



551 Hot Springs Boulevard
Post Office Box 1859
Pagosa Springs, CO 81147
Phone: 970.264.4151
Fax: 970.264.4634

**TOWN COUNCIL SPECIAL MEETING MINUTES
WEDNESDAY, NOVEMBER 7, 2012
Town Hall Council Chambers
551 Hot Springs Blvd
5:00 p.m.**

- I. **CALL MEETING TO ORDER** – Mayor Aragon, Council Member Alley, Council Member Bunning, Council Member Cotton, Council Member Lattin, Council Member Schanzenbaker, Council Member Volger
- II. **APPROVAL of MEETING MINUTES FROM OCTOBER 23 & 25, 2012** – The minutes were approved as read.
- III. **PUBLIC COMMENT** – None
- IV. **DELEGATIONS**
 1. **Greg Schulte** – County Administrator Greg Schulte will be leaving Archuleta County this month as he takes a new position in California. He was unable to attend this evenings meeting. Mr. Schulte has been a great asset to the County during their financial struggles in 2008 and will be missed. Attorney Todd Starr will be intern county administrator for the time being.
- V. **LIQUOR LICENSES**
 1. **Liquor License Renewal – Pagosa Resort & Spa, 165 Hot Springs Blvd, Pagosa Springs** – Council Member Bunning moved to approve the liquor license renewal for Pagosa Resort & Spa, Council Member Volger seconded, unanimously approved.
 2. **Special Events Liquor Permit – Pagosa Springs Community Facilities Coalition Christmas Concert December 21, 2012 at the Ross Aragon Community Center Pagosa Springs** – Council Member Volger moved to approve the special events liquor permit for Pagosa Springs Community Facilities Coalition for their Christmas Concert December 21st, Council Member Lattin seconded, unanimously approved.
- VI. **NEW BUSINESS**
 1. **2012 Budget Amendment, Attorney Fees and Park Utilities** – Town Attorney Bob Cole and his staff work diligently for the Town, and this year there have been several items that have been unforeseen. The 2012 budgeted amount of \$80,000 is not going to be enough for this year so an additional \$30,000 is requested. PAWSD began charging the town for water usage in 2011. The town is in the process of finding alternatives to using potable water for the parks, however South 8th Street park is using a large amount of water to keep it green. The amount requested for the 2012 budget is \$30,000, a \$21,000 increase from the original budget. Council Member Bunning asked about recovering legal fees due to the lawsuit against the town, Town Manager Mitchem said that the town will be asking for refunding of those fees. Council Member Lattin moved to approve the Amendment to the Capital Fund Reserves of \$21,000 for the Park Utilities 51-68-218 and an Amendment to the General Fund Reserves of \$30,000 for the Attorney/Legal 10-44-226, Council Member Volger seconded, unanimously approved.
 2. **Wayfinding Plan Implementation, Monument Signs** - The Wayfinding & Signage subcommittee of the Town Tourism Committee has been focused on implementing the Pagosa Springs "Streetscape, Furnishings and Signage Plan," adopted by Town Council in August 2008. The subcommittee recently focused its efforts on providing enhancements to the existing

Gateway Entrance Monument Signs. The subcommittee has worked with a designer to create a facelift to the existing structures. The subcommittee is also working with Parks & Rec staff to design landscaping, featuring mature trees behind the structure, and a water cistern to aid in watering the added landscaping. Additionally, electrical is planned to be added to each sign location, allowing for the sign to be backlit, like the other new sign structures, plus it will allow for holiday lighting on the added landscaping. The proposed costs of the enhancements for each of the structures are estimated not to exceed \$15,000, less than \$30,000 for the entire project. Council Member Schanzenbaker asked about the reservoir hill directional signage on the hill. The subcommittee has prioritized the entrance signs at this time to get the visitors to stop in Pagosa.

