



TOWN OF PAGOSA SPRINGS
Historic Preservation Board
Regularly Scheduled Meeting Agenda
Wednesday, July 27, 2016 @ 5:45p.m.
Town Hall, 551 Hot Springs Blvd.

- I. **Call to Order / Roll Call:**
- II. **Announcements:**
- III. **Approval of Minutes:**
Approval of the June 8 & July 13, 2016 HPB Regularly Scheduled Meeting Minutes
- IV. **Public Comment:**
- V. **Decision Items:**
 - A. Update on County Fair Events, Activities and Promotions
 - B. Certified Local Government (CLG) Annual Report
- VI. **Discussion Items:**
 - A. Waterworks Committee
 - B. October 4, 2016, 1:15pm Bus Tour History Talk Volunteer
 - C. Mural Replacement RFP Review
 - D. Waterworks Site: Listing as an Endangered Place
 - E. HPB Website
- VII. **Reports and Updates:**
 - A. Planning Director Report
 - B. Opportunity for HPB members to briefly present ideas and suggestions as well as potential future agenda items for the HPB's consideration
 - C. Upcoming Town Meeting Schedules
- VIII. **Public Comment:**
- IX. **Adjournment:**

HPB Board Members

Peggy Bergon: HPB Chairperson, **Lindsey Smith:** HPB Vice-Chairperson
Chrissy Karas: HPB Regular Member, **Andre Redstone:** HPB Regular Member,
Judy James: HPB Regular Member, **Brad Ash:** Alternate Member

HPB Mission Statement

"Moving Forward While Preserving the Past"

To provide leadership, engage and encourage partnerships within our community of Pagosa Springs and Archuleta County, increase public appreciation by creating awareness, promoting the preservation of our irreplaceable diverse cultural heritage, architecture, and economy *while* sharing the stories of our past with ideas for the future.



Town of Pagosa Springs Historic Preservation Board
Wednesday, July 27, 2016
Regularly Scheduled Meeting - Staff Report

I. Call to Order / Roll Call:

II. Announcements:

III. Approval of Minutes:

A. Approval of June 8 & July 13, 2016 Regularly Scheduled Meeting Minutes.

Staff recommends the HPB approve the June 8 and July 13, 2016 regularly scheduled meeting minutes after finding that they are accurate.

IV. Public Comment:

Opportunity for the public to provide comments and to address the Historic Preservation Board on items not on the Agenda.

a. TIME LIMIT: Up to 2 minutes per person and a total of 20 minutes.

At this time, Public Comment will be accepted for items not included as an agenda item. Interested persons have the opportunity to address the Historic Preservation Board and express your opinions on matters that are not on the agenda or not listed as a public hearing item on the agenda. Public comments on any pending application that is the subject of a public hearing at the current or a future meeting may only be made during such hearing. The total time reserved for Public Comment at each meeting is 20 minutes, unless extended by a majority vote of the Planning Commission and each comment is limited to 2 minutes.

