



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

AGENDA

Planning Commission Meeting
Tuesday, March 25, 2025 @ 5:30 PM

1. REMOTE PARTICIPATION

The public is encouraged to join via Zoom conference call as space is limited in the meeting room.

Please paste this link below to join the webinar:

<https://us06web.zoom.us/j/82738710091>

Or to join by telephone dial: 1-719-359-4580 Webinar ID: 827 3871 0091

Meetings are conducted in person at Town Hall located at 551 Hot Springs Blvd. Whenever possible, meetings will be broadcast online via Zoom, which can be accessed from a computer or phone with internet access, or by calling in. The Town does not and cannot guarantee internet service or online broadcasting. Remote attendance is at the risk of the attendee as public meetings will continue in person regardless of the Town's broadcast capability.

I. CALL MEETING TO ORDER

II. ANNOUNCEMENTS

III. APPROVAL OF MINUTES

A. Approval of the 25 Mar 2025 Meeting Minutes

[Planning Commission - 10 Dec 2024 - Minutes - Pdf](#)

IV. PUBLIC COMMENT

An opportunity for the public to provide comments and to address the Planning Commission on items not on the agenda.

V. PLANNING COMMISSION

A. Selection of 2025 Planning Commission meeting days of month and time

[Agenda Brief - Selection of 2025 Planning Commission meeting days of month and time - Pdf](#)

B. Elect Planning Commission Chair and Vice-Chair for 2025

[Agenda Brief - Elect Planning Commission Chair and Vice-Chair for 2025 - Pdf](#)

C. Pagosa West Sketch Major Subdivision Application

[Agenda Brief - Pagosa West Sketch Major Subdivision Application - Pdf](#)

VI. BOARD OF ADJUSTMENTS

VII. DESIGN REVIEW BOARD

VIII. REPORTS AND COMMENTS

A. Planning Commission - Comments, Ideas and Discussion

B. Development Department Report

[Agenda Brief - Development Department Report - Pdf](#)

IX. PUBLIC COMMENT

An opportunity for the public to provide comments and to address the Planning Commission on items on the agenda.

X. ADJOURNMENT



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

MINUTES

Planning Commission Meeting
December 10, 2024 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on December 10, 2024, at 5:30 PM in the Town Hall 551 Hot Springs Blvd. .

COMMISSION PRESENT: Commissioner Pitcher, Commissioner Weiler, and Commissioner Hodges

COMMISSION ABSENT: Commissioner McCollam and Commissioner Gurule

1 CALL MEETING TO ORDER

a) at 5:32 p.m.

2 ANNOUNCEMENTS

a) None.

3 APPROVAL OF MINUTES

a) **Approval of the October 22, 2024 Meeting Minutes**

Commissioner Hodges moved to approve the October 22, 2024 meeting minutes. Commissioner Weiler seconded.

Carried.

4 PUBLIC COMMENT

a) None.

5 DESIGN REVIEW BOARD

a) **Final Major Design Review Application for Ruby Sisson Library Expansion at 811 San Juan Street**

Director Dickhoff presented the staff report. Mike Davis, applicant representative, described the updated analysis. He explained that the project was under threshold of requiring mitigation of peak runoff based on the improvements associated with the expansion. They are also planning on replacing and upsizing an existing pipe. Chair Pitcher noted there was good pooling on this property during rain in 2024 summer. He asked if the flood map is accurate and if there is something more practical for flooding in this area. Mike Davis answered that the pipe going under the highway is lower than the box, so about half of the capacity of the pipe is filled with sediment. He assumes that the pipe capacity is limited. He does not know if this is concerning for the library project. Chair Pitcher asked if the flood map gives credit to that pipe. Mike Davis answered that he is not sure. He did note that this project is above the highway elevation. Chair Pitcher asked what the entry plaza surface will be. Lauren Davis answered that it will be concrete. Chair Pitcher opened for public comment. Barb Bratton, library director, explained that she was excited for this project and that this library is well loved. Chair Pitcher closed public comment.

Commissioner Weiler moved to approve the FINAL Major Design Review application for the Library's development. Commissioner Hodges seconded.

Carried.

Page 1 of 2

Planning Commission
December 10, 2024

**b) Major Design Review Approval Extension Request for Eagle Mountain Mixed Use Development
Proposed at 232 Pagosa Street**

Director Dickhoff presented the extension request.

Commissioner Hodges moved to approve the Extension Request for the Final Major Design Review Application Approval regarding the Eagle Mountain Mixed Use Development at 232 Pagosa Street until July 23, 2026. Commissioner Weiler seconded.

Carried.

6 REPORTS AND COMMENTS

a) Planning Commission - Comments, Ideas and Discussion

Member Weiler requested more information on the mechanical screening on the Archuleta County Courthouse project and the Aspen Village maintenance agreement. Chair Pitcher asked if staff can accommodate these items. Director Dickhoff answered yes. Member Weiler asked for these items to be on an agenda in the future. Member Hodges asked if staff should list for the alternate member to be advertised. Staff noted this. Chair Pitcher suggested that the commission take on the LUDC rewrite by each chapter.

7 PUBLIC COMMENT

a) None.

8 ADJOURNMENT

a) at 7:06 p.m.



AGENDA BRIEF

MEETING: Planning Commission - 25 Mar 2025

FROM: Katelyn Tunnell

PROJECT: Selection of 2025 Planning Commission meeting days of month and time

ACTION: Planning Commission Action

PURPOSE/BACKGROUND:

Land Use and Development Code (LUDC) section 2.5.6.A.2 states "each board and commission shall establish a meeting schedule that meets frequently and regularly. All meetings shall be open to the public..."

While the LUDC does not prescribe when the schedule should be set, the Planning Commission may select a time and date/day of month they choose.

Consistency is advisable and the current PC meeting schedule is 2nd and 4th Tuesdays of each month, at 5:30 in the Council Chambers, as available to the Commission.

Work Sessions have been set for 4:30 on the same evenings, as needed.

All Planning Commission meetings are conducted in person at Town Hall and are available via Zoom, as indicated in the agenda headings, and are subject to internet and technology availability.

The Town Council has changed the monthly meeting schedule in 2025 for the first and third Tuesday's of the month.

RECOMMENDATIONS:

1. Move to recommend the Planning Commission set their regular meeting schedule for 2025 as the 2nd and 4th Tuesdays of each month, at 5:30 p.m. to be held in Town Hall Council Chambers with optional Zoom participation.

2. Move to recommend the Planning Commission set their regular meeting schedule for 2025 as the [first, last...] [day of the week] at [time] to be held at Town Hall Council Chambers with optional Zoom participation.



AGENDA BRIEF

MEETING: Planning Commission - 25 Mar 2025

FROM: Katelyn Tunnell

PROJECT: Elect Planning Commission Chair and Vice-Chair for 2025

ACTION: Planning Commission Action

PURPOSE/BACKGROUND:

Land Use Development Code Section 2.5.6.A.1 states, "Annually, at the first regular meeting of the year, each board and commission shall elect, by majority vote, from its membership a Chair and vice-Chair, with each being eligible for re-election, and each serving a one-year term..."

RECOMMENDATIONS:

1. Move to elect [PC member name] as the Planning Commission Chair and [PC member name] as the Planning Commission Vice-Chair for 2025.



AGENDA BRIEF

MEETING: Planning Commission - 25 Mar 2025
FROM: James Dickhoff, Development Director

PROJECT: Pagosa West Sketch Major Subdivision Application

ACTION: Planning Commission Action

PURPOSE/BACKGROUND:
Planning Commission review of the Pagosa West Sketch Major Subdivision Application.

ATTACHMENTS:
[Pagosa West Subdivision Meeting Packet - 03.25.25](#)

Pagosa West Sketch Major Subdivision Application
Planning Division Staff Brief

Application: SKETCH Major Subdivision development application (received on February 11, 2025)

Property Location: SE corner of Hwy 160 and S. Pagosa Blvd., includes the following three parcels
(total 99.76 acres): 80 S. Pagosa Blvd. (24.86 acres),
100 S. Pagosa Blvd. (57.58 acres) and
3800 W. Hwy 160 (17.32 acres)

Applicant/Developer: ArenaLabs, LLC.

Property Owner: KISCO, LLC.

Current Zoning: 80 S. Pagosa Blvd. Mixed Town Center (MU-TC)
100 S. Pagosa Blvd. Mixed Use Residential (MU-R)
3800 W. Hwy 160 Mixed Use Corridor (MU-C)

Application Fees: Town Council approved Resolution 2024-12, providing an exemption of development application fees related to portions of the project associated only with the proposed Pagosa Peak Apartments, for workforce housing serving 60% - 140% of Area Median Income (AMI).

Grants: The Town has received a \$1,989,000 DOLA More Housing Now Grant award to help with the cost of public infrastructure associated with the Pagosa Peaks workforce housing apartments, currently proposed with 88 units on Lot R. This grant and a PROP 123 Equity Financing Program award will ensure the Lot R project average is below 90% AMI rents and deed restrictions are in place for 30 years.

Public Notifications:

Public notifications were provided pursuant to LUDC 2.3.6., a minimum of 15 days prior to the public hearing.

Public Comments:

Public questions have been received which are attached for the Planning Commissioners consideration. Public Comments will also be accepted at the public hearing following the applicant's presentation, staff code review and initial Planning Commissioner Q&A period.

Applicants SKETCH Major Subdivision Plan application documents are attached.

The proposed subdivision is a phased development containing commercial and residential uses.

Development Application Processes:

- ~ **SKETCH Major Subdivision application:** Planning Commission decision.
- ~ **REZONING application:** should be considered prior to the Prelim Subdivision application, for Lot O proposing a Car Wash, currently in the MU-R District. Planning Commission recommendation and Town Council decision, both at public hearings.
- ~ **PRELIMINARY Major Subdivision application:** Planning Commission recommendation and Town Council decision, both at public hearings.

- ~ **FINAL Major Subdivision application:** Administratively processed based on Preliminary Subdivision application approval contingencies and LUDC requirements.
- ~ **SKETCH and FINAL Major Design Review applications:** Decision by the Design Review Board at public hearings for development of each lot.
- ~ **Conditional Use Permit (CUP) application:** Decision by the Planning Commission at a public hearing for proposed uses requiring such. Lot T gasoline sales, Lot L self-storage and vehicle rental, require an approved CUP considered concurrently with the SKETCH Major Design Review application.

Staff Review:

The applicant proposes a multi-phased subdivision development with full build-out occurring over the next 10 plus years. Phase-One is expected to include: South leg of Pinion Causeway/Hwy 160 lighted intersection, local roadway between S. Pagosa Blvd and Pinion Causeway intersection, Town to Lakes Trail (TTLT), sidewalks, and proposed lots indicated on the phased development plan sheet. Below is Staff's review of the proposed subdivision in relation to the Land Use Development Code (LUDC) standards.

