



551 Hot Springs Blvd - Town Hall
Pagosa Springs, CO 81147

MINUTES

Planning Commission Meeting
April 28, 2020 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on April 28, 2020, at 5:30 PM in the 551 Hot Springs Blvd - Town Hall.

COMMISSION PRESENT: Commissioner Adams, Commissioner Hurley, Commissioner Pitcher, Commissioner Posey, Commissioner Sukcik, Commissioner Hudson, and Commissioner Weiler

COMMISSION ABSENT:

1 CALL MEETING TO ORDER

2 ANNOUNCEMENTS

a) None

3 APPROVAL OF MINUTES

a) **Approval of the April 14, 2020 Meeting Minutes**

Members motioned to not approve minutes from April 14, 2020 and to revisit on May 12, 2020 meeting after edits are made.

4 PUBLIC COMMENT

a) None

5 DESIGN REVIEW BOARD

a) **Sketch Plan Review - County Courthouse, 125 Harman Park Drive.**

Director Dickhoff presented staff report. He noted that the courthouse requires a Colorado Stormwater Management Plan and it appears that it meets the snow storage requirements.

Brad Ash, from Reynolds Ash and Associates and representative for the applicant gave an overview of project.

Chair Adams asked Mr. Ash how the inside of the building is designed. Mr. Ash noted that their firm worked on other county courthouses such as Cortez and Mineral County. He mentioned an additional pond onto the north side of the property similar to the detention center and that they are elevating the courthouse due to the bedrock considerations which will help direct site drainage.

Member Hudson asked how sidewalks and pedestrian traffic is connected to the building.

Mr. Ash responded that there is a sidewalk connection from Harman Park Drive that leads to the main entrance; the south parking lot is secured parking for court staff and detention officers.

Member Hudson asked if the Town should look at on street parking instead of having mass amount of asphalt pavement. Director Dickhoff noted that Harman is not wide enough for on-street parking.

Chair Adams asked if the Town now owns Harman Park Drive and Director Dickhoff confirmed that it is now a Town owned public right of way.

Member Pitcher asked if the detention center site plan has changed due to the courthouse construction.

Mr. Ash confirmed that the master plan has changed slightly as they added the corridor to transport inmates from the detention facility to the courthouse, which cut off the connectivity between parking lots, which is now directed around the courthouse development.

Member Hurley asked who the firm was he worked with and asked if they suggested this expansion.

Mr. Ash said that it was a state courthouse program that directs how many offices are needed and that the plan is to accommodate more shared space on the site, and that they worked with an Architectural firm that has much experience with courthouse design. The state is requesting three court rooms. Mr. Ash then stated that the funds that the county has available is going to determine if it's going to be 1, 2, or 3 courtrooms.

Chair Adams asked how he is involved with the funding. Mr. Ash assured that the state has grants that depend on the level of completion. The County will come to Mr. Ash to guide the final building design accordingly once they have funding.

Chair Adams opened the meeting to public comment; no public comment.

Member Pitcher asked about the corridor connection between the two buildings. Mr. Ash assured that it is a corridor for moving inmates between the courthouse and the detention facility which requires specific construction.

Member Pitcher asked if the exterior facade can be changed. Mr. Ash stated that exterior design details will be provided with the final major design review application submittal.

Commissioner Sukcik moved to approve the Sketch Major Design Review application for the proposed Archuleta County Courthouse, provided the applicant provides all required Final Design Review application submittals. Commissioner Hurley seconded.

Carried.

6 REPORTS, COMMENTS AND DISCUSSION

a) Planning Commission - Comments and Ideas

Director Dickhoff provided a summary of the items the Planning Commission decided on March 10, 2020 to bring to the Town Council in a work session format for approval to work on, mentioning that item 3A should probably be removed as it does not pertain to the three items the PC wanted to bring forward. The three items the PC wants to discuss with the TC include: Downtown Parking strategies, Workforce Housing and the Lagoon Property master planning project. Member Hudson agreed that 3a should be removed. They will put this in a staff brief format (goals and objectives).

Member Hudson believes that there should be subcommittees (parking, housing) instead of the group to meet before meetings to bring ideas to work sessions.

Director Dickhoff believes that this should be put into the next work session agenda.

Member Posey commented that James was going to talk to someone to require financial documents and if there

has been a resolution.

Director Dickhoff said that the previous attorney provided guidance that he believed that the town has the authority but that we wanted to dive further into this in the future.

b) Discussion on Commission Member Conduct

Chairman Adams presented concerns he had and that he had received from other commissioners regarding Mr. Hudson's participation on the Planning Commission.

Director Dickhoff presented a few concerns that he had experienced and that he had already addressed these with Mr. Hudson.

Commissioner Posey outlined his concerns about a Planning Commission member circulating a petition to amend the Town Home Rule Charter, contrary to the Town Council's priorities. He also brought up a concern if articles Mr. Hudson has published constituted good commission member conduct.

Commissioner Hudson expressed his concern that members of the commission and staff would verbally confront a fellow commissioner in a public meeting, instead of bringing up their concerns in a private meeting first.

Commissioner Weiler agreed that the concerns should have been handled privately.

Commissioner Sukcik stated that the commission should make an effort to work as a team.

Commissioner Pitcher would like to see Commissioner Hudson adjust his approach.

c) Director Dickhoff presented highlights from the department report provided in the meeting packet.

d) Future Meeting Agenda Topics

Director Dickhoff presented potential May 12, 2020 work session agenda items, noting the Audubon Society had

requested to present a short presentation to the CC regarding the protection of the wetlands behind Town Hall. Director Dickhoff also noted he would like to bring housing policy ideas to the Planning Commission for discussion purposes. Member Hudson questioned the priority of the Audubon Society's presentation, stating the work sessions were meant to discuss TC priority Goals and Objectives. Chair Adams asked if there is urgency to listening to them. Member Pitcher doesn't want to discourage them but does think this should be a public comment item, not an agenda item. The USACE and the wetlands conservation easement provides the wetland protections. Member Hurley thinks that they send out a link for Planning Commissioner members to watch instead of hearing the matter at a work session. Member Hudson mentioned that the PC told the Audubon Society that they would like to hear from them at a previous meeting. Director Dickhoff will reach out to the Audubon Society about presenting at the May 12th or 28th PC meeting, instead of a work session. Member Posey mentioned we shouldn't discourage a volunteer group wanting to work on a code amendment.

7 PUBLIC COMMENT

a) None.

8 ADJOURNMENT