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- I. **Call to Order / Roll Call:** Peggy Bergon calls the meeting to order at 5:47 PM. Present were members Lindsey Smith, Judy James, Andre Redstone, and Chrissy Karas. Also present was Associate Planner Rachel Novak.
- II. **Announcements:** Chrissy Karas will bring the winning photos to FroYo soon.
- III. **Approval of Minutes:**
Approval of May 25, 2016 HPB Meeting Minutes: There is a spelling error on Mike's name. Strike Peggy's comment on liking the vinyl fence better than the brick wall. On page 3 change item "C" to a formal motion. On the decision item on page 3 David Schanzenbaker, Mike Heridity, Mike Davis, Courtney King. Change David Schanzenbaker to Council Member Schanzenbaker. On page 4 strike after Peggy Bergon's comment to leave the heritage brochure alone. Insert that the HPB is happy with the direction of the photographic brochure. Peggy Bergon would like to have a set protocol in place for future demolition in the Historic District properties in reference to Jeff Greer's property. This would include a better recordation of the site and property. Page 3: the Board would like staff to address the permanence or the temperate nature of the new fence as an administrative undertaking and the HPB would like clarification as to how this would be addressed. Approve the minutes as amended.
- IV. **Public Comment:** NONE
- V. **Decision Items:**
- A) *Recommendation for the Re-Appointment of Chrissy Karas as a regular member of the HPB:* Chrissy Karas says she would like to assist with the 125th year celebrations and the cemetery work, but would like to take a break from the Board. **Judy James moves to recommend to Town council to renew Chrissy Karas' appointment to the HPB as a regular member for a 4-year term between July 1, 2016 and June 30, 2020. Lindsey Smith seconds. Unanimously approved.**
- B) *Recommendation for the Re-Appointment of Andre Redstone as a regular member of the HPB:* Andre Redstone would like to continue his involvement with the Board. **Judy James moves to recommend to Town council to renew Andre Redstone appointment to the HPB as a regular member for a 4-year term between July 1, 2016 and June 30, 2020. Lindsey Smith seconds. Unanimously approved.**
- C) *Final Sandwich Board Sign Survey Responses: Recommendations for Town Council:* Peggy Bergon understands that the HPB needs to give a recommendation to Town Council. She would like that the Downtown District knows the Board has heard their thoughts and would like to make sure they have this information. She suggests to the Board to have a work session possibly before or after the Town Council recommendation. Andre Redstone discusses the District's concern for removing parking in the 400 block. He clarifies from a recent CDOT meeting that no parking will be removed from the 400 block. Chrissy Karas addresses the District's concerns with the fast traffic downtown. She will help with a petition to slow the speeds through the

downtown. On question 2 the HPB discusses how the best direct traffic back to Lewis Street. Andre Redstone says how can public liability be minimized and the answer lies with having the signs meet the code. He also recommends confirming how the sandwich board sign survey was decided upon through Town Council. The HPB agrees that they would like to see compliance with the code and then enforced by staff. Peggy Bergon would like these responses given to the district. Andre Redstone discusses the HPB taking a more proactive role in aiding with attracting more local customers downtown by enhancing the atmosphere. He also recommends a downtown authority to possibly be on the next ballot to help beautify the downtown. Peggy Bergon feels that there was enough of a response on question 9 to hold a work session. Andre Redstone feels there is a lot of talk from the district in response to the HPB's questions, but not enough interest and feedback to aid in decision making. Judy James would like to see more local vendors on Reservoir Hill including the Town's local breweries. The Board agrees and is in support of having more local businesses up on Reservoir Hill. Andre Redstone would like to make a request to Town Council for a greater enforcement of the code on this issue. The Board discusses how to best utilize Lewis Street for festivals and possibly have musicians play on a regular basis. Judy James suggests including the Town Council, TTC, and the Chamber of Commerce in these discussions. Andre Redstone suggests having more diverse backgrounds of people to generate the missing interest in the area. He asks what the Board can do to help encourage a greater inclusiveness of the downtown. He also asks how the Board can help raise the bar and level of service in restaurants and other businesses in the area. Judy James would like staff to seek from Town Council on clarification what they would like to hear from the HPB in regards of the survey. Andre Redstone would like to have an email chain to finalize this decision. **This item has been tabled.** Lindsey Smith will start the email chain.

D) Education Tent Presentation Table at the Archuleta County Fair: Judy James moves to approve having a presentation table at the Archuleta County Fair. Andre Redstone seconds. Open for discussion. Peggy Bergon recommends peg board for the displaying photographs. The student poster contest winners will be presented at this event. Peggy Bergon wants to clarify how all of this is going to work. Judy James will offer some time to maintain the table. She believes that the Board would need to register for at least three days. Lindsey Smith recommends having plenty of handouts for the event. She also asks if they could share a space with another table so the Board doesn't have to be there the whole time. Andre Redstone would like to have the entire HPB one day for a presentation. Chrissy Karas suggests having some photos of the Rumbaugh Creek Bridge and about that project. Peggy Bergon is unsure about how large the space would be. **Unanimously approved.**