LUDC Article 3: Zoning Districts Definitions:

LUDC 3.3.2. MIXED-USE RESIDENTIAL (MU-R)

The MU-R district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential. Mixed-use residential is appropriate near activity centers and near major arterial and collector streets. The district should promote self-supporting neighborhoods that contain housing predominantly, but could also include some retail, offices, and light trade. A range of residential housing types, including single-family residences, duplexes, patio homes, apartments, and live-work units, are allowed. A lesser portion of the site area shall be allocated to non-residential uses that are related to the neighborhood.

LUDC 3.3.3. MIXED-USE CORRIDOR (MU-C)

The MU-C district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential, along major highways. Commercial uses are appropriate, including retail, offices, hotels, and tourism-related businesses. The district is intended to promote gradual development and redevelopment of existing commercial corridors to become more vibrant and attractive mixed-use areas that also contain some housing, offices, and light trade.

LUDC 3.3.4. MIXED-USE TOWN CENTER (MU-TC)

The MU-TC district is intended to promote a wide range of residential and non-residential land uses in the downtown. The district is intended to maintain and improve the vibrant downtown area as an environment that has employment and shopping opportunities, a range of housing types, and parks, lodging, open space, and civic uses. New development should occur in traditional development patterns-with narrower streets, smaller blocks, and smaller lots. The MU-TC district is intended to encourage predominantly vertical with some horizontal mixed-use in a pedestrian-friendly environment that is not dominated by one (1) land use or housing type.

LUDC Article 4: Allowable Uses

LUDC Table 4.1-1 Table of Allowable Uses indicates most of the current proposed uses are allowable by right, with the exception of the following:

Lot O is zoned MU-R and proposes a car wash, which would require a Rezoning Application to be considered concurrently with the Preliminary Subdivision application.

Lot P and Lot Q propose 8,000 sqft retail buildings which is not an allowable use in the MU-R district. Retail is limited to 4,000 sqft and requires an approved Conditional Use Permit (or rezoning) in the MU-R district.

Lot L proposes a self-storage and vehicle rental establishment which requires a Conditional Use Permit in the MU-C District.

Lot T proposes a Fuel Station which requires a Conditional Use Permit in the MU-TC district.

LUDC Article 5: Dimensions

Dimensional Standards are considered during individual site development during the Major Design Review application process. Dimensional standards include those for: Building Setbacks, Building Heights, Dwelling units/acre, and lot landscaping percentage at 15%. There are no minimum lot size requirements in mixed use districts, as lot size is a function of required site improvements (setbacks, landscaping, drainage facilities, and parking).

Dwelling Units/Acre: Up to 16 dwelling units/acre is allowed. The proposal is currently consistent with allowable unit density.

Building Heights: MU-R and MU-C districts allow up to 35 feet to the gable mid-span (and parapet walls) with the roof peak up to 41 feet from finished grade. MU-TC district allows up to 40 feet to the gable mid-span (and parapet walls) with the roof peak allowed up to 46 feet from finished grade. The current proposed development proposes some 3 story buildings which appear to be consistent with the LUDC.

Setbacks: Setbacks are measured from the property line and are specific to zone districts. The current proposal appears to comply with the following standards:

MU-R: Front setbacks = 20' / Side setbacks = 5' / Rear setbacks = 10'

MU-TC: Front setbacks = 20' / Side setbacks = 5' / Rear setbacks = 10'

MU-C: Front setbacks = 40' from Hwy and 20' secondary roads / Side setbacks = 5' / Rear setbacks = 5'

LUDC Article 6: Development Standards

6.3. Site Development Standards

6.3.1. Excavation, Grading, and Erosion Control

A State of Colorado Stormwater Management Plan permit is required, and erosion control structures are required to be installed prior to any ground excavation activities.

6.3.2. Site Drainage:

The applicant has provided a conceptual drainage plan. A drainage study will be required for submittal with the preliminary subdivision application, with runoff rates determined using the NRCS TR-20 method. The subdivision can only convey the current historic drainage from the property to

historic drainages, currently culverts under Hwy 160. There are areas indicated on the concept plan for potential detention ponds that would accommodate drainage from roads, sidewalks, and trails. The applicant mentioned that each lot will contain individual storm water detention facilities to serve each lot. Staff recommends that all existing drainage culverts under Hwy 160 be accessed, and a culvert condition analysis provided to the point of daylighting.

6.3.3. Snow Storage:

Sidewalks detached from roadways creating a landscape strip for snow storage have been requested by the Town, however, the current plan does not indicate such has been provided. Each individual lot shall provide snow storage areas within their respective Major Design Review application processes.

6.3.4. and 6.3.5. Potable Water and Sanitary Sewer:

The applicant has submitted an application to the Pagosa Area Water and Sanitation District (PAWSD) for potable water and sanitary sewer which is currently being processed.

6.3.6. Fire Hydrants:

The Fire District has received the sketch plan and has asked to ensure fire hydrants are incorporated throughout the development. Additional reviews are required as the project matures. Typically, hydrants should be no further than 400-500 feet apart pending site-specific considerations.

(6.3.7.) Other Utilities:

Electricity: The applicant has submitted an application to LPEA which is currently being processed. It appears a new Substation will be needed after phase-one to serve future phases. The Town, LPEA and Developer have submitted a Concept Paper seeking an invitation to submit a Department of Energy grant application to assist with the expenses associated with the new substation and underground transmission lines. The development is expected to pay for their share of the substation (20%-ish). The remaining substation capacity will benefit LPEA customers in the western portion of the community.

Natural Gas: Black Hills Energy will serve this subdivision with natural gas.

Internet, Telephone and Cable TV: There are a number of internet providers within our community. Staff requests the applicant provide a plan for how the development will be served.

Storm Water Drains: A conceptual drainage plan has been provided indicating potential location for storm drains and storm water conveyance. A storm water and drainage report is required with the preliminary subdivision application submittal.

6.4. Sensitive Area Protection:

6.4.3. Natural Features

Subdivisions and any development shall make every effort to preserve existing waterways (lakes, rivers, and streams), primary vegetation (trees), rock formations, and other natural vistas. An Aquatic Resources Delineation Report has been provided and is attached. The report delineates wetland boundaries. Any impacts to wetlands will require a U.S. Army Corp of Engineers permit pending the defined impacts. Some of the residential lots along the south end of the east

boundary will need to consider the lot size and buildability based on the delineated wetland boundaries.

Though the State of Colorado has not yet developed final rules as a result of HB24-1379, verification shall be provided by the Colorado Department of Public Health and Environment regarding the need for a Temporary Authorization for fill not subject to federal jurisdiction, as well as any Clean Water Act permitting that may be required. Avoidance and protection of identified wetlands shall be addressed in the Preliminary Subdivision application.

Stormwater water quality structures shall be considered in the preliminary subdivision application submittal.

6.4.6. Wildfire Hazard Areas

Generally, all of Pagosa Springs and Archuleta County is within a wildfire hazard zone. Staff suggests that the applicant consider wildland urban interface design principles and fire-resistant site and building design principles, and defensible spaces for each proposed development.

6.4.8. Riparian Setbacks

A wetland delineation report has been provided that indicates areas determined to be wetlands. Town, state or federal standards lack regulations regarding setbacks from riparian areas, however, staff encourages the applicant to consider a setback to avoid conflicts with delineated wetlands.

7.3.2 General Design Standards

The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within all proposed subdivisions shall be designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation, protects wetlands and critical wildlife habitat, and otherwise accomplishes the purpose and intent of this Land Use Code and of the zone district in which the subdivision is located.

Wildlife

LUDC section 6.4.7 states; "If implemented, perimeter fencing shall be no higher than forty-two (42) inches, so as not to impede the movement of deer and elk. Recorded covenants or restrictions shall require individual owners to maintain said fence. Other means to allow wildlife movement may include off-set fence openings to allow passage.

Tree Preservation

It is inherent that many trees will need to be removed to accommodate infrastructure, roads, and developable parcels, however, considering slight adjustments to the lot layouts for preserving as many mature trees is highly recommended. Preserved trees shall be indicated on the Preliminary Subdivision application submittal.

6.6. Access and Circulation

6.6.2. Connectivity

The applicant is underway with a traffic study that will inform their CDOT access permit application. The results of the CDOT access permit approval will be incorporated into the applicants' Preliminary Subdivision application documents and plans. The CDOT permit will typically identify Hwy

intersection improvement design requirements, and separation distances from Hwy intersections for driveways and local intersections to allow for proper vehicle queuing at Hwy intersections. The traffic study will also inform public road design standards internal to the subdivision.

- i. New southern leg to be installed at the Pinon Causeway intersection traffic signal, consistent with Access Control Plan.
- ii. New Right-in right-out only intersection at Talisman Drive, consistent with Access Control Plan.
- iii. Provide a plat dedication of a reserved area at SE corner of Hwy 160 and S. Pagosa to accommodate future HWY 160 225' diameter Traffic Circle and 40-foot setback.
- iv. Traffic Study Report is in process. A CDOT Access permit is required and will provide further considerations for access that should be included in the Preliminary Subdivision application.
- v. Staff has requested that the access for Lot T be provided from the new internal road system, not from S. Pagosa Blvd, due to the volume of traffic expected for the proposed fuel station.
- vi. The access to Lot O appears to be less than 300 feet from the Hwy intersection. CDOT access permit will inform the minimum required distance to allow for queueing at the traffic signal.
- vii. To accommodate the future local road network connectivity, the access design to Legacy Drive (noted as Aspen Village Drive) shall consider volume of traffic for proper intersection radius design and pedestrian facilitation, consistent with Access Control Plan.

6.6.3. Roadways

Internal Roadway design will be a function of the results of the Traffic Study. The main roadway, Pagosa West Drive, between S. Pagosa and Pinion Causeway will serve as a portion of the local road network contemplated in the Access Control Plan adopted by CDOT, Town and County. It is expected the Internal main road will be designed as a Major Collector Street serving more than 2,500 average daily vehicle trips and will separate the residential uses from the commercial uses. Accommodation for left-hand turn pockets should be considered for free-flowing traffic.

6.6.4. Private Driveways

Curb cuts shall be installed to each proposed lot during the initial infrastructure installation.

6.6.5. Sidewalks, Multi-Use Pathways and Trails

The Town to Lakes Trail along the Hwy corridor will need to be included into the subdivision's public infrastructure improvements. This trail shall be 12 feet in width with 5 feet on each side for drainage facilities. Trail surface shall be concrete for longevity.

