Staff** – Next meeting July 22, 2008 @ 5:00 p.m.

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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 noted the Advisory Committee met on July 7th to review pedestrian directory locations and messaging. Staff stated a draft final plan should be available shortly.

D. Annexation Training – Staff stated the Annexation Training Session with the Department of Local Affairs is scheduled for July 10th at 6 p.m. Staff noted the Board of County Commissioners and County Planning Commission were also invited. Staff stated the session should be informative as the Town discusses the Blue Sky Ranch Annexation request as well as other requests in the near future.

Minutes approved: _____
Chairman Tracy Bunning