



## ***Town of Pagosa Springs Planning Commission***

Regular Meeting Minutes for February 21, 2012

**I. Call to order / Roll Call:**

Meeting came to order at 5:15pm with Kathie Lattin, Bobby Hart, Ron Maez, Cappy White and Cameron Parker present.

**II. Announcements:** Staff announced Scott Pierces resignation as town Building Official. Advertisement for filling the position will occur this week.

**III. Approval of Meeting Minutes:**

A. The January 10, 2012 PC regular meeting minutes were accepted by the PC with no changes.

**IV. Board of Adjustments: NA**

**V. Design Review Board: NA**

**VI. Planning Commission:**

**A. Consider recommendation for Proposed 5th Street ROW Capital Improvement Plan amendment.**

Staff presented the opportunity to provide an additional vehicular connection over the river for additional access to the south side of the river. The Downtown Master Plan supports the need for additional vehicular access across the river and shows a number of possible locations on exhibit maps. The Comprehensive plan also recognizes the need to better accommodate traffic flows and supports new street alignments. This item would be placed in the 5th year (2017) of the CIP.

Bill Hudson asked if a public forum will be held for the consideration of a 5th street extension and bridge. Staff stated that all long range planning documents were created with extensive community participation. Cmmr Hart motioned to "Approve a recommendation that Town Council approve amending the 5 year Capital Improvement Plan to include an extension of south 5th Street from Highway 160 to the San Juan River, a vehicular bridge across the river and associate roadway ROW south/easterly to the Spring Street and Hot Springs Blvd intersection." Ron Maez seconded the motion which was unanimously approved.

**B. Consider recommendation for Proposed San Juan River Corridor Improvement Capital Improvement Plan amendment.**

Staff presented the need to amend the CIP to include river corridor improvements as part of the GOCO grant. River corridor improvements are consistent with the Comprehensive Plan, Downtown master Plan and the PROST plan. GOCO requires a certain amount of Cash Match for a grant, and allocating \$300,000 each of the next 3 years will enable staff to apply for a grant of up to \$6,000,000. The PC Chair opened up the floor for public comment. Bill Hudson asked about the allocation of funds to the river corridor instead of streets and questioned if that was a good idea given a number of street needing repair. Staff explained that not all CIP funds go to roads, they are expended for a number of important infrastructure maintenance and improvement projects. Cmmr White motioned to "Approve a recommendation that Town Council approve amending the 5 year Capital Improvement Plan to include the proposed recreational improvements and elements along the San Juan River Corridor as incorporated in the Town's GOCO River Corridor Initiative Grant Application.

**C. Consideration of amending LUDC, regarding Cargo Shipping Containers as Accessory Storage, committee report, discussion and possible decision.**

PC tabled this discussion until a future meeting.



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### **D. Backwoods Motorcycle Shop CUP compliance Update.**

Staff met with the owner on December 01, 2011 and conducted an inspection of the property on December 16, 2011 and then again on January 03, 2012, which revealed the following:

- 1) Fenced area has not been completed as of yet, the owner has installed a short temporary fence and intends to install a permanent fence, however, no date for completion is set at this point. Staff discussed the cargo container with the owner, and suggested he wait until the PC makes it's final determination on possible LUDC amendments, before moving the container.
- 2) Signage has not been provided at this point. Staff would recommend removing this requirement, do to no apparent issue with not having the directional signs.
- 3) The property had been substantially cleaned up with the removal of unrelated business items, appliances, tires, construction materials, ect... Staff reiterated with the owner that items for sale must be brought in after business hours.
- 4) Hours of operation have been in compliance with the conditions of the CUP.5) The Town has not received any complaints regarding noise issues.

## **VII. Reports and Comments**

A. Town Manager – NA

B. Staff –

### 1. Town Council Decisions:

- a. On February 7, 2012, TC appointed Andre Hubbard (Redstone) the the Historic Preservation Board to a four year term as a regular member.

### 2. Historic Preservation Board:

- a. New Members add New Energy to Historic Preservation Board:

The Town Historic Preservation Board has seen a rise in energy level with the addition of 3 new members over the last year. The board will be discussing and implementing new strategies to help the Town expand Historic Preservation, Community Education and Heritage Tourism. The HPB would like to invite a member of the planning commission to also consider serving on the HPB.

### 3. Planning Department:

- a. Lewis Street re-construction update:

The contractor, TC Pipeline of Monte Vista, will begin work as soon as the weather indicates the appropriate time to re start the project.

- b. Geo Thermal Resource Assessment Update:

Monitoring Equipment has been installed on 5 geothermal wells. Collection of baseline data has begun, will be conducted for a minimum of 3 months prior to any aquifer testing, which is anticipated in May 2012. In addition, the Colorado School of Mines Geophysical department has selected Pagosa Springs for their 2012 field work program at the end of May 2012. Many tests will be conducted and the collected data will be used to produce subsurface mapping that may be used to analyze the extent of our geothermal resource even further.

- c. Town to Pagosa Lakes Trail, S. 8th Street sidewalks and lighted intersection Project Updates:

Staff has received indication from CDOT that the additional \$100,000 recently applied for (via the County) will be granted. This will free up local PROST funds to further leverage for grants for the continuation of future trail segments. Staff also expects an answer regarding our State Trails Grant application in April 2012. Staff has recently completed the CDOT RFP for design services for the 8th Street sidewalk project which includes the east beginning on the Town to Pagosa Lakes trail between 8th Street and a point 300 feet west of s. 10th Street. Much work is still anticipated in acquiring trail



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easements.

d. Way Finding Sign committee banner Update:

The committee is finalizing designs for 18 light pole banners along main street in downtown between 1st Street and 8th Street.

e. GOCO River Corridor Improvement Concept Paper submitted:

Staff is working on the submittal of a GOCO grant for San Juan River Corridor Improvements. The grant request will be up to \$6,000,000 and all work included in the grant will be required to be completed by June 15, 2015.

f. Sidewalk improvement initiative update and Street Light fixture selection:

Staff has had initial discussion with Mountain States Lighting regarding a new design for Main Street Lighting that will accommodate light pole banners. Option details are expected soon. Existing sidewalk. Existing sidewalk demo is expected as early as mid-April with Construction the first half on May.

g. Wal-Mart Update:

Staff expects a LUDC application within the next week or so. It is anticipated that the Design Review Board could consider seeing their project for decision on March 13th or 20th. An Open House is expected prior to this meeting, allowing residents to comment of the exterior design features of the proposed development.

4. Joint Planning Topics:

a. County Future Land Use Map (FLUM) adoption:

The proposed FLUM has received endorsement by the BOCC.

b. City Works asset management and permitting software program update:

The Town staff will be reviewing an Inter-Governmental Agreement (IGA) for the cost and service sharing agreements between PAWSD and the County. Implementation is expected later in the year.

5. Upcoming scheduled meetings:

a. Next Regular Scheduled PC Meeting, Tue, March 13, 2012 @ 5:15pm in Town Hall.

b. Next regularly scheduled Historic Preservation Board meeting is Thursday, March 08, 2012 at 4pm in Town Hall.

c. Town Council Meetings, ~ Thursday February 23, 2012 at noon in Town Hall.

~ Tuesday March 06, 2012 at 5pm in Town Hall.

**VIII. Adjournment**

Cmmr Hart motioned to adjourn the meeting at 6:45pm, Cmmr White seconded the motion which was unanimously approved.

Meeting Minutes approved:

  
Kathie Lattin, Planning Commission Chair