- 3. Application for Demolition of Structure within Historic District at 480 Lewis Street** – The applicant, Mr. David Stuard, is requesting the Town Council approve the demolition of the structure located at 480 Lewis Street formerly the Devore Home. The structure is in disrepair and according to the Historic Preservation Board, a non-contributing structure to the historic district. The business owner would like to demolish the home and build a parking lot to be used by the adjoining restaurant development at 468 Lewis Street. The HPB approved the alteration of the old San Juan Supply building at 468 Lewis Street. The changes include a breezeway and outdoor seating area. October 31st the HPB recommended the demolition with several conditions. The conditions set aside the ability to provide the history of the structure to the public. The applicant would like to be supportive of the conditions and offered the HPB \$1,500 toward these items, as well as the site for interpretive information. The HPB suggests the applicant provide a \$25,000 deposit for the board to hire personnel to complete these conditions. Council Member Lattin said that if left to the applicant there may be historical items that are not discovered, she also asked about the \$44,000 bond in which Planning Director Dickhoff said would be addressed in the next item. Mr. Andre Redstone sits on the Historic Preservation Board, he said that accruing of historical items from a demolition is traditionally undertaken by the applicant. He said the HPB has tried to identify the history of the property and understands change in the historic district is inevitable. Mr. Redstone said the value to be retained is the history of the site, including the bricks and roof timbers to be used as a storyboard to speak to the history of the site. He said Mrs. Devore may have historical oral significance for the future generations. Council Member Volger said he understands the significance but asked who would be the best one to obtain this data. Planning Director Dickhoff said the HPB could have required the applicant to hire a professional, but they offered these conditions to the applicant as their responsibility instead. The applicant has offered \$1,500 toward the collection and oral/written history of these conditions. Mr. Redstone said the manner must be done professionally in order to have value to future viewers, he said the \$1,500 offer is not enough. An interpretive sign may be cost over \$5,000 and a historical professional may be over \$25,000 to gather the data. Planning Director Dickhoff said it is very typical to ask the applicant to pay for these costs, he said the applicant is trying to buy his way out of the conditions, he said the HPB would really like to have the applicant take care of the conditions. The HPB would like to serve as an advisory role and Council Member Bunning said there are too many variables to agree to the conditions. Mr. Redstone said the HPB felt that since the applicants hired a professional to research the information on the building and produce a quality report, they thought the applicants would use the same professionals to comply with the conditions. Mr. Hessman said applicant has spent funds to hire professionals to look at the building and the historical value in order to establish its value as an asset to the restaurant, he said the applicant is ready to move forward with plans for the restaurant and parking lot. Planning Director Dickhoff said Section 8.6.4 LUDC says Town Council will give consideration to find any historical items and give them to a museum. He said the foundation of the old adobe structure is in the crawlspace and should be used if possible in the interpretive area. Council Member Cotton said the HPB is being unfair to the applicant, and the \$25,000 is excessive. Council Member Volger asked if the HPB and the applicant can decide on a person who will look for those items requested. Mr. Redstone said the process is convoluted but the start of the process was the review of the building, the next he said is finding those historical items, he said the roof timbers and the early brick foundation are all that is left and should be used in the interpretive site. Council Member Lattin said Mr. Bell's report states there is no relevance to the historical site and that the floorplan of the house and photos is the only items that should be completed. Mr. Hessman, said he doesn't believe there is much available in the timber trusses as Mr. Redstone referred to since there had been a fire years ago. Mr. Hessman said the applicant is open to letting

the HPB come in to the house before, during and after demolition to find those items they deem historical to be used in the interpretive site or given to the museum. HPB member Chrissy Karas said they are trying to work with the applicant to tell the story of the building. Council Member Volger said that the board wants to demolish the building and retain the historical value and would like the applicant and the HPB to work together to solve the issue. Council Member Volger moved to approve the demolition of the residential structure within the historic district located at 480 Lewis Street finding the structure is a non-contributing structure in the Historic District with the following conditions of approval: 1) document the history of the Devore Home as it is now and during demolition and findings of the former adobe structure with mapping, plans and photographic records; 2) provide an interpretive space to highlight the history of the site, preferably in the planting area along the sidewalk where the building once stood; 3) archive oral and written history to be produced and made available to the public at the Public Library and San Juan Historical Society Museum; 4) adaptive re-use of historical significant materials from the demolished building and of the previous adobe structure foundation be undertaken and materials be reused and retained on site if possible and encourage the board and applicant to work together to see this project go forward as expeditiously as possible., Council Member Lattin seconded, unanimously approved.

4. **Redevelopment Permit Application for 480 Lewis Street** – The applicant, David Stuard, is requesting the council approve the redevelopment of the property at 480 Lewis Street after demolition of the home on the property, develop into a parking lot with 15 parking spaces to be used in conjunction with the restaurant development at 468 Lewis Street. The redevelopment proposes to allow two entrances from Lewis Street with the exit onto the 5th Street alley. There will be a dumpster enclosure screening. The applicant has addressed the parking requirements in the LUDC and is offering 23 parking spaces for the restaurant. The parking lot will be owned by two different owners between the restaurant owner at 468 Lewis St and the owner at 480 Lewis St. The planning department said the requirement is 24’ for 90 degree parking spaces, and is requiring the applicant to show the correct use of the parking lot. The landscaping and lighting is compliant with code. The drainage will be dealt with during the building department process. A bicycle rack will be installed which counts toward the parking space requirements. The Planning Commission recommended a \$44,000 bond, \$17,000 for demolition, and \$27,000 for the repaving in the parking area. The applicant has submitted all fees and documents as required. Paving of 5th St Alley along with signage would be required with the parking lot exit onto the alley. The parking system will accommodate the required parking and allows for smaller drive areas within the parking lot. No public comment. Council Member Lattin moved to approve the redevelopment permit as proposed and as submitted for 480 Lewis Street with the following additional conditions; a) the applicant shall provide a performance bond of \$44,000 for the demolition and redevelopment of 480 Lewis Street, b) applicant shall provide an engineers design and estimate for the cost of paving 120 lineal feet of the alley at 20 feet wide to 5th Street and provide a bond for this amount, c) applicant shall provide evidence the proposed parking lot drive lane widths will function sufficiently, or provide a design consistent with the LUDC, Council Member Alley seconded, unanimously approved. Council Member Lattin asked about snow plowing and future drainage on 5th St, Planning Director Dickhoff said the

VII. PUBLIC COMMENT – None

VIII. NEXT TOWN COUNCIL MEETING NOVEMBER 21, 2012 AT 12:00PM

IX. ADJOURNMENT – Upon motion duly made, the meeting adjourned at 6:45pm.

**Ross Aragón
Mayor**