



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

TOWN COUNCIL MEETING MINUTES TUESDAY, FEBRUARY 5, 2008 5:00 P.M.

- I. CALL MEETING TO ORDER** – Mayor Aragon, Council Member Atkinson, Council Member Cotton, Council Member Holt, and Council Member Simmons
- II. APPROVAL of MEETING MINUTES FROM JANUARY 2ND, 15TH and 16TH, 2008** – The minutes were approved as read.
- III. LIQUOR LICENSES**
 - 1. Special Event – Seeds of Learning (Fundraiser)** – Council Member Cotton moved to approve the Special Event License. Council Member Holt seconded, the motion carried with 1 abstention (Council Member Simmons).
- IV. DELEGATIONS:**
- V. NEW BUSINESS**
 - 1. Pradera Pointe Subdivision Preliminary Plan Review** - This would contain 119 single family residential lots. This project includes a total of 6 phases. The Planning Commission has reviewed this and recommended approval with 15 conditions. Council Member Simmons has concerns that \$105,000 is not going to cover the curb/gutter/sidewalks. He also thinks we should be looking for a plan for affordable housing in this development. Mayor Aragon agrees. Joe stated this was never a condition of approval but the Council had asked them to look and see if there was any way to add affordable housing. The developer doesn't really think this is the right place for it so they came up with the curb/gutter trade off but if the Council wants they would be more than happy to put in the curb/gutter and not give the \$105,000 in lieu of. Mike Davis of Davis Engineering spoke on behalf of the developer. The rough value of the infrastructure is \$160,000. The developer came up with another alternative proposal. They would donate 2 lots in phase 2 to the town and let them sale the lots and do what ever they want with the sale of those lots in regards to affordable housing. Council Member Cotton likes plan B better. Council Member Holt asked if the town could use these lots for affordable housing or will they have to sale them and put it into affordable housing somewhere else. Mike Davis stated that they don't think this is the place for affordable housing and the CCnRs will reflect that.

Council Member Atkinson showed up at 5:20 p.m.

Staff believes that this sounds like a fairly equitable trade and it gives the town a few options. Tamra said she would look at lots 24-26 as they all look about the same value. Mayor opened this to public comment. Robin Nay owns house at Fritz and Mayble. She thinks this plan is way too much. She also has concerns with the intersection and it being very dangerous. She doesn't want to leave but will if these things continue to happen. Ron Chacey also lives near the development. He has 2 basic issues although there are many. This property comes with the necessity of variances, are you really wanting to do this as many of these variances will be for drive ways that won't meet a 12% grade and the buyer

knew this when they bought it. The second is road improvements. He uses Rainbow Drive more than Cemetery Road. So he is questioning the infrastructure being put on Cemetery Road rather than on Rainbow Drive. The town would annex Cemetery Rd which would allow us to do the credits. Glenn Walsh is asking what the fiscal impact is on the town when there are not any commercial components to this subdivision. This property has already been annexed so the town is tasked with maintenance out there no matter what goes in. Council Member Cotton moved to approve the Preliminary Plan including the 15 conditions of the Planning Commission modifying number 1 to read we accept the 2 lots rather than the \$105,000. Council Member Holt seconded, the motion carried unanimously.

- 2. Ordinance No. 705 (First Reading) – Pradera Pointe Rezone Request -** To rezone the property from un-zoned to A District Single Family Residential. Planning Commission reviewed this and recommends approval with 2 conditions. Mayor opened this to public comment. Windsor Chacey, she is very pleased with the open space and the clustering and the densities. She also has some questions and some confusion that she would like clarification on to do with the zoning of the area. Her question is in regards to manufactured homes in the different Districts A, B, C. She also has concerns with there being no buffer between residential and agricultural land in some parts of this plan. The developer will disclose that the surrounding property is in the county and that other uses are allowed and this will be in the CCnRs Council Member Holt moved to approve 1st reading of Ordinance 705 with the conditions recommended by the Planning Commission. Council Member Cotton seconded, the motion carried unanimously.
- 3. Resolution 2008-05 – Verification of Eligibility to Annex ‘Putnam Annexation’ -** Council Member moved Simmons to approve Resolution 2008-05. Council Member Cotton seconded, the motion carried unanimously.
- 4. Ordinance No. 706 (First Reading) – Annex property known as Putnam Annexation’ -**

The Planning Commission reviewed this and recommends approval. Tracy Reynolds would not voluntarily add the real estate tax to his language. The Matthew’s did voluntarily agree to add the language to their agreement. Council Member Simmons moved to approve 1st reading of Ordinance 706. Council Member Atkinson seconded, the motion carried with 1 nay (Council Member Cotton).
- 5. Ordinance No. 707 (First Reading) – Zone property known as ‘Putnam Annexation’ -**