Internal accommodation for bicycle circulation shall be included.

Sidewalks adjacent to each roadway are required. A sidewalk on one side and hard-surfaced trail on the opposite side to accommodate bicycles is an option, as on-street bike lanes are not ideal for public safety.

6.6.6. Parking and Vehicle Access

Parking has been contemplated for each conceptual lot. Specific design standards and number of spaces are considered during the Major Design application review for each lot.

6.7. Commercial and Mixed-Use Design Standards.

The standards of LUDC Sections 6.7.3. General Standards, 6.7.4. Additional Standards: Properties with Hwy 160 frontage, and 6.7.5. Additional Standards: Mixed Use Town Center shall be considered for individual lot design standards as more attention is needed to the specifics of the LUDC standards. Though these are reviewed in mor detail during the Major Design Review application process, It is recommended that the applicant consider these provisions in their Preliminary Subdivision application site layout.

6.9. Parking and Loading

Generally considered in the proposed subdivision plan, however, specific site development design is considered during the Design Review application process. LUDC 6.73, 6.7.4 and 6.7.5 provide guidance on parking lot locations.

6.10. Landscaping and Buffers

Low water landscaping treatments shall be provided along the 5-foot buffer between the sidewalk and curb and gutter, at subdivision entrances, and in public open spaces.

6.11. Exterior Lighting

Considered during the Design Review application review process. Exterior lighting shall be 3000 kelvin or less with full shielding of light sources to prevent visibility at property lines.

6.12. Sign Code

Site specific signage is considered during the Design Review application process.

6.13 International Building Codes

Though not impacting the subdivision application, it is important to note that we expect that the Town and County will jointly pursue updating our building codes to the 2024 code series, sometime in 2025.

LUDC Article 7: Subdivision Design and Improvement Standards

7.3 Subdivision Design

7.3.2 General Design Standards

A. Compliance with zoning requirements. *The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within all proposed subdivisions shall be designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation, protects wetlands and critical wildlife habitat, and otherwise accomplishes the purpose and intent of this Land Use Code and of the zone district in which the subdivision is located. Applicants shall refer to the general development standards in Article 6 and shall apply them in the layout of the subdivision in order to avoid creating lots or patterns of lots that will make compliance with such development standards difficult or infeasible.*

B. Suitability for subdivision. *Land subject to hazardous conditions such as floods, mud flows, rock falls, possible mine subsidence, mine shafts, shallow water table, open quarries, and polluted or non-potable water supply shall be identified and shall not be subdivided until the hazards have been mitigated or will be mitigated by the subdivision and construction plans.*

If a Low water table exists, it can be accommodated with specific foundation design systems and reviewed during building permit application process.

*C. **Minimal standards.** The design standards in this Section are minimum standards. The Town may impose more restrictive standards when it finds that they are necessary to conform the design of a proposed subdivision to sound engineering or design standards or other standards in this Land Use Code. TBD*

7.3.3. Blocks and Lots

Mixed-use districts do not have required minimum lot sizes. 16 residential units per acre are allowed in all mixed-use districts. The applicant has provided separation of residential lots and commercial lots.

7.3.4. Streets

The applicant has provided for the future local road network connectivity to Legacy Drive to the east. Engineering details and cross sections shall be provided with the Preliminary Subdivision application submittal. The sketch road alignments appear to be acceptable. Engineering design details shall be provided a Preliminary Subdivision application submittal.

7.3.5. Sidewalks, Walkways, and Multi-Use Trails

Internal sidewalks are provided. Accommodation for bicycles shall be provided in the Preliminary Subdivision application submittal. The applicant is required to construct the portion of the Town to Pagosa Lakes commuter trail along their Hwy 160 frontage.

7.3.6. Street Lighting

Town Standard Street Lighting poles and fixtures are required along all roads dedicated to the Town.

7.3.7. Easements and Utilities

Utility easements shall be provided as needed along property lines and shall meet the required widths and accommodate proper clearances from differing utility lines. Utility easements shall be shown on Preliminary Subdivision Plans.

Telephone, internet, cable TV and electric utilities are required to be placed underground, including all electrical transmission lines unless they are carrying greater than one hundred fifteen (115) kV.

Transformers, switching boxes, meter cabinets, pedestals, ducts and other facilities necessarily appurtenant to such underground utilities shall be placed underground or on the surface but not on utility poles. Surface mounted facilities shall consider screening elements.

This subdivision is outside of the Airport Influence Area, thus Avigation easements are not required.

7.3.9. Survey Monuments

All property boundary survey pins are required to be placed prior to the release of Financial Security held as part of the Development Improvements Agreement executed at Final Subdivision application.

7.3.11. Other Improvements

Other improvements may be identified for inclusion into the subdivision through the application review process.

LUDC 7.4. Subdivision Dedication Requirements

Required dedications are provided on each Final Plat for each phase of the subdivision. These dedications include roads, sidewalks, trails, utility, drainage and other easements as identified.

LUDC 7.5. Subdivision Improvement and Development Agreements

A Development Improvements Agreement is executed during the Final Major Subdivision application stage and includes required financial security (bonding) for public and private improvements, prior to each individual phase being commenced.

The applicant has proposed creating a Metropolitan District which would provide the ability to tax properties within the development to service a bond repayment for the public improvement within the subdivision. The Town Council (TC) will need to consider whether to allow Metro Districts or not within Town limits. A preliminary introduction to Metro Districts was provided to TC, with follow-up considerations occurring in April-May.

LUDC 2.4.3.C.3.b.(ii)(1) Sketch Major Subdivision Approval criteria. *The Planning Commission shall evaluate the applicant's sketch plan application to determine whether:*

(a) The proposed subdivision complies with all applicable use, density, development, and design standards set forth in Articles 4, 5, 6, and 7 of this Land Use Code that have not otherwise been modified or waived pursuant to this Chapter and that would affect or influence the layout of lots, blocks, and streets. Applicants shall avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

Staff Comments:

- i. The Sketch plan shows a fairly dense development. Space for on-site storm water detention facilities will need to be considered during Major Design Review application submittals.
- ii. LUDC Sections 6.7.3. General Standards, 6.7.4. Additional Standards: Properties with Hwy 160 frontage, and 6.7.5. Additional Standards: Mixed Use Town Center should be addressed for the Preliminary Subdivision application.
- iii. Mature trees proposed to be preserved should be indicated on the site plans.

(b) The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this Land Use Code.

Staff Comments:

- i. Open Spaces should be noted on the site plans.
- ii. A sample single-family home and dimensioned property layout should be provided at preliminary application to ensure the proposed residential lots will accommodate driveway / garage.

(c) The applicant has provided evidence that provision has been made for a public water supply system or, if other methods of water supply are proposed, adequate evidence that the water supply is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed.

Staff Comments:

The applicant has submitted their application for water service to the Pagosa Area Water and Sanitation District (PAWSD). PAWSD is underway with water modeling and processing the application.

(d) The applicant has provided evidence that provision has been made for a public sewage disposal system or, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with state and local laws and regulations.

Staff Comments:

The applicant has submitted their application for sanitary sewer service to the Pagosa Area Water and Sanitation District (PAWSD). PAWSD is underway with sewer modeling and processing the application.

(e) The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed use of these areas are compatible with such conditions.

Staff Comments:

The applicant has provided an Aquatic Resources Delineation Report identifying wetland areas. Special attention to these identified areas is important to prevent impacts.

(f) The application provides a clear assumption of responsibility for maintaining all roads, open spaces, and other public and common facilities in the subdivision.

Staff Comments:

Pagosa West Blvd between S. Pagosa Blvd and Pinion Causeway and S. Tallisman Road will be public road that are expected to be conveyed and accepted by the Town as public ROW for maintenance. Discussions are needed regarding other internal roads and public open spaces regarding maintenance.

(g) As applicable, the proposed phasing for development of the subdivision is rational in terms of available infrastructure capacity and financing.

Staff Comments:

The proposed project phasing appears rational. The Town has received a \$1,989,000 grant for public infrastructure to serve the workforce housing units on lot R (water, sewer, storm drainage, roadway, sidewalks, transit stop and fire hydrants). The applicant is looking into forming a metro district to assist funding other public infrastructure.

(h) The subdivision is consistent with the Comprehensive Plan and other adopted Town policies and plans, including any adopted transportation plan or streets/roadway plan.

Staff Comments:

Access Control Plan:

- The Public roadways, Pagosa West Blvd and S. Tallisman, and the intersection interfaces with Hwy 160 are consistent with the Adopted Access Control Plan for creating a local road network.

Comprehensive Plan:

- The project provides 88 workforce housing rental apartment units serving 60%-140% (averaging below 90%) of AMI in phase one, with additional rental apartments and single-family housing options in future phases.
- The project creates the opportunity for a plaza area in lot B and lot E that is currently envisioned to accommodate events and a public gathering area.
- The development will complete their portion of the Town to Pagosa Lakes commuter trail along their Hwy 160 frontage, an extension of the trail segment to the east.
- Transit stop(s) will provide transportation options.

Alternative Motions for Consideration:

1. Move to Approve the Pagosa West Sketch Major Subdivision Application, finding the application to be in general compliance with the Sketch Subdivision application approval criteria, and directing the applicant to address comments contained in the staff brief and compliance with LUDC articles 4, 5, 6 and 7 in their submission of a Preliminary Major Subdivision application.
2. Move to Deny the Pagosa West Sketch Major Subdivision Application (providing direction to staff and/or the applicant).
3. Move to Continue the consideration of the Pagosa West Sketch Major Subdivision Application until a (future determined date), (providing direction to staff and/or the applicant as necessary).

Project Description

Pagosa West is a residential and mixed-use commercial development located in Pagosa Springs, situated on a +/- 100-acre site along the south frontage of US Highway 160, between South Pagosa Blvd and Pinon Causeway (see Context/Vicinity Map exhibit).

General Development Information

(i) Discuss general design rationale and how the development is connected/integrated with surrounding land uses, how it responds to site features/constraints and whether the plan is consistent with development standards and design guidelines per Article 5, Article 6 and Article 7 of the LUDC;

Pagosa West utilizes the existing zoning categories of Mixed-Use Corridor (MU-C), Mixed-Use Town Center (MU-TC), and Mixed-Use Residential (MU-R) to create a cohesive, pedestrian-friendly, integrated mixed-use community. This development combines business, office, retail, and residential uses in close proximity, all accessible to onsite public areas. It aims to provide a "live, work, and play" experience for both tourists and local residents, whether full-time or part-time.

