



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

MINUTES

Planning Commission Meeting
October 28, 2019 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on October 28, 2019, at 5:30 PM in the 551 Hot Springs Blvd - Town Hall.

COMMISSION PRESENT: Commissioner Adams, Commissioner Hurley, and Commissioner Pitcher

COMMISSION ABSENT:

1 CALL MEETING TO ORDER

2 ANNOUNCEMENTS

- a) November 5, 2019 Town Council will discuss Urban Renewal Authority; the meeting will be held at the Ross Aragon Community Center, Planning has extended offer for Associate Planner to start mid-December, and Town Council to consider PC appointments at November 21 meeting; staff will follow with a PC training for new and existing PC members.

3 APPROVAL OF MINUTES

- a) **Approval of the October 8, 2019 Meeting Minutes**

4 PUBLIC COMMENT

- a) Mr. Bill Hudson 446 Loma Street, presented PC members with information on Colorado Law regarding DDA using TIF financing.

5 DESIGN REVIEW BOARD

- a) **Review and decision on Pagosa Craft Major Design Review SKETCH application - 127 Goldmine Drive**

Planner Schultz presented the staff report. Chairman Adams asked applicant to add comments. Courtney King for the applicant stated the .87 acres is the correct area of the property. Commissioner Pitcher asked what the elevation of the new building relative to the existing one will be to which Ms. King replied maybe half a foot. Cmmr. Pitcher also asked about the building that appears to straddle the property line and Director Dickhoff explained it's a pre-existing condition. Chairman Adams asked about snow storage area and allowance of 3 spaces above and beyond the parking required. Ms. King responded that there's no existing landscaping and the drive lanes are larger than required so there's a lot of area to accommodate snow storage. Cmmr. Pitcher asked about the significance of requiring tree islands and if this location made most sense. Ms. King added that it's at the base of the sign so that parking space doesn't function so it makes sense.

Chair Adams opened to public comment; no public comment; closed public comment.

Director Dickhoff added his comments: final plan shall include snow storage areas. Ms. King indicated the dumpster enclosure has been done, Director asked for image to review. He also added the detention pond is an improvement as there was no treatment previously. Added that the boxy structure should be given additional consideration and some simple fix would help break up the mass. As a metal building with alternate cladding, the intent of the LUDC isn't just to clad the building but to treat as improvements.

Cmmr. Pitcher indicated he feels providing drainage outweighs need for design change. Ms. King indicated that she may be able to step the roof planes so they appear more as separate buildings but that the NE face has the great views. This face will also accommodate the AC units.

Director Dickhoff added that the LUDC is a fine line. It's not a trade-off, the Code specifies minimum standards for design which shall be met regardless of other benefits being provided. Simple architectural modifications as architectural details can address adequately.

Commissioner Hurley moved to approve the Major Design Review SKETCH application for the proposed Pagosa Craft building located at 127 Goldmine Drive, finding the application to generally be in compliance with the intent of the Land Use Development Code, and further directing the applicant to at least provide the following:

1. Indicate snow storage areas consistent with the code.
2. Provide Trash collection area enclosure (done, Director to verify acceptable).
3. Provide dimensional parking lot plan indicating stall and aisle dimensions.
4. Architect and owner consider modulation and/or roof and wall modifications and work with staff.

Commissioner Pitcher seconded.

Carried.

b) Major Design Review Sketch Application Review for 5th Street Cabins

Commissioner Pitcher recused himself.

Director Dickhoff presented the staff report highlighting that zero-lot lines are allowed in this ODB on front only so will require setback variances, and that the property is in the floodplain, and will need South San Juan Alley vacated. Eventually the alley will terminate after the McCabe Creek project completed (start late 2020 or 2021).

Mr. Brad Ash for the applicant indicated they worked with neighboring property owners to arrive at this design proposal.

Commissioner Hurley asked why they want to vacate alley? Director Dickhoff indicated it's essentially "relocating" the alley to the north; Mr. Ash indicated it will be dedicated on the plat in its new location as a 2 way street better than is now. Chair Adams expressed concerns over 18 foot deep parking stalls as inadequate. Mr. Ash responded that there are stops so that additional length can overhang. Chair Adams asked if they would move the trash enclosure away from the sidewalk, Director added they may enter trash share agreement with neighboring property owners.

Mr. Ash added each unit is unique in design but they are consistent overall.

Chair Adams opened to public comment.

Mr. Bill Hudson, 446 Loma St. Are these short-term rentals? Director indicated anything less than 30 days is considered lodging. Chairman closed public comment.

Commissioner Hurley moved to approve the Major Design Review SKETCH application for the

proposed 5th Street Cabins located at 151 S. 5th Street finding the application to generally be in compliance with the intent of the Land Use Development Code, and further directing the applicant to at least provide the following:

1. Elevation certificates
2. Site drainage report and plan
3. Snow storage plan
4. Parking lot trees and landscaping plan
5. Set Back Variance application submission
6. Vacation of public ROW application submission
7. Sidewalk connectivity plan after working with Town staff
8. Trash enclosure details
9. Evidence of Financial Capacity
10. Final Major Design Review application submission
11. Consider relocating trash enclosure

Commissioner Adams seconded.

Carried.

c) Major Design Review SKETCH Application for Riff Raff on the Rio, 356 E Pagosa Street

Commissioner Hurley recused himself, leaving only Chair Adams.

Chair Adams opened the item and opened to public comment.

Mr. Jeff Posey 327 S 7th St asked about the tree by the cooker to which Mr. Ash for the applicant replied it would remain.

Director Dickhoff stated he has been working with the applicant the last year or so and this proposal didn't trigger a full review but was being brought forward as a courtesy so he is comfortable reviewing administratively. He added that the same design standards apply as for a major as administrative review. Would consider administrative review given the current constraints of the DRB, it would not otherwise be considered again until new DRB members seated late November at the earliest.

6 REPORTS AND COMMENTS

a) None.

7 PUBLIC COMMENT

a) None.

8 ADJOURNMENT