



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

MINUTES

Planning Commission Meeting
March 31, 2020 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on March 31, 2020, at 5:30 PM in the 551 Hot Springs Blvd - Town Hall.

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

COMMISSION ABSENT: Commissioner Pitcher

1 MEETING CONVENED VIA ZOOM

2 CALL MEETING TO ORDER – at 5:42 p.m.

3 ANNOUNCEMENTS

a) None

4 APPROVAL OF MINUTES

a) Commissioner Posey moved to approve the March 10, 2020 meeting minutes, with the changes as noted, Commissioner Hurley seconded.

Carried.

5 PUBLIC COMMENT

a) *Barry Knott, Audubon Society, showed concern about river walk wetlands in the hot springs marsh. He showed interest in presenting how to protect the wetlands in the a future Planning Commission meeting.*

6 DESIGN REVIEW BOARD

a) Final Design Review Application for Four States Tire Facility Proposed at 3039 Parelli Way.

Director James Dickhoff presented the Staff Report.

Brian Huff, representative for applicant with Reynolds Ash and Associates, explained that the sound berm to be built on the property will have 8-10 foot evergreen trees on it to create privacy and a sound buffer. The northern three bays also have a berm.

Neighboring property owner, Mark Weiler expressed concern about the used materials, garbage and tires impacting the aesthetics of the area.

Mr. Huff explained that waste management will not exit their vehicle to discard used material if it is located on the north side of the property and that the metal enclosure is the most realistic way to dispose of garbage and used materials.

Mr. Huff proposed an agreement that the used tires will not surpass the berm or metal container.

Mr. Weiler proposed that the tires and garbage be stored inside.

Mr. Huff added that the top of the tire storage will be roughly 12 inches above the berm and mentioned considering covered storage.

Mr. Huff assured that the main issue with the storage being on the north side of the building is the

previous stated issues with disposal and that employees would have to assist the waste management company with pick up by moving all garbage and used materials across the lot during every pick up from said services.

Chair Adams suggest total tree screen on the berm.

Mr. Huff expresses concern about the total tree screen. He stated that if there is a total tree screen that the evergreens will not grow to their full potential when planted too closely.

Commissioner Hurley moved to approve the Major Design Review application for the proposed Four States Tire Service center finding the application to generally be in compliance with the intent of the Land Use Development Code, provided the applicant provides the following:

1. Cul-de-sac curb and gutter repair at SW corner of the site noted on plan sheet.
2. Note western landscaping berm height on landscaping cross-sectional plan sheet.
3. Neighboring property owner agreement to allow landscaping/buffering improvements on their property.
4. Dumpsters moved to original location in the sketch plan.
5. Illumination plan and evidence of lighting compliance.
6. Evidence of CDOT approval for placement of drainage outlet rip rap or other as determined by Director.
7. State storm water permit and plans prior to issuance of building permit.

Commissioner Posey seconded.

Carried.

7 PLANNING COMMISSION

- a) River Rock Estates SKETCH Major Subdivision Application Elizabeth Boone representative for the applicant answered that the easement should be true to scale and that the 50 foot easement on the plat is correct. Ryan Searle, applicant answered that there is public access to the river from this property. Chair Adams suggests that the entire 3rd street right of way (purple area on plat) should be dedicated to a park. Mr. Searle is willing to reroute trail around bridge if public fears commuting under bridge. Mr. Searle confirmed that the River Rock Estates is going to be a gated community. Commissioner Posey noted that the "gated community" is not a community and that he opposes the use of the gates and closing this community. Commissioner Hudson quotes LUDC 7.4.1, "All streets right-of-way shall be dedicated to the public." Mr. Searle noted that there is a 50 foot public easement that the public can enjoy within the gated neighborhood. Commissioner Hudson suggests revisiting this sketch once again at the end of April. Chair Adams suggests moving this sketch to April 28th. Commissioner Hudson mentions LUDC and sidewalks/ROWs.

Commissioner Posey moved to approve the River Rock Estates with amendments to the following: sidewalk through development, river walk use and connectivity to the 3rd St right-of-way and under the bridge, community is no longer gated, and trail easements are correct. Commissioner Hurley seconded.

Carried.

8 REPORTS AND COMMENTS

- a) None.

9 PUBLIC COMMENT

- a) None.

10 ADJOURNMENT