At the heart of the development is a 'Town Center Plaza' that serves as the focal point, featuring ample green spaces and elements that promote community engagement. The design strategy is to attract additional businesses by adding residential, office, retail, early childhood education facilities, and recreational areas, all while respecting the existing quality of life enjoyed by current residents.

The development aligns with and complements nearby commercial centers, such as City Market and Walmart. An interconnected pedestrian network, including sidewalks, paths, and trails, links homes to public open spaces, restaurants, hotels, shopping areas, arts venues, and other commercial services, as well as the existing and proposed 'Town to Lakes Trail' system.

The interaction between vehicles on the highway and the development has been carefully considered and is in compliance with CDOT guidelines. The development's main spine road, Pagosa West Blvd, effectively distributes vehicle traffic through controlled points, utilizing shared common ingress/egress easements to minimize conflicting traffic patterns.

The proposed design concept—emphasizing mixed-use and diversity—is consistent with the Town Land Use Plan and the guidelines outlined in the Town's Comprehensive Plan (please refer to the attached Zoning Exhibit).

Pagosa West leaders have engaged with representatives from neighboring business and residential areas to listen to their concerns and desires. Feedback from these discussions has been incorporated into the development strategy while fully complying with existing zoning and land entitlements.

Mixed-Use Residential (MU-R) - (+/- 52 acres net)

The residential components of Pagosa West will be designed as a livable neighborhood community, featuring diverse housing types, including workforce housing apartments, townhomes, senior housing, and single-family homes. The residential development will be in compliance with the Mixed-Use Residential zoning. This development will address critical workforce housing needs while facilitating growth through various single-family lot sizes. Collectively, the residential areas will create a well-defined neighborhood with diverse characteristics.

The residential developments will be directly adjacent to existing neighborhood subdivisions to the south and east. The varying density of the residential lots will act as a transition into the commercial zoning and highway corridor.

Mixed-Use Town Center (MU-TC) / Mixed-Use Corridor (MU-C) - (+/- 42 acres net)

The commercial-zoned lots are strategically located along the entire highway frontage, functioning in unison with the existing commercial developments to the east, west, and across the highway, creating a larger contextual corridor of commercial activity. The Town Center Zoning District is at the heart of the Pagosa West development, featuring a large open space 'Town Center Plaza' surrounded by hotels, restaurants, retail, office, and other service users.

The Plaza will serve as a recognizable destination point, with thoughtful design elements establishing the character of the entire development. Features such as appropriate architecture, landscaping, sidewalks, cafes, courtyards, porches, and balconies will create a vibrant space that encourages daily interaction and public life. The plaza is envisioned to host community events, such as music performances, art festivals, and farmers' markets.

The development will include ample parking, exceeding code minimums, and will be sensitively distributed across multiple smaller parking areas to minimize large centralized parking lots. The abundant parking will also provide areas for snow storage in winter and accommodate the larger parking needs during the summer tourism season.

(ii) An analysis of the traffic count that may be generated by the subdivision and the proposed methods of mitigation of any impacts on the existing transportation infrastructure;

An in-depth traffic study is currently in progress. The traffic study methodology was approved and the next step will be to complete the actual study. The development will include at least one multi-modal transit stop with connectivity to regional transit routes.

(iii) An estimate of the impacts on services and amenities including; fire protection, recreational facilities, schools and police protection;

The surrounding area is already served by the Pagosa Fire Protection District, Pagosa Springs Police Department, Town of Pagosa Springs Parks and Recreation, and Archuleta School District #50JT. Pagosa West will be built out in three phases over approximately 10 years. The development will significantly contribute to the local tax base, with commercial development generating sales tax revenue and residential development generating property tax revenue. The proposed development fits into the existing zoning uses of the property.

(iv) Water supply information including the number of water taps and the estimated amount of water needed to serve the development;

We are seeking water service from PAWSD and an application was submitted in 2024.

(v) Sewage disposal information including the type of collection system and the estimated amount of waste generated; and

We are seeking sewer service from PAWSD and an application was submitted in 2024.

(vi) A description identifying the relationship between the proposal and the Town Land Use Plan and/or the [Comprehensive Plan](#).

The proposed design and development at Pagosa West is consistent with the Town's Land Use Plan and addresses several priorities outlined in the Comprehensive Plan (outlined in detail below).

Environment and Energy - The project will leverage areas with mature trees to preserve open space and recreational areas for community use. The project will leverage green infrastructure and energy-efficient design features.

Arts - The project seeks to support local art in public places that reinforce the Town's culture, history, and folklore.

Housing - Pagosa West will directly address the critical community need for workforce housing through the availability of diverse housing types, creating a pathway to ownership for local workers. The project will deliver a mix of dwelling and unit types and income levels to address community needs. Housing will be located next to existing residential areas and within close walking distance of a multi-modal transit stop with local transit connectivity. There will be nearby recreation trails, parks, and open spaces. The multi-family housing aims to meet or exceed the 2021 IECC and the National Green Building Standards. The Town applied for and was awarded a \$2 million grant through the Colorado Department of Local Affairs to assist with bringing public infrastructure to the proposed workforce housing site.

Transportation and Mobility - Pagosa West will offer connectivity on the north end of the property to the Town to Pagosa Lakes Trail. The developers supported the Town of Pagosa Springs in the form of a letter of support for their federal grant application in early 2025 seeking funding to complete the connection of the Town to Pagosa Lakes Trail. The commercial development will feature cross parking easement overlay that provides shared parking among all the uses within the town center area. Pagosa West plans to offer electric vehicle charging stations within the commercial area of the development.

Land Use - Pagosa West will complement existing development by placing the residential area next to the existing residential neighborhood and the commercial development along Highway 160. The development will include recreational areas and trails along with pedestrian and bicyclist connectivity via the Town to Pagosa Lakes Trail. The new residential development will contain a variety of housing types that complement the existing residential neighborhood located to the south of Pagosa West.

Economic Vitality - The commercial area will support and encourage the expansion of culture and arts as an economic driver for the community. The commercial area will also include a combination of essential services for local residents as well as businesses that meet the needs of tourists.

Childhood Development and Lifelong Learning - Pagosa West intends to include a space for an early childhood education business.



PROJECT INFORMATION	
PROPERTY OWNER:	KISCO, LLC 375 PHARR RD #500634 ATLANTA, GA 30305 CONTACT: DAVID CORBIN PHONE: 861.665.9518 EMAIL: DAVID@GRISSONAVECAPITAL.COM
APPLICANT:	ARENALABIS, LLC PO BOX 1267 MONTROSE, CO 81402 CONTACT: DAVID DRAGDOO PHONE: 962.263.4427 EMAIL: DAVID@COLORADOOUTDOORS.CO
ARCHITECT:	PINNACLE DESIGN INC. 1048 N. 44TH STREET SUITE 200 PHOENIX, ARIZONA 85008 CONTACT: PATRICK HAYES PHONE: 602.420.0151 (CELL) EMAIL: PHAYES@PDI-AZ.COM
PROJECT DESCRIPTION:	REVIEW FOR THE DEVELOPMENT OF A NEW MIXED USE MASTER SITE PLAN FOR THE DEVELOPMENT OF MIXED USE COMMERCIAL, SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY APARTMENTS AND WORKFORCE HOUSING
APN #:	56992040163; 569920156001; 569921229001
SITE ACREAGE:	GROSS: ± 99.76 ACRES (± 4,345,545 SF) NET: ±93.99 ACRES (±4,094,378 SF)
CURRENT LAND USE:	VACANT
PROPOSED LAND USE:	MIXED-USE COMMERCIAL, MULTI-FAMILY RESIDENTIAL, WORKFORCE HOUSING AND SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING:	MIXED USE CORRIDOR (MU-C) MIXED USE TOWN CENTER (MU-TC) MIXED USE RESIDENTIAL (MU-R)
PROPOSED ZONING:	N/A

LEGEND	
	PROJECT AREA
	PDM WETLAND
	POND SPILLWAY

LEGAL DESCRIPTION
PAGOSA LAKES PLAZA MINOR IMPACT SUBDIVISION
LOCATED IN A PORTION OF SECTIONS 20 & 21 TOWNSHIP 38 NORTH,
RANGE 2 WEST, N.M.P.M ARCHULETA COUNTY, COLORADO



1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
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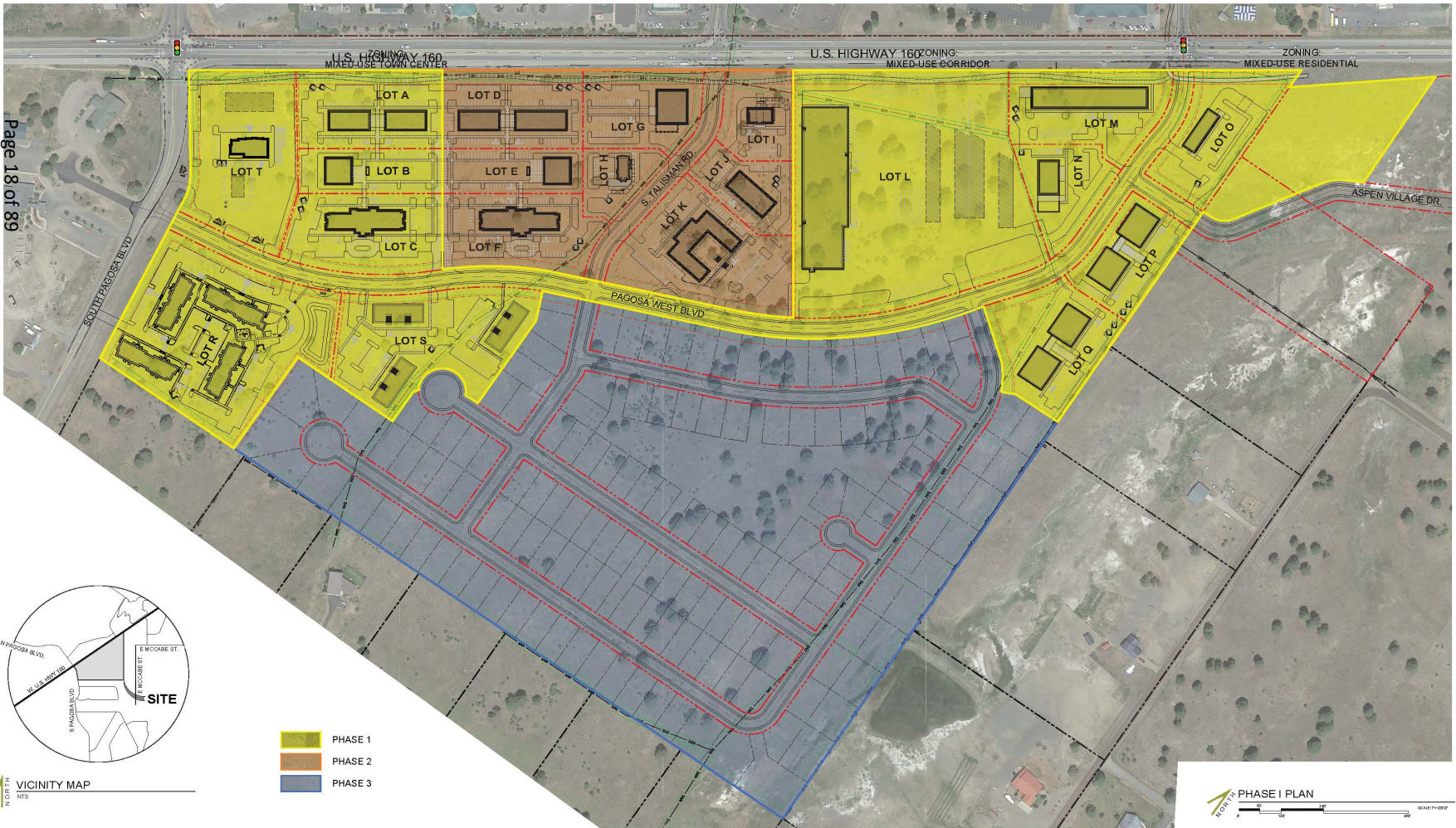
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**PAGOSA WEST
HIGHWAY 160 AND S. PAGOSA BLVD
VICINITY CONTEXT MAP**

