



Planning Commission, Board of Adjustments & Design Review Board
Regular Scheduled Meeting Agenda
Tuesday, April 12, 2016 at 5:30 p.m.

Town Hall, Council Chambers, 551 Hot Springs Boulevard, Pagosa Springs, Colorado 81147

- I. **Call to order / Roll Call:** Commissioner Maez calls the meeting to order at 5:30 PM. Present were Commissioners Parker, Giles, Martinez, and Adams. Also present were Planning Director James Dickhoff and Associate Planner Rachel Novak.
- II. **Announcements:** NONE
- III. **Approval of Minutes**
 - A. *Approval of the March 8, 2016 Planning Commission meeting minutes:*
Commissioner Maez tables this until the next meeting.
- IV. **Public Comment**
 - A. *Opportunity for the public to provide comments and to address the Planning Commission on items not on the Agenda:*
None received.
- V. **Design Review Board**
 - A. Application for Major Design Review for Pagosa 322 Harman Park Drive. (Public Hearing / Quasi-Judicial Matter): Planning Director James Dickhoff discusses the Pagosa Fun Park application. The conditional use permit was approved for this project. The majority of the properties are mixed use within the vicinity of the application site. The applicant changed the scope of their project from the cancelled March 23rd meeting. Staff received a revised permit application on March 17th. Today is for the Major Design Review of the application and the zoning does allow the uses suggested. The building cannot exceed 35ft to the mid-span and an additional 6ft for a maximum of 41ft overall. The proposed development suggests a maximum height of 36 ft and a 60ft setback off the road. The development meets all setback and height requirements. It is the Planning Director's opinion that the paintball netting does not obstruct the views nor does it pose a visual distraction to the development. Art Dilione and Bob Hart are the applicants and they present their major design review to the board. Art Dilione discusses the overall site design. He states that they have added a new sidewalk, a graded swale for better drainage and a retention pond that ties into the existing drainage. Commissioner Giles asks about parking and suggests that this development will be very successful. He asks if there will be emergency parking available? Art Dilione states that they are working on arrangements with a nearby church for overflow parking. Commissioner Giles asks how these discussions are going. Bob Hart states that they have contacted the church, but nothing has been finalized. Planning Director James Dickhoff states that it was reasonable for the applicants the start off with the suggested 25 number of spaces if they can arrange parking accommodations with the nearby church. He also states that this is appropriate because it is likely most people will be arriving in groups per vehicle or dropped off by parents and not individually. Commissioner Martinez raises concerns for snow storage. She states that they are supposed to have 1 sqft for every 2 sqft of parking. The applicants are in compliance for this with their revised plans. Commissioner Adams asks about discussion with the HOA. Art Dilione states that these discussions are going well and the applicants have attended a number of meetings. He states that the HOA is ready to approve their application. He also states that they will have a written agreement between them and the Harman Park HOA. Planning Director James Dickhoff addresses the site's drainage and that the