VI. Discussion Items:

- A) *October 4, 2016, 1:15pm Bus Tour History Talk Volunteer:* Peggy Bergon is unsure about who could be available for this event as it is a Tuesday. This item has been tabled.
- B) *Consideration of Future Repurposing of the Town Owned Water Works Facility with Public input work session:* The first meeting is set for next Thursday the 16th. Chrissy Karas suggests having a nice meeting center or certified kitchen space for this site. Andre Redstone would like to have two active Board members on the committee and has asked HPB member Lindsey Smith to join. Lindsey Smith has expressed interest in this endeavor and has accepted this invitation. Andre Redstone would like clarification

on what exactly the committee is; if it is part of the HPB or strictly guided by staff. Peggy Bergon asks how committees work and if they are formal meetings. Andre Redstone uses the TTC as an example and says that they have many committees that have formal meetings. Judy James says that staff would help provide information to the committee, the committee would bring the decisions to the HPB, and then the HPB would make a final decision. Andre Redstone asks about what the HPB would like to do in terms of the size of the committee. Peggy Bergon feels that having too many members on a committee can be complicated. She asks Andre Redstone if he would like a cap on the committee. He would like to wait and see who will attend the meeting next Thursday, June 16th. Andre Redstone would like to know the value, scope, and potential for the site. He also asks about the 20 year grant restriction if the Town is awarded the SHF grant for the Waterworks site. Peggy Bergon feels that the committee will be used to flush out the ideas through the public. Andre Redstone says the committee will provide guidance to the HPB on railing designs and various other components of this project.

VII. **Public Comment:** NONE

VIII. **Reports and Comments:**

A. *Planning Department Report*

B. *Historic Preservation Board Discussion and Ideas:* Peggy Bergon would like the recording of cemeteries on the next agenda. Andre Redstone would like to have the museum as a discussion item on the next agenda. Andre Redstone would like to possibly have some communication with the museum as part of the committee discussion.

C. *Upcoming Town Meeting Schedule*

X. **Adjournment:** Andre Redstone moves to adjourn. Judy James seconds. Unanimously approved. The meeting adjourned at 8:15 PM.

HPB Board Members

Brad Ash: HPB Chairperson, **Peggy Bergon:** HPB Vice-Chairperson, **Chrissy Karas:** HPB Regular Member, **Andre Redstone:** HPB Regular Member, **Judy James:** HPB Regular Member

HPB Mission Statement

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Town of Pagosa Springs
Historic Preservation Board
Regularly Scheduled Meeting Agenda
Wednesday, July 13, 2016 @ 5:45p.m.
Town Hall, 551 Hot Springs Blvd.

- I. **Call to Order / Roll Call:** Peggy Bergon calls the meeting to order at 5:45PM. Present were members Lindsey Smith, Chrissy Karas, and Andre Redstone. Also present were Planning Director James Dickhoff and Associate Planner Rachel Novak.
- II. **Announcements:** NONE.
- III. **Approval of Minutes:**
Approval of the June 22, 2016 HPB Regularly Scheduled Meeting Minutes: Remove Planning Director James Dickhoff from the minutes. Include the June 8th minutes on the next agenda. Andre Redstone moves to approve the minutes as amended. Lindsey Smith seconds. Unanimously approved.
- IV. **Public Comment:** NONE.
- V. **Decision Items:**
A. Final Sandwich Board Sign Survey Responses: Recommendations for Town Council: Andre Redstone says that several Board members have brought up issues with not only the sandwich boards, but also containers. He feels that any decision should include all paraphernalia and not just sandwich boards. Chrissy Karas suggests that the Board recommend to Town Council to enforce the code. The Board agrees that this should include the entire Historic Business District and not just Main Street. Currently, the code allows for one sandwich board sign per building and per business. Andre Redstone feels the sign content should be left up to the tenants. Andre Redstone says that any sandwich board sign should follow a similar style represented by each building and existing signage. Peggy Bergon wants to ensure the District knows that the Board supports them, but wants them to be aware that the Town needs to enforce the code. Andre Redstone would like to word the recommendation to Town Council to include that this is a public liability matter for the Town to enforce the code. This is solely about statute. Currently, the code allows 2sqft per side in the Historic Business District and Andre Redstone feels that this is proportional to the existing available space. Anything placed in the Town ROW would require Town Council approval. Peggy Bergon feels that businesses should potentially be allowed to have other items on the sidewalks. Planning Director James Dickhoff says that businesses can use up to 25% of their building frontage for displays. This would be included in that 25% of store frontage. Andre Redstone says that the signs could be limited to 12inches wide and 24inches tall on some sort of legs. This could help limit the space that the signs would occupy the public ROW. He also says that the signs should potentially be limited to an overall height of 30-36inches. Andre Redstone also suggests increasing the surface area to 5sqft per side to compromise with businesses. The Board agrees that a 42inch height would be appropriate and encompass all of the existing signs. Andre Redstone feels that if the Board does not get compliance within a couple of years, then the HPB should look at this issue again. Andre Redstone asks how to handle the plastic newspaper and magazine dispensers. He suggests asking Town Council to allow the Board to handle this issue. He