PROJECT #:	24-024	
DATE:	01.17.2025	
DRAWN BY:	KZ	
REV #	DATE	DESCRIPTION

VICINITY
CONTEXT MAP

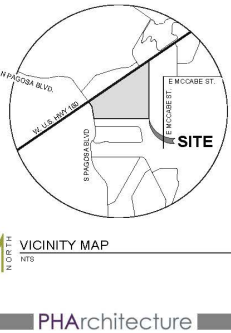


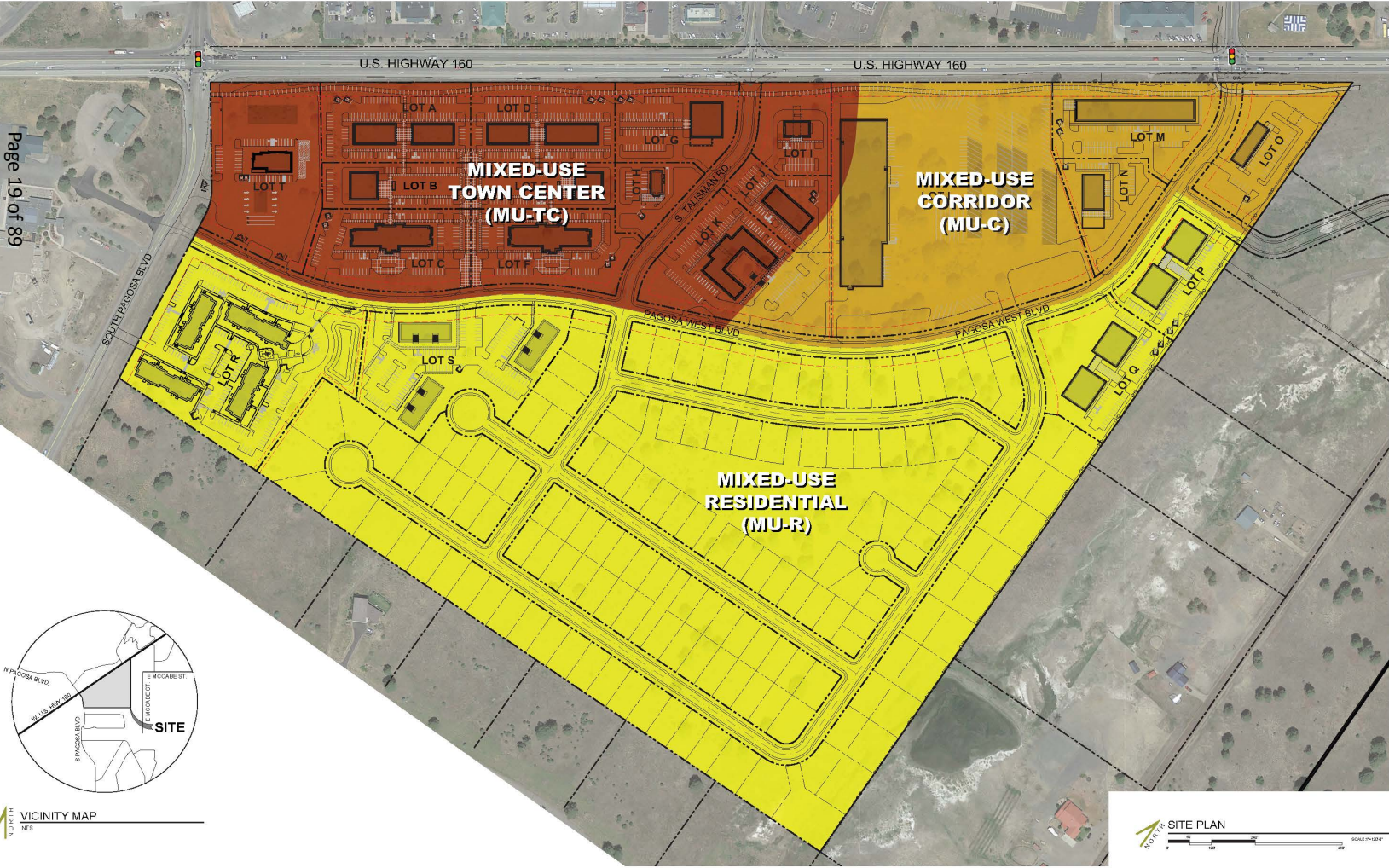


PAGOSA WEST
PAGOSA SPRINGS, CO
PHASED DEVELOPMENT PLAN
PROJECT #: 24-024.0
DATE: 01.15.2025
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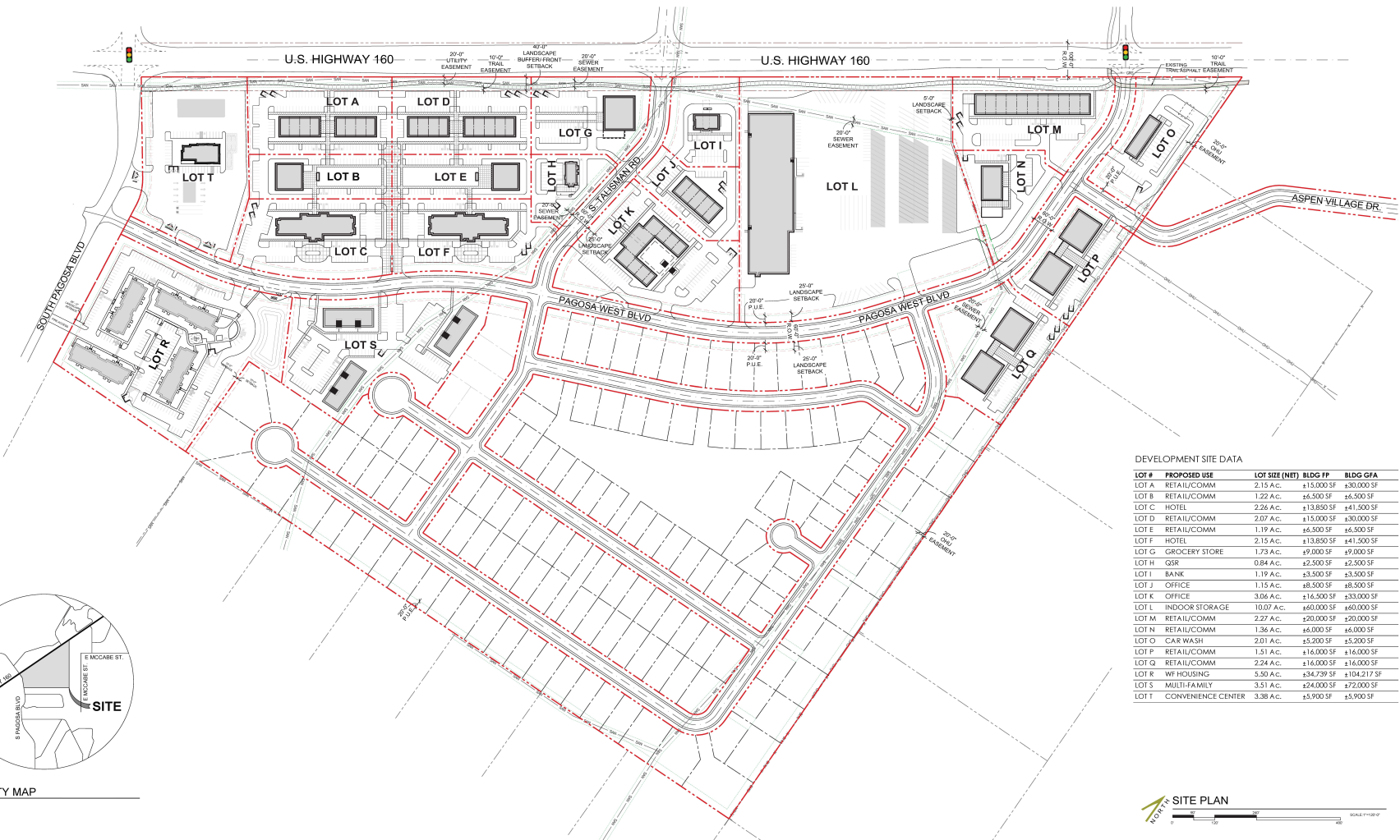
PAGOSA WEST
HIGHWAY 160 AND S. PAGOSA BLVD
ZONING MAP

PROJECT: 24-024
DATE: 02.03.2025
DRAWN BY: KT
REV # DATE DESCRIPTION

ZONING
MAP

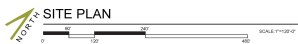
PLEASE RECYCLE

PLANNING COMMISSION V.C.