The Planning Commission reviewed this and recommends approval. Glenn Walsh again expressed concern with incorporating large tracks of land that are residential only. Mark responded that he has been encouraging more annexations. We believe this is logical because a lot of this is in fill. Council Member Atkinson moved to approve 1st reading of Ordinance 707. Council Member Simmons seconded, the motion carried unanimously.
- 6. Ordinance No. 708 (First Reading) – Local Landmark Designation for Pagosa Cemetery -** This is by recommendation of the Historic Preservation Board. The property meets the criteria. Council Member Simmons moved to approve 1st reading of Ordinance 708. Council Member Cotton seconded, the motion carried unanimously.
- 7. Resolution 2008-06 – Contract Approval for GOCO Grant -** Council Member Holt moved to approve Resolution 2008-06. Council Member Cotton seconded, the motion carried unanimously.

VI. OLD BUSINESS

1. Ordinance No. 702 (Second Reading) – Noticing Regular Meetings of the Town

Council and Pagosa Springs Sanitation General Improvement District - Mayor Aragon opened this to public comment, there was not any. Council Member Holt moved to approve 2nd reading of Ordinance 702. Council Member Simmons seconded, the motion carried unanimously

2. Ordinance No. 703 (Second Reading) – Zoning for Tract 2-Collins Second Division -

Mayor opened for public comment, there was not any. Council Member Simmons moved to approve 2nd reading of Ordinance 703. Council Member Cotton seconded the motion carried unanimously.

3. Ordinance No. 704 (Second Reading) – Residential Zone District Heights - We need some clarification on the maximum height. The original motion was for 28 feet to the mid span, which under the LUDC would put it at a maximum of 34 feet. If we want the 35 foot maximum we need to change it to 29 feet to the mid-span. Council Member Holt would like to stay consistent and would like to use the 29 feet. Mayor Aragon would like to table this until the mid month meeting due to the public having problems with the way the Council handled this at the last meeting. A representative read a letter on behalf of Sean Thompson who is stuck on the other side of Wolf Creek tonight. The moratorium expired on January 31, 2008. Council Member Simmons brought up that if this was tabled people can come in and get permits. Mayor Aragon still tabled the item.

VII. DEPARTMENT HEAD REPORTS

- 1. Town Manager Report -** Sales tax as compared to 2006 are up 10.3%. We didn't compare to 2007 because there was a storm that caused problems with collections in 2007. Mercy Korsgren has resigned her position effective May 5, 2008 as she wants to move back to the Philippines. Mark would also like more direction on the Economic Development Director Position, and would like to talk about this at the mid month meeting which will be on February 21, 2008 at noon. Region 9 sends out an annual IGA to attend meetings Mark is primary and Tamra is secondary, by consensus Mark can sign the agreement and return it.
- 2. Planning Department Report -** Most of hers will be on mid month meeting as she has just gotten back from vacation. We do need to replace Council Member Middendorf on the LUDC Committee. Council Member Simmons will replace Council Member Middendorf.
- 3. Parks and Recreation Department Report -** Mayor Aragon stated to keep the Recreation Center on the back burner until directed further by Council. This is a matter of economics at this time.

VIII. APPROVAL OF BILLS – Council Member Holt moved to approve the bills. Council Member Simmons seconded, the motion carried unanimously.

IX. ADJOURNMENT – On a motion duly made the meeting adjourned at 6:13 p.m.

**Ross Aragón
Mayor**

**PAGOSA SPRINGS SANITATION
GENERAL IMPROVEMENT DISTRICT MINUTES
TUESDAY, FEBRUARY 5, 2008
6:14 P.M. – TABLED UNTIL 2/21/08 MEETING**

- X. CALL MEETING TO ORDER**– Mayor Aragon, Council Member Atkinson, Council Member Cotton, Council Member Holt, and Council Member Simmons
- XI. APPROVAL of MINUTES FROM JANUARY 2ND, 2008 MEETING** – The minutes were approved as read.
- XII. DELEGATIONS: None**
- XIII. NEW BUSINESS**
1. **Rate Survey Information -**
- XIV. OLD BUSINESS**
1. **Update on New Treatment Facility Planning -**
- XV. DEPARTMENT HEAD REPORT**
1. **Supervisor Report -**
- XVI. APPROVAL OF BILLS** – Council Member Cotton moved to approve the bills. Council Member Holt seconded, the motion carried unanimously.
- XVII. ADJOURNMENT** – On a motion duly made the meeting adjourned at 6:20 p.m.