asks if they can limit the number within the District. The Board says perhaps having these containers inside could help solve this problem or having them directly against buildings. Peggy Bergon suggests having a location in Town where these types of businesses could have all of their written materials. Andre Redstone feels that having certain items in one location while others can have them outside their businesses is a double standard that should be avoided. **Andre Redstone moves to the HPB recommend to Town Council to allow the continued use of Sandwich Board signs under the existing provisions of the “Land Use Development Code Article 6 section 6.12.4.B” and the Adopted “Design Guidelines for the Historic District and Local Landmarks Chapter 8,” within the entire Historic District with the following changes that signs be limited to 5sqft per side and the signs also be limited to 42inches in height. Chrissy Karas seconds. Unanimously approved.**

B. Update on County Fair Events Activities and Promotions: Peggy Bergon is unable to be part of the Fair activities. She received an email from the head brewer at Riff Raff and unfortunately cannot participate in a commemorative brew for the event. They have opened the main stage to the Board for a brief presentation on the various anniversaries happening this year. Thursday 4-6 or Friday 11-1 are the current open slots. Planning Director James Dickhoff and Associate Planner Rachel Novak discuss the various activities already scheduled through Jeff Laydon for the Fair. Peggy Bergon would like to have the student poster contest winners in the Fair Book or announce them somehow. Andre Redstone recommends a separate gathering for this instead of at the Fair as HPB members are limited at this time. Peggy Bergon suggest the Chili ChaCha. Lindsey Smith says that if she had at least one volunteer, she could man a table for the event and discuss the Board and its mission. Andre Redstone says he could help construct a display board for the event. Associate Planner Rachel Novak will contact Jeff Laydon on this. Staff will also check with the mayor to see if can present at the Centennial Rach presentation.

C. HPB Website: The Board would like to see historic photos, links as a resources tab, and the walking tour brochure. The Board would like staff continue with developing the website and is excited to see the finished product.

D. Mural on Main: The Board would like to see the RFP open to the public and preferably from someone within Archuleta County. This project would be open to all art forms and not just paint. Peggy Bergon asks if the space could be used for a larger park space with an opening to behind the wall. Planning Director James Dickhoff says that it could be a possibility, but they would need to have a clear vision for this idea. It is unlikely though. Peggy Bergon feels that this is a greatly underutilized space. Andre Redstone feels that the budget for this project is substantial and the wall should be able to be pushed back to allow for more artwork. **Andre Redstone moves to recommend to Town Council that the Mural on Main project go out to the general public at large, with a preference to artists in Archuleta County, and an RFP will be forthcoming by the end of the month. Lindsey Smith seconds. Unanimously approved.**

E. Waterworks Site: Listing as an Endangered Place: Planning Director James Dickhoff says that Rebecca Goodwin is willing to prepare this document for the Waterworks Site. The deadline is fast approaching and the Board needs to make a decision as soon as possible to support this nomination. Andre Redstone says that this is premature as the newly formed Waterworks Site Planning Committee is currently working to develop ideas for the future of the site. He asks what the value of this would be to the Rumbaugh Creek Bridge or the site in general. Lindsey Smith says that because someone is willing to do this for the Town, she says that the Board should support this effort. Andre Redstone feels that if the

site was to be nominated it may be the catalyst the community needs to support the site. **Andre Redstone moves that the HPB approve the submission of nominating the Waterworks Site as an Endangered Place, with assistance from Rebecca Goodwin and staff. Lindsey Smith seconds. Unanimously approved.**