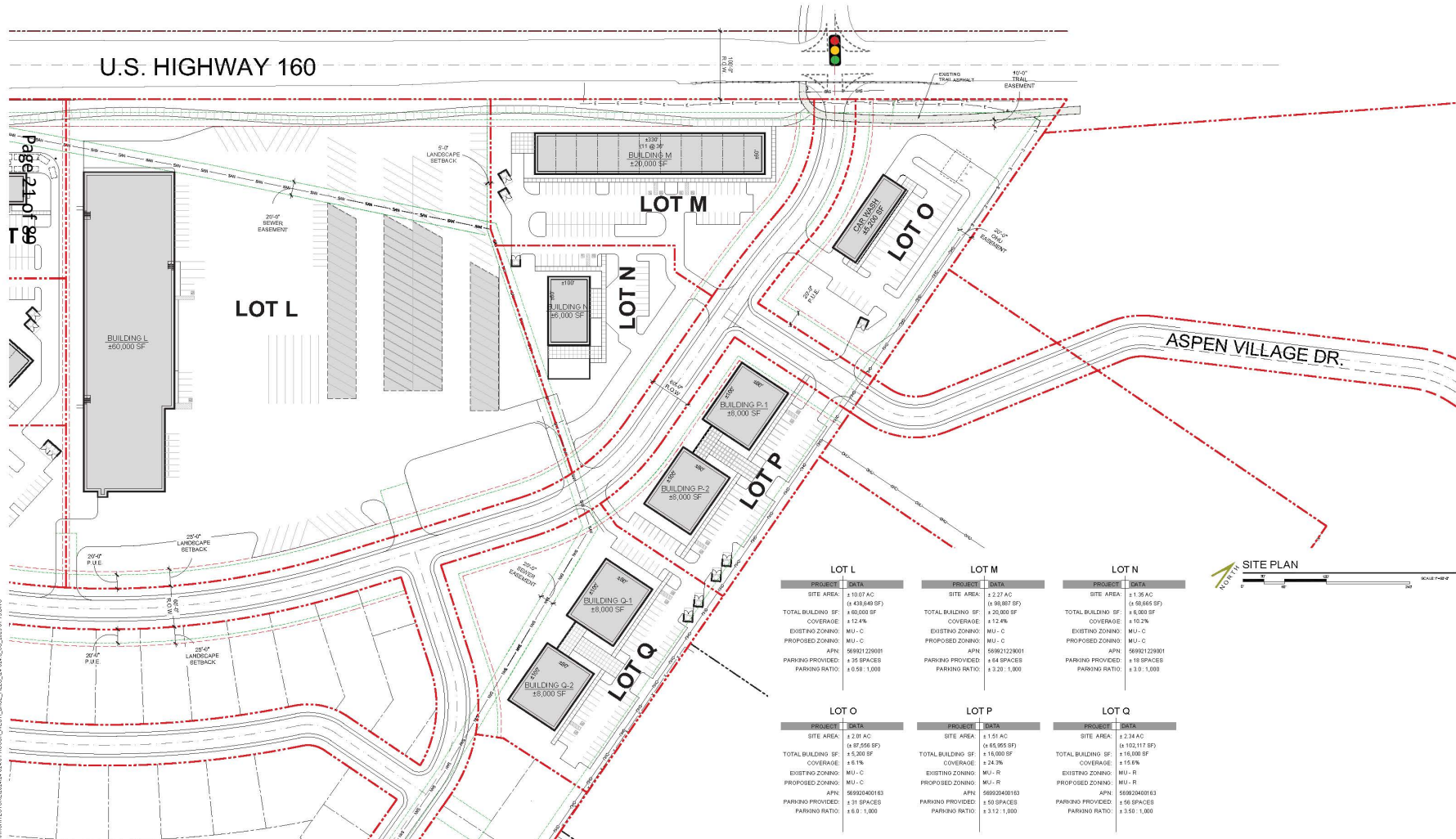
DEVELOPMENT SITE DATA

LOT #	PROPOSED USE	LOT SIZE (NET)	BLDG FF	BLDG GFA
LOT A	RETAIL/COMM	2.15 A.C.	±15,000 SF	±30,000 SF
LOT B	RETAIL/COMM	1.22 A.C.	±6,500 SF	±6,500 SF
LOT C	HOTEL	2.26 A.C.	±13,850 SF	±41,500 SF
LOT D	RETAIL/COMM	2.07 A.C.	±15,000 SF	±30,000 SF
LOT E	RETAIL/COMM	1.19 A.C.	±6,500 SF	±6,500 SF
LOT F	HOTEL	2.15 A.C.	±13,850 SF	±41,500 SF
LOT G	GROCERY STORE	1.73 A.C.	±9,000 SF	±9,000 SF
LOT H	QSR	0.84 A.C.	±2,500 SF	±2,500 SF
LOT I	BANK	1.19 A.C.	±3,500 SF	±3,500 SF
LOT J	OFFICE	1.15 A.C.	±8,500 SF	±8,500 SF
LOT K	OFFICE	3.06 A.C.	±14,500 SF	±33,000 SF
LOT L	INDOOR STORAGE	10.07 A.C.	±60,000 SF	±60,000 SF
LOT M	RETAIL/COMM	2.27 A.C.	±20,000 SF	±20,000 SF
LOT N	RETAIL/COMM	1.36 A.C.	±6,000 SF	±6,000 SF
LOT O	CAR WASH	2.01 A.C.	±5,200 SF	±5,200 SF
LOT P	RETAIL/COMM	1.51 A.C.	±16,000 SF	±16,000 SF
LOT Q	RETAIL/COMM	2.24 A.C.	±16,000 SF	±16,000 SF
LOT R	WF HOUSING	5.50 A.C.	±34,739 SF	±104,217 SF
LOT S	MULTI-FAMILY	3.51 A.C.	±24,000 SF	±72,000 SF
LOT T	CONVENIENCE CENTER	3.38 A.C.	±5,900 SF	±5,900 SF



PAGOSA WEST
PAGOSA SPRINGS, CO
CONCEPTUAL MASTER PLAN / CS-10.1
PROJECT # 24-024.0
DATE: 02.04.2025
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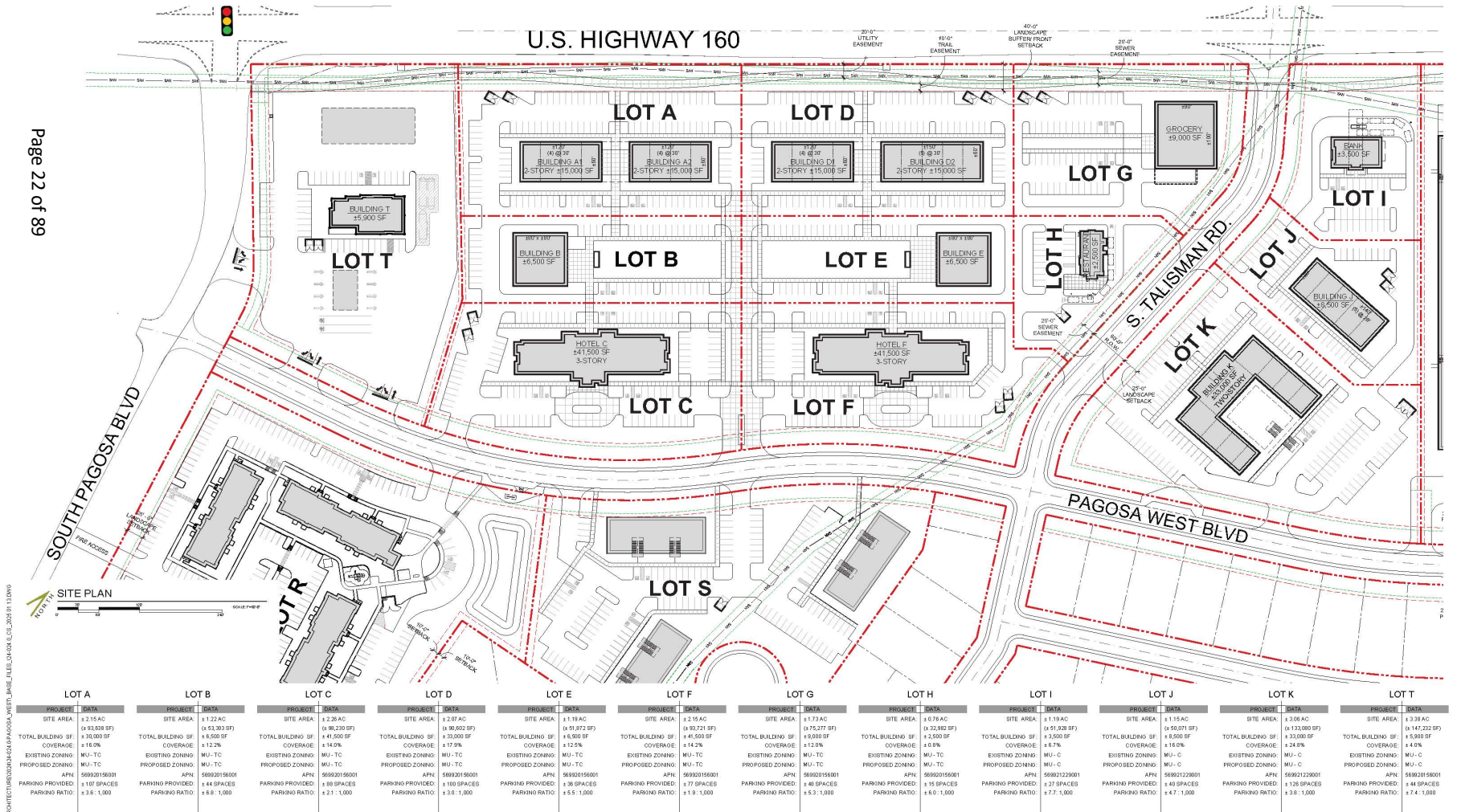




