



**Planning Commission, Board of Adjustments
& Design Review Board**
Regular Scheduled Meeting Minutes
Tuesday, March 13, 2012 at 5:15 p.m.
Town Hall Council Chambers
551 Hot Springs Boulevard, Pagosa Springs, Colorado 81147

- I. **Call to order / Roll Call** - Commissioner Lattin brought the meeting to order at 5:25 with Commissioner Hart and Commissioner White present. Commissioner Maez arrived at 5:30. Commissioner Parker arrived at 6:00.
- II. **Announcements**
 - A. Town Elections on April 3rd, in Town Hall, 7am - 7pm.
- III. **Approval of Minutes**
 - A. Approval of the February 21, 2012 PC special scheduled meeting minutes. Minutes were approved with no changes.
- IV. **Board of Adjustments** NA.
- V. **Design Review Board** NA.
- VI. **Planning Commission**
 - A. Springs Partners, LLC proposed Revised Major Subdivision Sketch Plan – Springs Partners want to add a proposed amendment to their plan previously approved by TC in 2008. Amendments are at the request of the Town; most of them were original contingencies of the Sketch Plan approval. Commissioners were given Sketch Plan A, detailing the Town’s requested 5th Street Bridge alignment, and the extension of 5th Street swinging over to the Spring Street intersection. Sketch Plan B shows original layout of the property without that right-of-way connection. Since the town has allocated 5th Street Bridge as a possible expenditure in the Capital Improvement Plan for 2017. The developer, without certainty about the Bridge has provided two plans: Sketch Plan A with the new alignment and Sketch Plan B with the original. Commissioners are considering both sketch plans for approval. The property owners are willing to give the town 1.13 acres, to construct 615 feet of street and bridge. The River Walk will pick up where it currently terminates, and the Town has worked out a trail easement for the continuation of this trail, included in the GOCO River Corridor Grant. Applicant wants to ensure that if the bridge ever happens that they still can go through with development. Comm. Lattin questioned Mr. Dickhoff about time development. Mr. Dickhoff stated that it would be contingent upon an investor. The project will most likely be phased and phasing will be coordinated as the first development is proposed. As other phases occur, they must be accommodated and utilities will be sized to facilitate maximum build out adequate to the density of the proposed development. If the 5th Street right-of-way were to happen, developer will be required to bring in any utilities underneath the right-of-way. The developer addressed access easement concerns with a lot the Town bought. There is access provided to a lot separately owned, besides the Town’s parcel. The Town will be able to access their lot by utilizing the bike trail. The developer submitted a shared parking analysis, which is demonstrated on the plans. They modified their site plan to include additional access to the 265 stall parking lot. They also submitted a revised subdivision summary form, sidewalk reimbursements (Hot Springs Blvd), and established multi-modal transportation options within the development. The Plan originally fell under the PUD, but rolled over as a major subdivision process through a revised adopted LUDC in 2009. Two full public hearings are required before plan can be approved, and Mr. Dickhoff urged the Commission that sketch plan is mostly conceptual in nature. The future easement exists in theory only. Hart motioned to approve the Springs Partners, LLC revised Major Subdivision Sketch Plan SP1A and/or SP1B, as

submitted. White seconded. Motion was unanimously approved.

B. Request for 10 year Vested Property Rights for the Springs Partners, LLC Revised Sketch Plan. In general, vested rights will enable the property owner to have and approve have a sketch plan for ten years, without seeking annual extensions. Projects of this size generally take about 20 years to develop. Vested rights give investors certainty that the property rights are secure. Vested rights would be based on the 2 Sketch Plans. Plan must be approved by Town Ordinance. Comm. Lattin, White, and Maez were all concerned about A & B as approved in Item A & B as approved in Item A of the Agenda, and the 10 year length commitment. Comm. White and Lattin suggested a 5 year maximum, because the Town will change within the next 10 years and there is no way of knowing if the Town will change its mind about the development. Mr. Dickhoff stated that in this economic climate, vested rights give the developer a sense of certainty that they will be able to build and expand their development. A 5th Street right-of-way would allow a lot of local traffic to be alleviated on Downtown Main Street during the summer months. Courtney King stated the Downtown Master Plan was going to include recommendations for a 5th Street Bridge, but at the time the property owner specifically requested that it not be included in the plan. Mr. Dickhoff also stated that the slated projection time for the bridge in 2017, would give the Town time to search for grants or a cost sharing opportunities. Andre Redstone claimed that such a massive development, (both in terms of lodging and time shares), will ultimately be beneficial for the socio-economic health of Downtown. Commissioner Hart motioned to approve a recommendation for Town Council to approve 10 year vested property rights for the Springs Partners, LLC revised Major Subdivision Sketch Plan SP1A and/or SP1B as approved. Commissioner Parker seconded. Motion carried, 4-1.