VI. Discussion Items:

- A. *Waterworks Committee:* Andre Redstone discusses the committee's last meeting. Planning Director James Dickhoff provided the committee with information on the grant that the railing is not included in the grant for the Rumbaugh Creek Bridge. Andre Redstone says that the committee was formed to compare the scope of potential possibilities and engage the public on this matter. He would like feedback or an endorsement from Town Council to take this to the public. He would like guidance from the Board to how the committee should proceed with engaging the public. Planning Director James Dickhoff says he will be presenting at Town Council next week and he will include these discusses along with including discussions on the upcoming Comprehensive Plan update as this particular site is identified within the Comprehensive Plan and Downtown Master Plan. Andre Redstone just wants to ensure that the public has ample opportunities to provide their thoughts and feedback. Andre Redstone feels that the museum should be more involved with the discussions, especially because they are currently asking for significant funds to continue their operations.
- B. *October 4, 2016, 1:15pm Bus Tour History Talk Volunteer:* Staff will attempt contacting them again.
- C. *Historic District Walking Lunch Work Session:* Staff feels it may be appropriate to have the Board have a walking work session to identify problems and get the Board more familiar with the downtown area as a whole. With the Comprehensive Plan update RFP out, it would be valuable for the Board to walk the district. Peggy Bergon feels that this would be an excellent idea in the fall. Andre Redstone thinks that this would be a perfect opportunity to engage the public in the Historic District. He also feels that the Board should be reaching out to people about listing their properties if they are eligible. He would like to have further discussions on Hermosa Street

VII. Reports and Updates:

- A. *Planning Director Report:* A full report will be reported at the next meeting. Staff has finally received the design plans for the Rumbaugh Creek Bridge project and have sent these to SHF staff. Andre Redstone would like to see the RFP when it is ready to go out.
- B. *Opportunity for HPB members to briefly present ideas and suggestions as well as potential future agenda items for the HPB's consideration:* Peggy Bergon would like to have the Fort Lewis Cemetery on the next agenda about surveying and recording the area. She would like to include if the Board would like to even pursue the October 1st deadline. Andre Redstone says that the museum has asked for funding and he would like the Board to consider helping the museum move forward with any endeavors and aid in facilitating processes for them. He suggests a correspondence with staff, the Board, and both museums and perhaps some Town Council members to help facilitate a dialogue. Peggy Bergon suggests Board members attending a Museum Board Meeting. Staff recommends attending a Town Council work session on this matter.
- C. Upcoming Town Meeting Schedule

VIII. **Public Comment:** NONE.

IX. **Adjournment:** Lindsey Smith moves to adjourn. Andre Redstone seconds. Unanimously approved. The meeting adjourns at 8:18PM.

HPB Board Members

Peggy Bergon: HPB Chairperson, **Lindsey Smith:** HPB Vice-Chairperson
Chrissy Karas: HPB Regular Member, **Andre Redstone:** HPB Regular Member,
Judy James: HPB Regular Member, **Brad Ash:** Alternate Member

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V. Decision Items:

A. Update on County Fair Events, Activities and Promotions

<p>BACKGROUND/PURPOSE</p>	<p>The HPB has been preparing to participate in the County Fair, August 4-7, 2016. The HPB has a few outstanding items for decisions. This agenda item is provided to ensure all decisions needed can be done in a timely manner, since the event is coming up very soon. Staff has reached out to Jeff Laydon to clarify the following: reserving rooms for performers, creating invitations for the Centennial Ranchers presentation, getting banners made of the badges, contacting the Mayor and County Commissioners to be the master of ceremonies for the Chuck wagon presentation, and contacting the Centennial Ranchers.</p> <p>Staff recommends the Board identify members who will be assisting in the manning of the table at the education tent. Currently, Lindsey Smith has volunteered to man the booth, but staff recommends at least one other member is there to represent the HPB. Staff can assist in the creation of the materials for the booth (handouts, tax credit sheets, assist in making the tri-fold(s), print photographs, etc.) as needed.</p>
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V. Decision Items:

