



# Pagosa Springs Planning Commission

## Special Meeting Minutes for the February 15, 2011

### I. Call to order / Roll Call

Meeting came to order at 5:00pm with Kathie Lattin, Bobby Hart, Cappy White and Natalie Woodruff present. Kirk England was absent.

### II. Announcements NA

### III. Consent Agenda

#### A. Approval of the December 14, 2010 PC meeting minutes.

The PC approved the meeting minutes from December 14, 2010.

### IV. Board of Adjustments NA

### V. Design Review Board NA

#### A. Piedra Auto Care owner, Bill Schwab, requesting feedback on proposed new metal building structure.

Staff presented the applicants request for discussion regarding the possibility of adding a metal sided building at Piedra Auto Care to accommodate expanding the current business to include servicing RV's and Large Trucks. Staff noted the current LUDC does not allow metal sided buildings. The applicant, Bill Schwab, owner of Piedra Auto Care presented his intent to expand his business if financially feasible. Mr. Schwab noted that the existing buildings at the Auto Care center are metal sided and the new structure would be painted to match the current buildings, which he hopes to repaint all a less stark color. The expanded business will enable additional employees to be hired. Cmmr White expressed concern over removing any of the mature trees on the property and also noted that the location next to the airport would be an area we can consider for metal sided buildings. Mr. Schwab stated that one tree may need to go. Further discussion regarding setback distances determined that the proposed building could be moved to keep this tree. Cmmr Woodruff noted that the PC should consider defining areas that would allow metal sided buildings. Cmmr Hart asked the applicant if he would paint new building to match old buildings, that the landscape plans should not be all deciduous trees for the purpose of year round screening, and inquired about screen fencing materials. The applicant indicated that he intends to repaint existing buildings and will paint new building the same colors for consistency and would prefer to plant aspen trees. In general the PC would support the request for a metal sided building if the applicant addresses potential negative affects to surrounding area, screens the property better than is currently screened, incorporated common building features and breakup building using at least color differentiations.

### VI. Planning Commission

#### A. Annual Election of Planning Commission Chairperson and Vice-Chairperson.

Cmmr Woodruff motioned to elect Kathie Lattin as 2011 PC Chair and Cmmr Hart as 2011 PC Vice Chair. Cmmr Hart seconded the motion and the motion was approved unanimously.

#### B. Establish 2011 Meeting Schedule.

Cmmr Woodruff motioned to maintain the Planning Commissions Regular scheduled meetings on the second Tuesday of each month at 5pm in Town Hall. Cmmr Hart seconded the motion and the motion was approved unanimously.

#### C. Discussion of Small animal and poultry raising within town limits.

TOPS Municipal Code and LUDC clarifications may be needed.

Staff presented some challenges in Town with Livestock being raised on some residential lots in town and that the LUDC and Muni Code may not as clear as needed to enforce prohibiting such land use. Staff mentioned that one property owner has housed animals over the years as part of youth 4-H programs and that the animals have progressed from rabbits to cows and now to horses. Staff mentioned that the town is looking at providing a current town parcel for relocating the animals on a lease basis. Cmmr Hart offered input on how other communities have dealt with the issue and that 4-H may be able to provide a solution and he would be willing to help find a solution. Staff stated that the Town attorney will be providing some guidance on this issue.

## **VII. Reports and Comments**

### **A. Town Manager – NA**

### **B. Staff –**

#### 1. Town Council Decisions:

##### *a. 12.16.10 TC meeting:*

i) Approved the CDOT Access Control Plan (ACP).

##### *b. 01.04.11 TC meeting:*

i) TC Approved the second reading of Ordinance no. 757, amending LUDC section 2.5.2.B "Planning Commission Eligibility Requirements".

ii) TC Approved The Sawmill Place preliminary plan extension request for a period of one year.

iii) TC Approved Ordinance 759 amending LUDC section 6.13.6. International Fire Code

##### *c. 01.20.11 TC meeting:*

i) Approved resolution 2011-01, Appointing Kirk England to the PC.

ii) Approved resolution 2011-03, Appointing Historic Preservation Board Members.

#### 2. Planning Department:

##### *a. Saving Places Historic Preservation conference.*

Staff noted that 3 Historic Preservation Board members and one staff member were able to attend this years conference. This is a great annual opportunity to energize the HPB for the upcoming year.

##### *b. Backwoods Motorcycle shop.*

Staff has contacted and sent a letter requesting compliance with the CUP issued last year. Staff is still waiting on a formal response from the applicant.

##### *c. Metal sided buildings.*

Staff noted that there have been other requests for metal sided buildings in areas where numerous metal sided buildings exist and that the PC should consider possible areas or zone districts for allowing metal sided buildings.

3. General Items: Staff asked if the PC would like copies of Town Council meeting minutes or if highlighting PC related items in the Staff report would be ok. The PC agreed that just mentioning PC related items in the staff report would be preferred.

4. Next Regular Scheduled PC Meeting, Tuesday March 8, 2011 @ 5pm.

5. Next Joint Planning Commission Work Session is Monday March 7, 2011.

## **VIII. Adjournment**

Cmmr Hart motioned to adjourn the meeting. The meeting adjourned at 6:10pm.

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

Kathie Lattin, Planning Commission Chair