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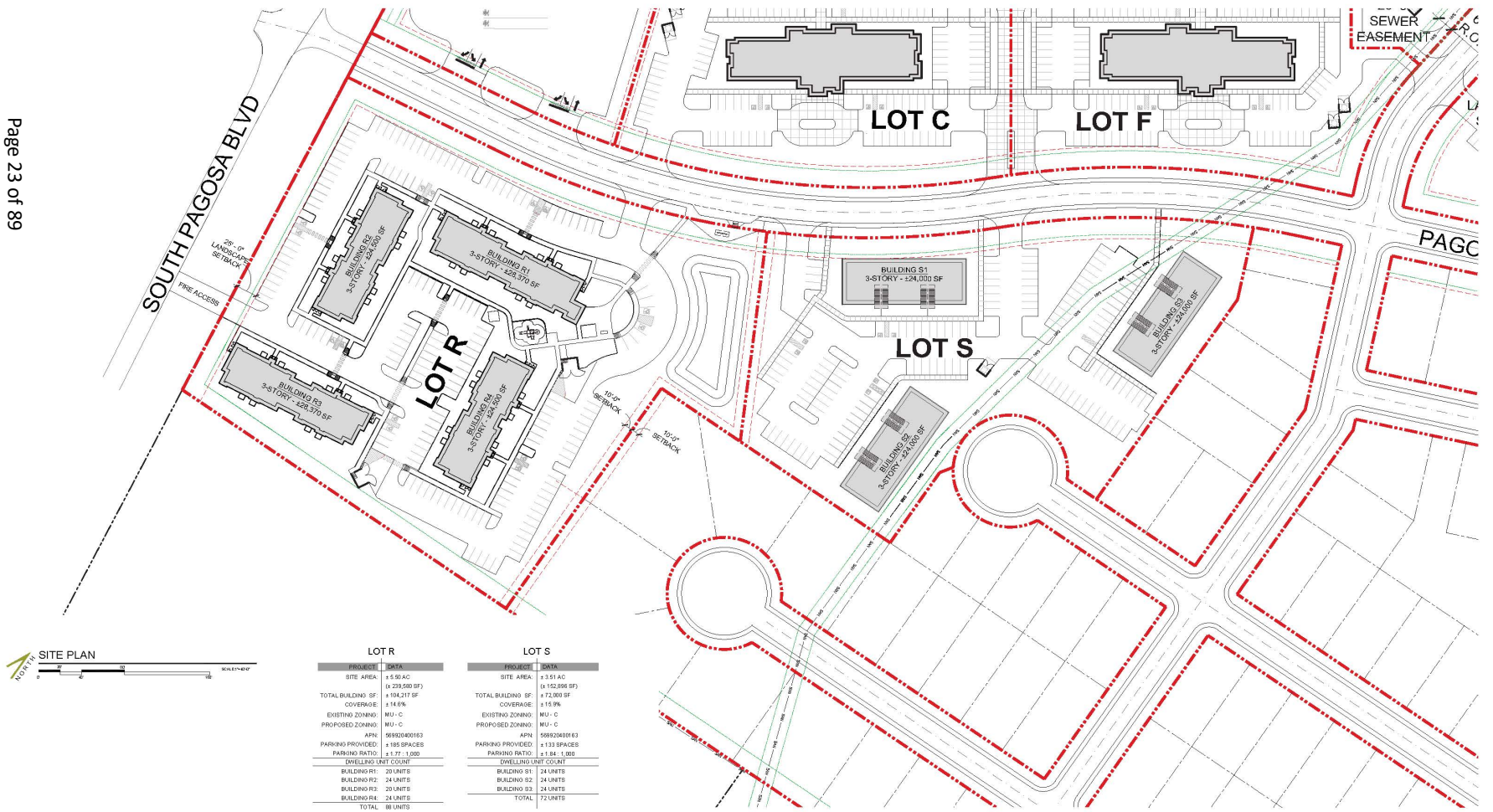
PAGOSA WEST
PAGOSA SPRINGS, CO
CONCEPTUAL SITE PLAN / CS-10.0 PLAN EAST
PROJECT #: 24-024.0
DATE: 01.15.2025
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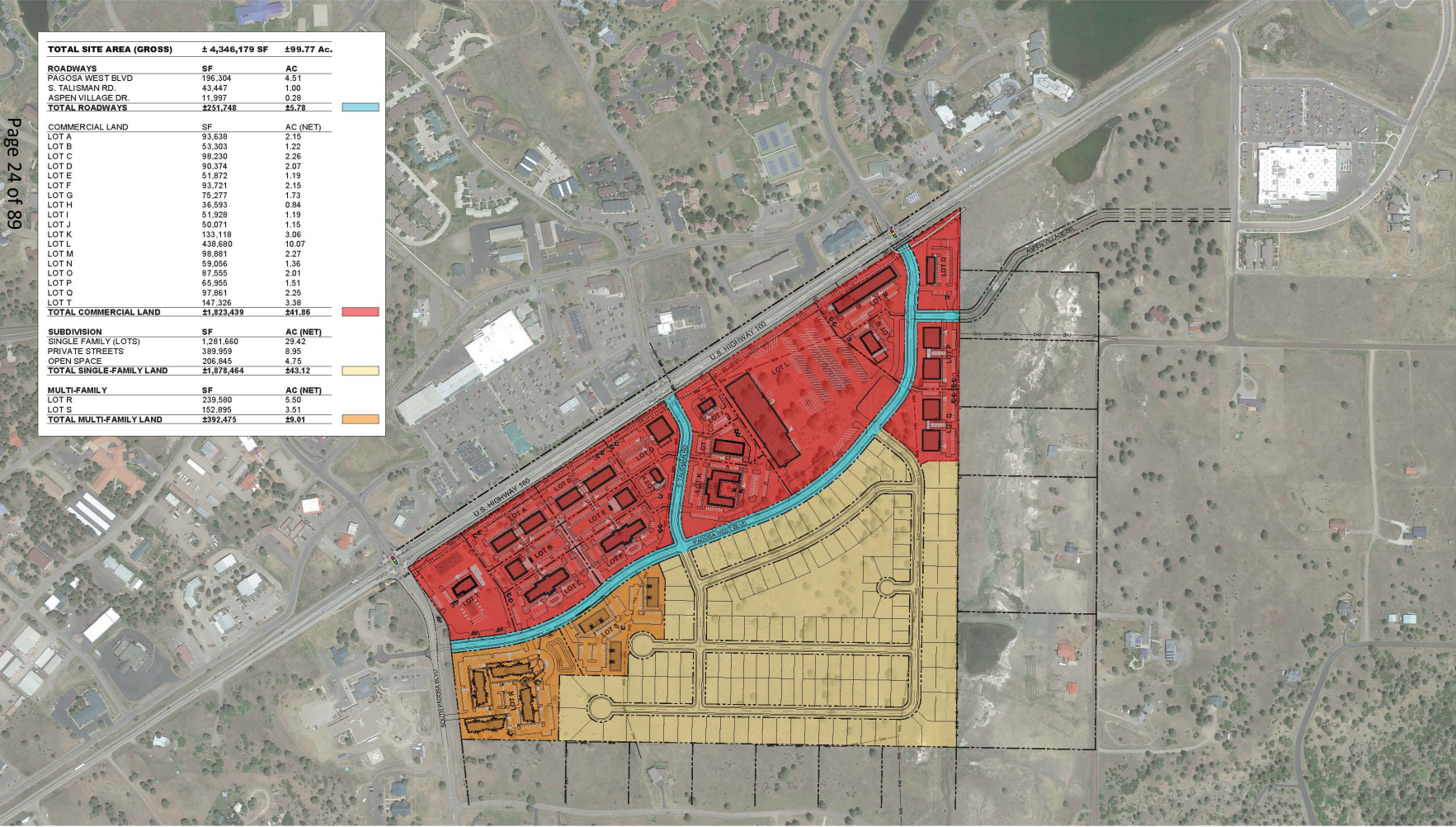
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PAGOSA WEST
PAGOSA SPRINGS, CO
CONCEPTUAL SITE PLAN / CS-10.0 PLAN WEST
PROJECT #: 24-024.0
DATE: 01.15.2025
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PAGOSA SPRINGS, CO
CONCEPTUAL SITE PLAN / CS-10.1 PLAN SOUTH
PROJECT #: 24-024.0
DATE: 02.04.2025
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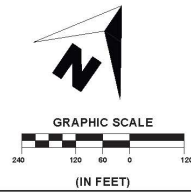
TOTAL SITE AREA (GROSS)			± 4,346,179 SF	±99.77 Ac.
ROADWAYS			SF	AC
PAGOSA WEST BLVD			196,304	4.51
S. TALISMAN RD.			43,447	1.00
ASPEN VILLAGE DR.			11,997	0.28
TOTAL ROADWAYS			251,748	5.78
COMMERCIAL LAND			SF	AC (NET)
LOT A			93,638	2.15
LOT B			53,303	1.22
LOT C			98,230	2.26
LOT D			90,374	2.07
LOT E			51,872	1.19
LOT F			93,721	2.15
LOT G			75,277	1.73
LOT H			36,593	0.84
LOT I			51,928	1.19
LOT J			50,071	1.15
LOT K			133,118	3.06
LOT L			438,680	10.07
LOT M			98,881	2.27
LOT N			59,056	1.36
LOT O			87,555	2.01
LOT P			65,955	1.51
LOT Q			97,861	2.25
LOT T			147,326	3.38
TOTAL COMMERCIAL LAND			21,823,439	241.86
SUBDIVISION			SF	AC (NET)
SINGLE FAMILY (LOTS)			1,281,660	29.42
PRIVATE STREETS			389,959	8.95
OPEN SPACE			205,845	4.75
TOTAL SINGLE-FAMILY LAND			21,878,464	243.12
MULTI-FAMILY			SF	AC (NET)
LOT R			239,580	5.50
LOT S			152,895	3.51
TOTAL MULTI-FAMILY LAND			239,475	29.01

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PAGOSA WEST
PAGOSA SPRINGS, CO
PROJECT ACREAGE CALCULATION
PROJECT #: 24-024.0
DATE: 01.15.2025
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POTENTIAL WATER CONSTRUCTION BY PHASE	
PHASE	DESCRIPTION
1	CONSTRUCT MAIN UNDER WEST PAGOSA BLVD. TIE INTO S PAGOSA BLVD AT WEST END. POTENTIAL TIE INTO EX MAIN AT W MCCABE ST.
2	CONSTRUCT MAIN THROUGH LOTS D,H.
3	CONSTRUCT MAIN THROUGH RESIDENTIAL AREA. TIE INTO EX MAIN SUB IN SE CORNER