C. Mountain Landing RV Park Conditional Use Permit Application with Archuleta County Planning. Archuleta County Planning has asked that the Town Planning Commission (since the Development is within the Town's planning area boundary), offer recommendations and comments on the Conditional Use Permit Application for the Mountain Landing RV Park. The property is surrounded by Town jurisdiction property, and bordered by Piedra Estates. Improvement of development will be on 5.54 acres of the total 8.12 acres. They are requesting that thirty RV sites to the existing ten unit motel. The proposal also includes a central pavilion, laundry facilities, shared facilities, and picnic tables. PC expressed no comments. Dickhoff said the County PC will have the item at their March 21, 2012 meeting. Any comments can be directed to them.

D. Discussion of amending LUDC regarding Cargo Shipping Containers as Accessory Storage. Lattin recommended tabling this discussion. Hart recommended tabling it to the May meeting.

E. Proposed Cargo Containers at new business at 635 San Juan Street (Hwy 160). The Commissioners were given a proposal by Mr. Andre Redstone, to temporarily place cargo containers at 635 San Juan Street in order for the owner to initiate his business. Mr. Redstone stated that a wooden fencing type screening would be placed at the site (scaled to height) so that it would fully mask the cargo containers from the vantage point of Putt Hill and Highway 160. Mr. Redstone stated that it would not behoove him to keep both the fencing and containers for an extended amount of time, because they are aesthetically unpleasing. Time limit for fencing and containers was agreed to be 12 months (with possibility of an additional 12 month extension), and Mr. Redstone agreed to paint the containers to compliment the surroundings. He also said that he would be willing to install the screening, prior to the placement of the cargo containers so that they would not be visible. Comm. Lattin preferred that the installation have a permanent look (so that the wind does not blow them over), but be temporary in nature. Hart motioned to approve the temporary placement of up to 3 Cargo Storage Containers at the back side of 635 San Juan Street contingent of painting the containers to blend in with the surroundings, and provide screening from San Juan Street (Highway

160). Maez seconded. Motion was approved unanimously.

F. Parelli Freestanding Sign Request – Parelli is requesting a 100 sq. foot freestanding sign in front of their building between the Hwy and their building. Aspen Village does not allow for this type of signage within their development sign code. Mr. Dickhoff stated that Aspen Village’s sign code restricts signage more than Towns Code due to the allowance of off site signs at the entrances. He said that if a this freestanding sign is approved by the Town, other lots within the Aspen Village development will also request freestanding signs and may cause a field of signs from one end to the other of this development. Parelli was supposed to have their landscaping plan completed after two years which was not completed and asked staff to follow up with Parelli to determine proposed completion of landscaping requirement. Commissioner White motioned to have the Planning Commission meet with Aspen Village Design Review Committee and Parelli to discuss other sign options and a revised Aspen Village Sign Plan. Commissioner Parker seconded. Motion was unanimously approved.

VII. Reports and Comments

A. Town Manager – TBD

B. Staff –

1. Town Council Decisions:

a. Approved Capital Improvement Plan amendments.

2. Historic Preservation Board Update:

a. New Regular Meetings set for second Tuesday of each month at 3:30-5:30pm in Town Hall.

3. Planning Department Update:

4. Upcoming scheduled meetings:

a. Next Regular Scheduled PC Meeting;

~ Tuesday, April 10, 2012 @ 5:15pm in Town Hall.

b. Next Regular Scheduled Historic Preservation Board meeting:

~ Thursday, April 12, 2012 at 3:30pm in Town Hall.

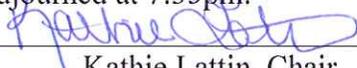
c. Next Town Council Meetings:

~ Thursday March 22, 2012 at noon in Town Hall.

~ Tuesday April 4th, 2012 at 5pm in Town Hall.

C. Planning Commission - TBD

VIII. Adjournment – Upon motion duly made, the meeting adjourned at 7:35pm.



Kathie Lattin, Chair