



Planning Commission, Board of Adjustments & Design Review Board
Special Scheduled Meeting Minutes
Tuesday, April 30, 2013 at 5:15 p.m.
Town Hall, Council Chambers, 551 Hot Springs Boulevard, Pagosa Springs, Colorado 81417

- I. **Call to order / Roll Call** – Commission Chair Lattin, Commissioner Maez, Commissioner Parker, Commissioner Woodruff, Planning Director Dickhoff was present by phone.
- II. **Announcements**
- III. **Approval of Minutes**
 - A. **Approval of April 16, 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** - None
- V. **Board of Adjustments**
- VI. **Planning Commission**
 - A. **Re-Zoning 659 S. 7th Street from Mixed Use-Town Center to Residential Medium Density** - The Town has received a request for the re-zoning of 659 S. 7th Street from the property owner, Maria Gallegos, who has owned the property since 2008, and who intends to build a single family residence, however, the current zoning, re-designated in 2009, is MU-TC (Mixed Use Town Center), does not allow single family homes. The property owner claims she was not notified of this re-zoning in 2009 that modified the zoning to no longer allowed single family homes. This lot is currently within the residential neighbor on S. 7th Street with the back of the lot (north side) abutting the Archuleta Housing for Elderly complex located at 634 S. 8th Street, and the south side of the lot adjacent to the High School property. Zoning on the east side of the same section of road is R-12 (Residential Medium Density), which does allow single family homes. Mr. Ron Crandall said he and his girlfriend would like to build a house on this lot. He said two lots just north of this property would also like to change the zoning for them as well. Commissioner Lattin said the commission will move on this lot, and town staff will be tasked with contacting the other property owners along 7th Street to find out about rezoning those properties as well. Commissioner Maez moved to approve a recommendation for Town Council to approve the Re-Zoning of 659 S. 7th Street from Mixed Use Town Center to Residential Medium Density and instruct staff to contact surrounding property owners for changes to their zoning as well, Commissioner Parker seconded, unanimously approved. James Dickhoff ended participation in the meeting by phone.
 - B. **Consider recommendation for Appointment of Peter Adams to the Planning Commission** – According to the Planning Commission rules, the board shall consist of five (5) regular members and two (2) alternate members, who shall be appointed by the Town Council by resolution. All members shall be either (a) a Town Resident; or (b) an owner of a business located within the Town which business or owner also owns real property within the Town, and which owner is a resident of Archuleta County, (c) the Chair or Co-Chair of the Archuleta County Planning Commission. An owner of a business includes a sole proprietor and the majority owner of a business entity such as a corporation, a limited liability company or a partnership. Non-Town residents shall be limited to two members at any one time. Mr. Adams has been a town resident for about 20 years and will fill the seat vacated by Bobby Hart. He is a builder in the area, and has experience with architecture and

sitting on other community boards. Commissioner Parker moved to approve a recommendation to Town Council to appoint Peter Adams to the Town Planning Commission for a four-year term, Commissioner Woodruff 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 –The Town has received a grant for installation of a trail along the riverwalk to the 6th Street bend, a grant application for a pedestrian bridge to connect has been submitted to connect the trail into Centennial Park.

B. Planning Department Report - None

C. Planning Commission. – Next scheduled planning commission meeting will be May 14th.

D. Upcoming Town Meeting Schedule - Next scheduled Town Council Meeting will be May 7th.

X. Adjournment - Upon motion duly made, the meeting adjourned at 5:45pm.



Kathie Lattin, Planning Commission Chair