



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

June 24, 2008 at 5:00 p.m.  
Town Hall Council Chambers  
551 Hot Springs Boulevard  
Pagosa Springs, Colorado 81147

---

### I. Call to order / Roll Call –

The Planning Commission meeting was called to order by Chairman Tracy Bunning. Vice-Chair Kathie Lattin and Commissioners Hart, Atkinson and Woodruff were present. Staff Allen was present.

### II. Announcements -

### III. Consent Agenda -

- A. **Approval of June 10, 2008 meeting minutes** - Cmmr. Woodruff moved to approve the minutes, Cmmr. Hart seconded, motioned carried unanimously.

### IV. Board of Adjustment

#### A. **25 JJ Junction Setback Variance [BOA08-01]**

Staff introduced a request for a variance from property line setback requirements, located at 25 JJ Junction, more specifically Lot 8, Piedra Estates Subdivision. Due to snow this past winter a garage structure has fallen into the 25' setback area, the property owner would like to rebuild the structure at its present location 5' inside the setback area. The adjacent property owner, Lana Gray, is in favor of the setback variance. Mr. Sam Wayne Jr. said there is not opposition to the variance and doesn't feel there is a health issue. Vice-Chair Lattin moved to approve the 25 JJ Junction Setback Variance, Cmmr. Woodruff seconded, motion carried unanimously.

#### B. **Community United Methodist Church Height Variance [BOA08-02]**

Staff introduced a request for a variance from the height limitation of 41 feet to allow construction of a 62 foot steeple with an additional 8 foot spire, located at 434 Lewis Street, specifically Lot 3X, Block 19, Townsite of Pagosa Springs. Staff agrees with this spire height and believes this complies with the town plan. Mr. Jerry Vann lives next door to the church and is not unhappy with the proposed plan, however has questions regarding size of church and the possible block of sunlight onto their yard. The original height at the ridge was 41 feet; the new height is 29 feet at the ridge. The new church will be 11 feet from the property line on the Vann's property side moving it further from their property than the current building. Pastor Don Ford says the plan is financial based and is trying to restore the church to the look prior to the 1968 fire with the original spire bell tower. Mr. Jerry Jackson, Lewis Street property owner, would like to see the board cooperate with the design and feels the bell tower adds charm and might draw attention to the street. Cmmr. Hart moved to approve the Methodist height variance as submitted with the revised plans, Vice-Chair Lattin seconded, motion carried unanimously.

#### C. **Socorro Senior Living, Setback Variance [BOA08-03]**

Staff introduced a request for a variance from property line setback requirements, located at 559 South 8<sup>th</sup> Street, specifically Lots 9 & 10 and a portion of Lots 7 & 8, Block 58, Townsite of Pagosa Springs. Option A, supported by staff, requests a variance and set back for a retaining wall, Option B is not supported by staff, as the North side butts into Apache Street. Cmmr. Woodruff moved to approve site plan A for Socorro senior living project, Cmmr. Atkinson seconded, motion carried unanimously.

### V. Design Review Board

- A. Community United Methodist Church New Construction [DRB08-08]**  
Staff introduced a request by the applicant, Community United Methodist Church, to review the new construction of an approximate 11,283 square foot addition (demolish 7,350 square feet), located at 434 Lewis Street, specifically Lot 3X, Block 19, Townsite of Pagosa Springs. Additionally a parking variance is requested by the CUMC, currently only 43 parking stalls will be included in the plan, code requires 54 parking area for this square footage. Staff recommends the approval of the design and the parking variance with one condition (1) A resolution to meet the parking space requirements or that design review board grant a variance. All other conditions, per staff comments, have been addressed by the church. Pastor Don Ford says there are not many viable properties to purchase to create additional parking. The parking they have is available at all times to everyone in the community. He feels they should expand their mission by staying downtown, and believes the church is used a lot of the time and hopes to have a variance of the code requiring 10 additional parking stalls. Chairman Bunning suggests a shared parking agreement with another business owner near Lewis Street vicinity to meet the required space per code. Cmmr. Woodruff moved to approve the new construction at 430 Lewis Street for the Community United Methodist Church contingent upon a shared parking agreement be produced before building permit issued, Cmmr. Hart seconded, motion carried unanimously.

**VI. Planning Commission**

- A. Socorro Senior Living, Lot Consolidation [PC08-10] -**  
Staff presented a request by the applicant, Housing Solutions for the Southwest, to review a consolidation plat for Lots 9 & 10 and a portion of Lots 7 & 8, Block 58, Townsite of Pagosa Springs, located at 559 South 8<sup>th</sup> Street. Staff recommends approval of the consolidation request with three conditions, (1) the applicant submit a revised survey plat to include corrections per staff's comments (2) complete a utilities checklist (3) submittal of the final plat for recording. Mr. Gene Crabtree, chairman of the Socorro project, stated they have the money and the contract and would like to move forward with this project. Cmmr. moved to approve the Socorro Senior Living Lot Consolidation with staff recommended three conditions, Cmmr. seconded, unanimously approved. Mr. Rolph Cooper, RKA management, Housing Solutions of the Southwest, has yet to run into a planning staff that is any better than in Pagosa Springs. They have been Professional, cordial, helpful, and exceptional. Cmmr. Lattin motioned to recommend approval of the plat amendment with the three conditions as listed in the staff report. Cmmr. Hart seconded the motion. The motion was unanimously approved.

**VII. Reports and Comments**

Staff provided an update on the wayfinding signage project as well as the LUDC revision, stating the wayfinding should be completed by the end of July. Staff also informed the commission that the County and town have jointly received the state trails grant for the "Town to Lakes Trail." The next meeting will be July 8, 2008 @ 5:00 p.m. Cmmr. Lattin, Hart and Atkinson said they would be unable to attend. Staff noted she would communicate with the Commission if this meeting would be canceled. Staff thanks Cmmr. Atkinson for her service on the commission.

**VIII. Adjournment** – Cmmr. Atkinson moved to adjourn, Vice-Chair Lattin seconded, unanimously approved at 5.54pm.

---

Tracy Bunning, Chairperson