



Planning Commission, Board of Adjustments & Design Review Board
Special Scheduled Meeting Minutes
Tuesday, February 26, 2013 at 5:15 p.m.
Town Hall, Council Chambers, 551 Hot Springs Boulevard, Pagosa Springs, Colorado 81147

- I. Call to order / Roll Call** – Commissioner Hart (Vice-Chair), Commissioner Maez, Commissioner White and Commissioner Parker (arrived at 5:33pm) were present.
- II. Announcements**
- III. Approval of Minutes**
A. Approval of January 29, 2013 Planning Commission Meeting Minutes – The minutes were approved as read.
- IV. Public Comment**
A. Opportunity for the public to provide comments and to address the Planning Commission on items not on the Agenda - No one provided public comments.
- V. Board of Adjustments**
- VI. Planning Commission**
A. Conditional Use Permit for Coates Collision Center located at 77 Majestic Drive - The Town has received a business license application for an auto repair shop to be located at 77 Majestic Drive, within the MU-C zone district. Historically, this property has housed an Auto Repair shop. The Town Planning Director reviewed the business license application and met the applicant on site to review the site. A typical concern with Auto Body Shops is the exterior accumulation of parts and in operable autos, which renders the property into a salvage yard. Staff issued an administrative Conditional Use Permit (CUP) addressing exterior accumulations and screening of storage areas. After further review from the Building Official, additional concerns were identified as part of a proposed paint booth. This item is brought to the Planning Commission for their consideration of a CUP regarding the paint booth operation, due to the potential nature of paint fumes to the neighboring property's and the need to receive public comment on the proposed business. The applicant has supplied all the appropriate information, confirming compliance with EPA standards for operation and filtering systems, which remove 98% of the particulates and has met the Building Code requirements including fire suppression system. Staff has received positive comments from the neighboring businesses regarding the application. Commissioner Hart opened the item for public comment, none received. Commissioner White applauded the applicant for doing it right when coming in and opening a business in the community. As part of the CUP, the screening item will be included; the paint booth item is being brought forward to the planning commission for consideration. Commissioner Maez moved to approve the CUP permit for the Coates Collision Center finding that there is no objection from adjacent property owners or tenants, contingent on the continual compliance with EPA standards, Commissioner White seconded, unanimously approved.
- VII. Design Review Board**
- VIII. Public Comment**
A. Opportunity for the public to provide comments and to address the Planning Commission on items not on the Agenda - None

IX. Reports and Comments

A. Town Manager – TBD

B. Staff –

1. Planning Department Report: The downtown crosswalk at the county courthouse has been installed. Updated flashing LED lights are more visible to vehicular traffic. Town staff is in discussions with the school board regarding the 8th Street sidewalk project extending across the school property. The trail is proposed to go along the CDOT right-of-way along the school parking lot. McCabe Creek culvert has been designated at one of the worst culverts in CDOT's region. A grant has been discovered to assist the town in purchasing the downstream properties. Another grant to open up and convert to open space is available. Discussion with CDOT and the downstream property owners are in process. A 20 foot trail easement has been secured from Wal-Mart for the Town to Pagosa Lakes trail project across their property, as well as a soft commitment for a large contribution to the project.

C. Planning Commission - With Commissioner Parker stepping into the alternate seat, and Commissioner Hart moving, there will be two open seats on the planning commission. Both seats must be filled by town residents. The historic preservation board is seeking two full time and two alternate positions. April 3rd is the tentative dates for the heritage tourism conference, to bring to light the value of heritage tourism, grant applications through History Colorado, and restoration of historic properties. Commissioner White asked about Mr. Jim Willingham's property and the junk buried. Staff said the annexation of Mr. Willingham's property was approved that allowed him to continue to run his salvage business on the property. Commissioner Hart suggests Commissioner White attend a town council meeting to address the problem, staff has asked to give him time to contact Mr. Willingham regarding his property.

D. Upcoming scheduled meetings: Tuesday March 19th is the next scheduled meeting.

X. Adjournment – Upon motion duly made, meeting adjourned at 6:02pm



Kathie Lattin, Planning Commission Chair