B. CLG Annual Report

BACKGROUND/PURPOSE

Staff is currently compiling the information required for the CLG 2016 Annual Report. Staff would like guidance on the following sections:

31. What CLG accomplishment/achievement/event in State Fiscal Year 2016 makes the Commission/Board proudest?

32. Describe any problems – operational, political or financial – encountered by the CLG in State Fiscal Year 2016.

33. Describe any planned/projected Commission/Board activities for State Fiscal Year 2017.

VI. Discussion Items:

A. Waterworks Committee

BACKGROUND/PURPOSE	<p>Recent conversations (July 21, 2016) with our new State Historical Fund staff contact, has indicated that a repurposing of projects that have received SHF grant funding is a negotiation process to ensure the historic nature of a property is not compromised. We had previously received a blanket “NO” to such future repurposing improvement proposals from the previous SHF staff member which is incorrect. In addition, what was conveyed to town staff regarding the repayment of a loan if SHF did not agree with proposed modifications, was not accurate. Loan repayment option is not an option. Our new SHF contact seemed to believe that reasonable adaptations to properties were acceptable given the outcome of negotiations.</p> <p>The planning director intends to provide an update to the Sub-Committee in the very near future.</p> <p>The committee will host a public input forum on this subject in the near future. To ensure broad community involvement, staff will be test driving a web page for this project to communicate the history of the site, provide potential considerations for repurposing/developing the site, convey updates on the bridge and water works facility restoration projects, and seek public comments.</p> <p>Staff would like to use this as a test for future projects to keep the public up to date and encourage community involvement. You can access the Draft website at this link: http://townofpagosasprings.wix.com/waterworkscommittee . Please provide any comments to Rachel or James.</p>
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VI. Discussion Items:

B. October 4, 2016, 1:15pm Bus Tour - Historic Walking Tour Volunteer

BACKGROUND/PURPOSE	<p>There is a bus tour arriving 10/04/16 and they would like to attend a Historic District walking tour. The HPB had previously committed to providing volunteers for this requested special historic walking tour engagement, back in 2015. Staff has reached out to the group, but their contact person is currently out of the country. He will provide more details upon his arrival next week.</p> <p>Staff recommends the HPB solicit and secure at least 2 volunteers to conduct this specially scheduled historic district walking tour.</p>
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VI. Discussion Items:

C. Review of DRAFTED Mural Request for Proposals.

BACKGROUND/PURPOSE	<p>Staff has drafted the RFP for the replacement of the Mural on Main Street.</p> <p>The HPB is asked to provide comments on the draft no later than the August 10, 2016 HPB meeting.</p>
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VI. Discussion Items:

D. Waterworks Site: Listing as an Endangered Place

BACKGROUND/PURPOSE	<p>Staff reached out to Rebecca Goodwin promptly after the July 13th meeting and told her the Board’s decision to approve of her writing in the nomination. Staff has since been in contact with her to assist with the details of the site and building to make the application stand out. Staff will continue to provide updates on the nomination at future meetings.</p>
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VI. Discussion Items:

E. HPB Website

BACKGROUND/PURPOSE	<p>Staff has made the requested changes to the HPB site and would like feedback prior to putting this link on the Town’s site.</p> <p>http://townofpagosasprings.wix.com/historicpb</p>
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VII. Reports and Updates:

A. Planning Director Report

PLANNING COMMISSION (PC) UPDATE

- 1) The PC has been conducting discussions regarding smaller lot sizes in the R-12 and R-18 districts as well as the potential effects of vacation rentals, in preparation for a work session that has been requested by the Town Council.
- 2) The PC has begun discussions about the Town's zoning map and potential suggested revisions to bring to Council in the form of recommendations for zoning map amendments.
- 3) Design Review Board recently approved the Axis Health Systems "Major Design Review" Application and development at 52 Village Drive.
- 4) PC has decided to hear Vacation Rental Conditional Use Permits at public hearing versus having them considered administratively. The purpose is to ensure the public notification process is conducted so that neighboring properties are aware of such proposals.
- 5) Currently the PC has an open regular seat and one alternate seat to fill, and have been actively soliciting potential candidates.