applicants will need to direct water, control erosion, and silt after development and during construction. After reviewing the drainage plan, Planning Director James Dickhoff addressed some drainage easements within the property. He suggests that this falls onto the HOA so that it corrected appropriately. Commissioner Parker asks about drainage to the retention pond. Art Dilione shows the board how the site will drain water. He states that it's a relatively small amount of drainage to accommodate. Commissioner Parker states that they are only at 40% of maximum capacity and states that this may be a problem once they max out. Planning Director James Dickhoff states that the retention pond was sized for maximum build out of these Harman Park lots, but is waiting on a confirmation of this. The pond is 43 cubic feet and Planning Director James Dickhoff is working with the engineer to verify this. Commissioner Adams asks about the size of the retention pond. Planning Director James Dickhoff states that the applicants are providing more than the minimum requirements for drainage with the retention ponds. Planning Director says that fire hydrants will be assessed based on the full build-out of the site. Bob Art states that the building will also have sprinklers inside for safety. He also states that there aren't any designated wetlands on the site. Planning Director James Dickhoff discusses access and traffic through the site. He says that the roadways and intersections were designed based on full build-out of Harman Park and there is potential to connect to downtown. Commissioner Parker states that the number of parking spots is still a concern. He suggests that people may park on the street. Planning Director James Dickhoff states that the applicants must show over-flow parkers where to park if the lot is full. The applicants are required to supply one tree for every eight parking spaces. Parking lot landscaping is meant to breakup the asphalt parking lot and could include landscaped spaces or bulb outs. Exterior lighting has not been suggested by the applicants as of yet, but Planning Director James Dickhoff will review these additions as they are presented to staff. Planning Director James Dickhoff states that the applicants are required to provide connectivity to their site and says this could tie into Piedra Road and Harman Park Hill phased trail segments. There is a pedestrian trail easement on the north side of the property as well. The building is fairly large and has 30% corrugated metal, in addition to siding and a stone base. As the building is large, Planning Director James Dickhoff suggests the applicants to off-set the roof. Commissioner Martinez states that the east facing wall is too plain. Planning Director James Dickhoff states that building designs need to be four sided. Commissioner Adams asks bottom line if it meets the Town's code. Planning Director James Dickhoff states no because of the roof line and the east facing wall. Commissioner Parker suggests that breaking up the roof line could prove to be beneficial to the laser tag area as visual interests. Art Dilione states that it would be easier to manipulate the interior than adjust the roof line. He says that they will work with staff on this issue. Commissioner Adams asks about adding hips to the roof to break up the roof line. Bob Hart states that it is a metal building and the snow coming off the roof was also taken into consideration. Commissioner Parker says the more trees the applicants can save, the better because the building is so large. Commissioner Martinez asks about the difference between a hip and a dormer. Commissioner Adams demonstrates the difference. Commissioner Giles suggests a hip or dormer with fake windows. Bob Hart states that they would need to look at the costs. Commissioner Giles states that the building is crisp and clean, but rules are rules and they must adhere to the code. Commissioner Parker asks about a minimum for the number of trees on the property. Planning Director James Dickhoff states that he has met with arborist professionals on how best to preserve the trees from paintballs. The applicants state that they are going to wash the impacts trees once a week. Planning Director James Dickhoff states that the arborist professional recommended 4-6 inches of mulch around the impacted trees to dissipate the paint into the ground. He also suggested some sort of possible screening for maximum protection around the base. Bob Hart states that there are already a lot of pine needles there, but will look to include more as needed. Art Dilione states that he doesn't want to be held to a weekly requirement if the natural weather can take care of this issue. Bob Hart states that they intend to repurpose the trees taken down during the construction process as blinds in the paintball arena. Commissioner Adams asks about the possibility of a group sign instead of just a sign for this business. Planning Director James Dickhoff says that he will mention this to the HOA. Commissioner Parker asks about the positive drainage in the parking lot and freezing in winter. Planning Director James Dickhoff suggests a raised sidewalk and will work with the applicants on this. Commissioner Adams asks about the washing of the trees trunks and striking this from the recommendations. Planning Director James Dickhoff says yes, this

item can be removed. Commissioner Adams asks about the agreement with the HOA and shared parking. Art Dilione says that the approval of the conditional use permit was to include communication with the Harman Park HOA. Planning Director James Dickhoff states that the board cannot direct the HOA rules or direct them how to govern. Commissioner Parker asks about removal of the paintball netting during winter. Art Dilione states that all of the netting will come down during the winter months. Commissioner Adams asks about having the 4-6 inches of mulch reach the drip line. Planning Director James Dickhoff states yes, this would be to the drip line. Commissioner Parker is concerned about the number of trees on the property and wants to make sure as many are saved as possible. The applicants state that they have positioned the development in such a way that a minimal numbers of overall trees will be removed. Planning Director James Dickhoff states that trees do not qualify to break up the roof line. Commissioner Martinez asks about continuing this until next meeting. Commissioner Parker has three main concerns parking lot, sidewalks, and the roof line. Commissioner Parker moves to continue this public hearing for 322 Harman Park Drive until April 26, 2016. Commissioner Martinez seconds. Unanimously approved.

VI. Public Comment

A. *Opportunity for the public to provide comments and to address the Planning Commission on items not on the Agenda:*

None received.

VII. Reports and Comments

- A. Staff Report_ Projects, Updates and Upcoming Development Applications.
- B. Planning Commission – Comments, Ideas and Discussion.
- C. Upcoming Town Meetings Schedule

VIII. Adjournment: Commissioner Parker moves to adjourn. Commissioner Martinez seconds. Meeting adjourns at 7:00 PM.

Commission Chair, Ron Maez