The Next Regularly scheduled PC meetings will be conducted on July 26 and August 9 at 5:30pm in Town Hall.

TWO RIVERS GRAVEL PIT

On June 28, 2016, the Archuleta County Board of County Commissioners, denied the issuance of a permit for the proposed Two Rivers Gravel Pit, 15 miles south on Trujillo Road. The Town Planning Director had provided concerns regarding the exclusive use of Town roads for transporting deliveries, requesting an equitable delivery route map and plan.

SAFE ROUTES TO SCHOOL GRANT

The Project Manager is issuing a request for qualifications for design and engineering services in compliance with CDOT regulations. Responses are due back on August 1, 2016. Construction is planned to occur in 2017. Our Safe Routes to School Infrastructure grant application was fully funded at \$346,500. The state received 21 applications with our application scoring #4 out of the 7 projects awarded funding.

Following are the financial contributions the Planning Director was able to negotiate and secure for the project: SRTS approved \$346,500, The Town Council approved \$80,000, the BOCC \$10,000 and the School district \$3,500, Totaling \$440,000.

WATER WORKS FACILITY FUTURE REPURPOSING

The HPB has designated a sub-committee to coordinate a public input work session format regarding the future potential of the Water Works Facility site, including the stone arch bridge. This is being initiated to ensure a full understanding of the site is considered for potential future repurposing and use of the Town owned site. The information will be valuable as this site is considered in our 2006 comprehensive plan as an opportunity site. The results will be incorporated into the 2016 Comprehensive Plan Update.

Recent conversations (July 21, 2016) with our new State Historical Fund staff contact, has indicated that a repurposing of projects that have received SHF grant funding is a negotiation process to ensure the historic nature of a property is not compromised. We had previously received a blanket "NO" to such future repurposing improvement proposals from the previous SHF staff member which is incorrect. In addition, what was conveyed to town staff regarding the repayment of a loan if SHF did not agree with proposed modifications, was not accurate. Loan repayment option is not an option. Our new SHF contact seemed to believe that reasonable adaptations to properties were acceptable given the outcome of negotiations.

The planning director intends to provide an update to the Sub-Committee in the very near future.

RUMBAUGH CREEK BRIDGE UPDATE

We have received the preliminary restoration plans, unfortunately 3 months behind schedule. State Historical Fund staff was sent the plans for review in June, however, they claim they were not received, thus, we have resent the plans and expect review comments back before mid-August. Revisions will be incorporated into the design plans and RFP issued for construction services. The RFP will be forwarded to the HPB for review prior to the advertisement.

TOWN TO PAGOSA LAKES TRAIL, EAST PHASE UPDATE:

This trail segment project has been advertised for construction bids. Staff will bring the bid abstract with budget considerations on August 2, 2016.

TOWN TO PAGOSA LAKES TRAIL, WEST PHASE UPDATE:

We have received CDOT Right-of-Way approval and have submitted final plans to CDOT for final review. We are expecting to receive approval to proceed with advertising for construction bids by July 29th at which time we will advertise for construction bids, to ensure construction can begin in 2016.

HARMAN PARK DRIVE

We have met with members of the Harman Park Association board, to discuss the considerations for the Town's acceptance of Harman Park Drive, Papoose Court and Red Ryder Court into the Town's Road system. Staff hopes to bring considerations to Town Council in the near future.

MAIN STREET MURAL

We have conducted discussions with the High School Art Teacher regarding the potential of a student mural project. Though the interest was very high, it was determined they would not be able to accommodate such a project this school year, but, wanted to have the opportunity during the next round (next art work change out in 5 years) or another appropriate project. Town Council did not oppose the advertisement for the artwork replacement to the general public. The HPB will be provided a draft RFP for comments prior to advertisement.

MILL CREEK ROAD ANNEXATION

Staff is working on the annexation process, currently developing the legal description of the area to be considered for annexation. Local surveyors are very busy currently, thus staff hopes to have the legal ready for the August 18 TC meeting.

COMPREHENSIVE PLAN UPDATE

We have advertised for the 2016 Comprehensive Plan Update. The RFP was available on July 14 and bids are due back prior to August 5, 2016. Staff will provide a summary of responses to Town Council at the August 18, 2016 meeting for award consideration.

Staff would like to have a small committee review the RFP's and conduct interviews with the short listed respondents. A TC member or two would be very beneficial on this review committee, and suggests at least one appointment by Town Council. Staff will ask the Planning Commission, Parks and Recreation and Historic Preservation Board to also participate.

SMALLER LOT SIZES IN THE R-12 AND R-18 DISTRICT

The Planning Commission has conducted numerous discussions this year regarding the consideration of allowing smaller lot sizes in the R-12 and R-18 residential districts, consistent with the current allowed dwelling unit densities. The PC has also discussed potentially increasing allowable densities for multi-family dwelling units in both of the districts. Discussion also included how Vacation Rentals may affect the smaller lot consideration in relation to available work force housing.

Staff had recently prepared ordinances for Town Councils consideration, however, Town Council requested a work session with the PC to discuss the matter further including the effects of vacation rentals. The Planning Commission respectfully requests the work session take place in the near future in an effort to receive direction from Town Council on the matter, in preparation for bringing the matter back to Town Council for a decision.

COUNTY / TOWN PLANNING AND DEVELOPMENT APPLICATION REVIEW

The Archuleta County Planning Department and Town Planning Department have been working together to ensure each entity receives an opportunity to comment on projects that are occurring with each other planning areas. This has helped ensure continuity between the two entities and consistency within our community. With development at its highest point since 2007-2008, the Town Planning Director has reviewed and commented on approximately 12 County Development projects this year.

VII. Reports and Updates:

- B. Opportunity for HPB members to briefly present ideas and suggestions as well as potential future agenda items for the HPB's consideration.

This is an opportunity for individual HPB members to bring up ideas and potential future agenda topics. Future agenda topics should be consented to by a majority of the board. Please keep your presentations brief and on topic.

VII. Reports and Updates:

- C. Upcoming Town Meeting Schedules

a.	<p>Next Scheduled PC Meetings:</p> <ul style="list-style-type: none"> ~ Tuesday, August 9, 2016 @ 5:30pm in Town Hall, Regular Meeting ~ Tuesday, August 23, 2016 @ 5:30pm in Town Hall, Regular Meeting
b.	<p>Next Regular Scheduled HPB meetings:</p> <ul style="list-style-type: none"> ~ Wednesday, August 10, 2016 at 5:45pm in Town Hall ~ Wednesday, August 24, 2016 at 5:45pm in Town Hall
c.	<p>Next Regular Town Council Meetings:</p> <ul style="list-style-type: none"> ~ Tuesday, August 2, 2016 at 5pm in Town Hall ~ Thursday, August 18, 2016 at 5pm in Town Hall
d.	<p>Next Regular Parks and Recreation Board Meeting:</p> <ul style="list-style-type: none"> ~ Tuesday, August 9, 2016 @ 5:30pm in the Ross Aragon Community Center ~ Tuesday, September 13, 2016 @ 5:30pm in the Ross Aragon Community Center

VIII. Public Comment:

Opportunity for the public to provide comments and to address the Historic Preservation Board on items not on the Agenda.

a. TIME LIMIT: Up to 2 minutes per person and a total of 20 minutes.

At this time, Public Comment will be accepted for items not included as an agenda item. Interested persons have the opportunity to address the Historic Preservation Board and express your opinions on matters that are not on the agenda or not listed as a public hearing item on the agenda. Public comments on any pending application that is the subject of a public hearing at the current or a future meeting may only be made during such hearing. The total time reserved for Public Comment at each meeting is 20 minutes, unless extended by a majority vote of the Planning Commission and each comment is limited to 2 minutes.

IX. Adjournment: Prepared by: Rachel Novak, HPB staff, Planning Department