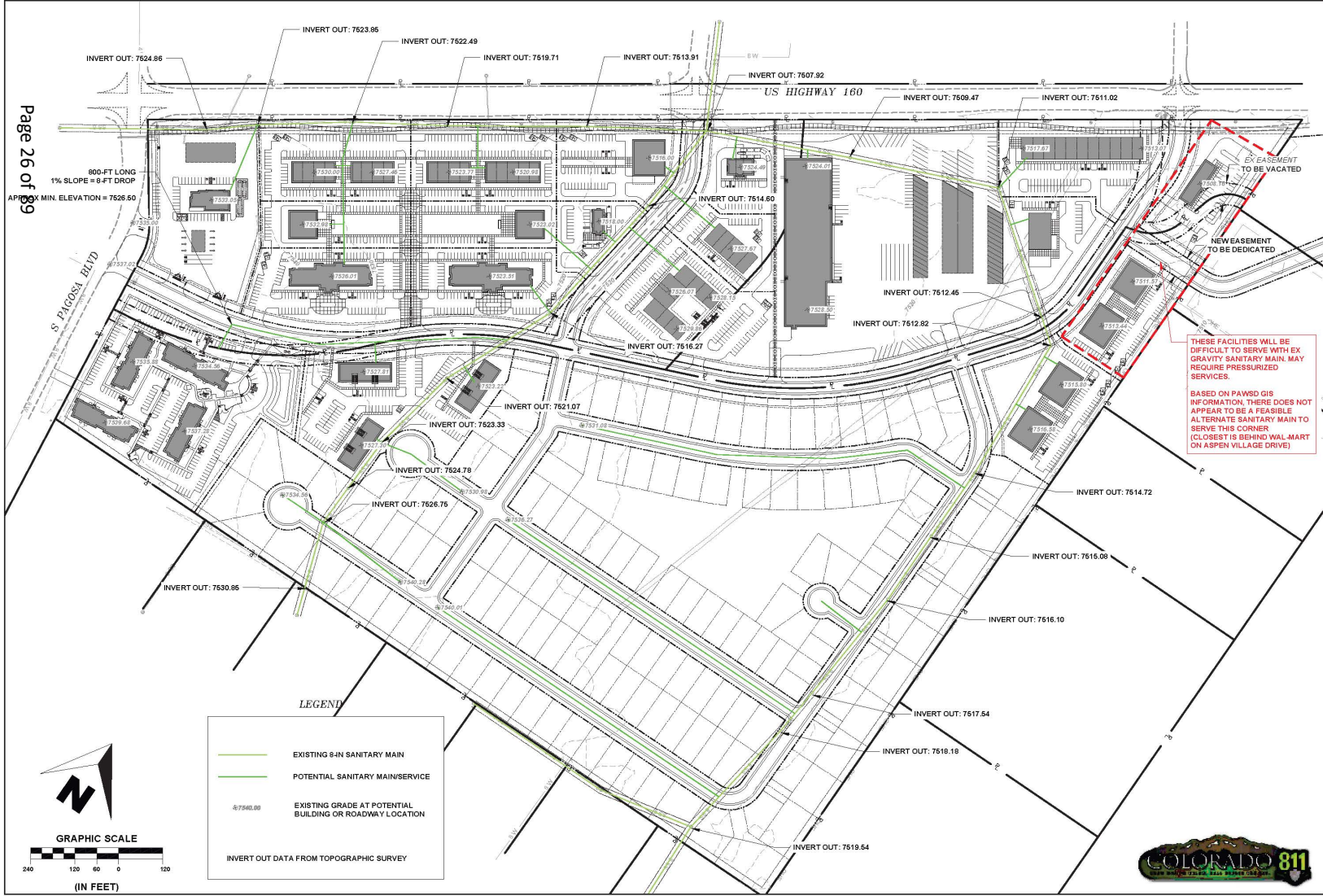
[illegible]

DATE: 01/17/2025
DRAWN BY: HR
CHECKED BY: SP

EXHIBIT

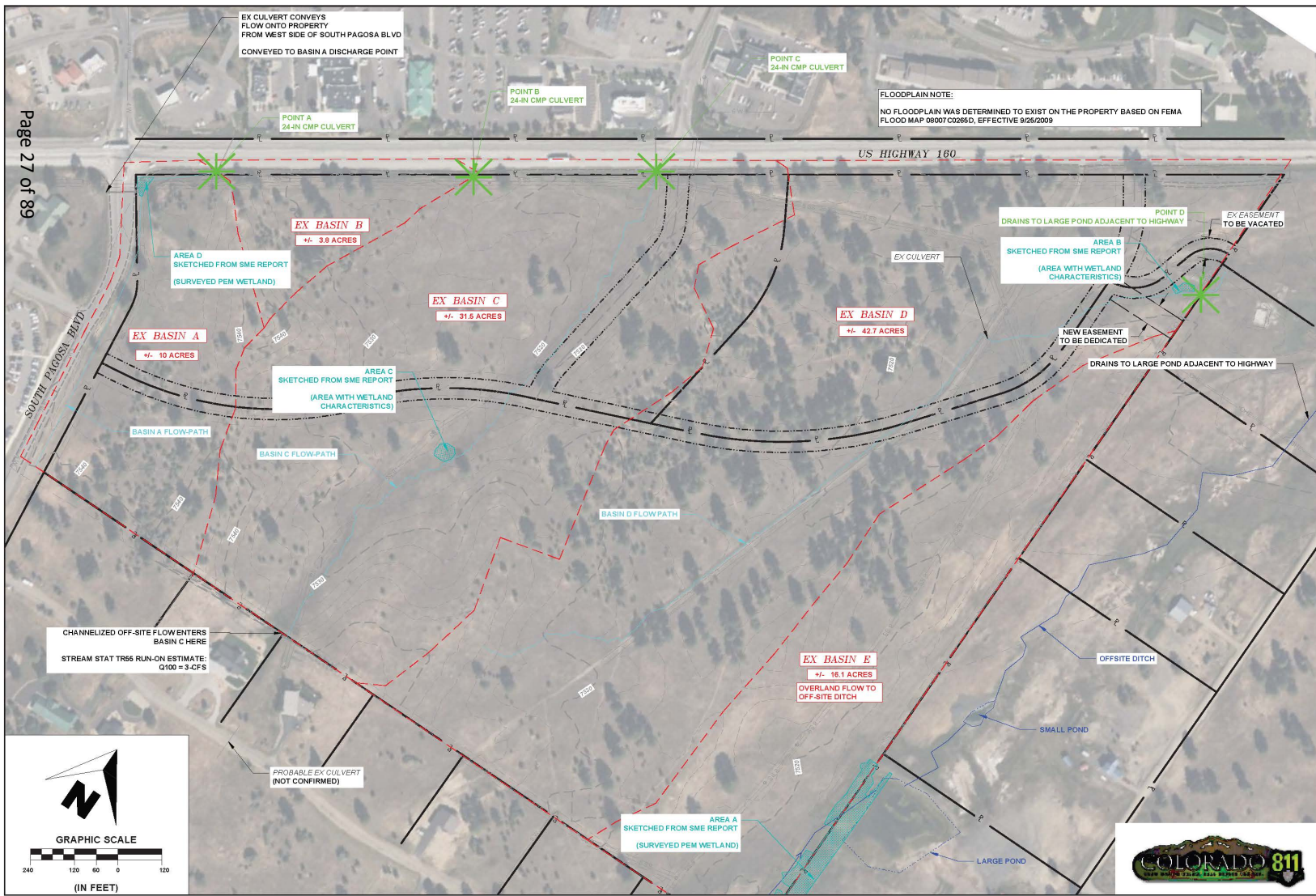
PAGOSA WEST MASTER PLANNING PAGOSA SPRINGS, CO 81147	 ENGINEERING	PST ENGINEERING, LLC 2615 MAIN AVE. SUITE 209 DURANGO, CO 81301 970-403-5462	SHEET 1 OF 1
		CONCEPTUAL WATER ANALYSIS	

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SHEET	1
	OF 1
PST ENGINEERING, LLC 2615 MAIN AVE, SUITE 208 DURANGO, CO 81301 970-403-5482	
PAGOSA WEST MASTER PLANNING PAGOSA SPRINGS, CO 81147	
CONCEPTUAL SANITARY SEWER ANALYSIS	
REVISIONS:	SHEET
#	DATE
1	1/17/2025
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EXHIBIT	

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SHEET	1
	OF 2
PST ENGINEERING, LLC 2615 MAIN AVE, SUITE 209 DURANGO, CO 81301 970-403-5482	
PAGOSA WEST MASTER PLANNING PAGOSA SPRINGS, CO 81147	
EXISTING DRAINAGE ANALYSIS	
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Public Comments - Pagosa West Sketch

Who is listed as the current owner of the property?

What is the building orientation for Lot A and Lot D.? Does the front of the building face north or south?

Will there be additional public hearings? If so, how many and at what points in the plan development?

What are the guidelines for conducting a public hearing and for speaking at a public hearing?

Lots O, P, and Q are currently zoned as Mixed Use Residential. How does a car wash comply with the description of Mixed Use Residential? Same question for Lots P and Q which are described as retail/commercial?

Lot R is comprised of four, three story apartments buildings with a total of 96 apartment units. It is directly across from PSMC. Are there applicable CDOT regulations regarding high density buildings near hospital/emergency services? Are there applicable height restrictions for buildings near hospital/emergency services?

Are there architectural or artist renderings for Lot L?

Does Lot T have a gas station on its site? If so, what CDOT regulations apply with regard to access and exit routes?

What details are available for Lot S, listed as multi-family units that are three stories in elevation? How many living units are included?

How does this plan meet the Town's Land Use Code Sections 6.7.3, 6.10.1, and 6.10.4 with regard to it being adjacent to Pagosa Lakes Ranch Subdivision?

How will views be preserved for homeowners of Pagosa Lakes Ranch Subdivision, especially those on Vista San Juan, in close proximity to several three story buildings?

- Sharon Carter

It is difficult to tell looking at the map. Will there be a frontage road along 160 to get to these businesses? I see access at a new traffic light at Talisman and Pinon Causeway. Access to the WF housing - S Pagosa only? -When will CDOT evaluate? -I'm looking at LUC 3.3.2. What is the definition of "SOME high-density"? -At the 3/25 meeting or before would it be possible to share a presentation of what the neighborhood concerns are? -If this plan were

to be accepted and the developer does not build right away, would they then have to go thru same process again, ie, submit new plans, public meetings, etc?

- Janec66

The current plan clearly would impede views the subdivision to the south. Neighbors have suggested ways to prevent this from happening. What responsibility does the planning commission have to protect the rights of existing property owners?

- Kathy Strohecker

Currently there are over a dozen businesses for sale in Pagosa. The population growth rate in Archuleta County is less than 2%. How is the local population going to be able to support these new businesses during the non-peak season?

- Mike Grimm

Are there occupants lined up for the commercial buildings? Or will these spaces remain empty until maybe someone wants to come in?

- LWR

I believe that City Code describes a required transition from low to high density - where is that in this plan? It shows 4 or more building lots adjacent to existing lots that are 2 or more acres! And what about the stated County 'Vision' that says "TO SUSTAIN A COMMUNITY RICH IN NATURAL BEAUTY WHERE FAMILIES, INDIVIDUALS AND BUSINESSES CAN THRIVE" - not seeing that here! They would be cutting down an old-growth forest that has some trees that are 150 or 200 or more years old!

- BWZ

How will this proposed development of an "alternative downtown" affect the existing downtown?

- Monte1r

REF Pagosa Lakes Ranch development and 100 Drago proposal for 100 acres on north side of PLR development. 1. Original development of PLR, circa 1980's has not been removed from records. What action will Planning Board take about the original plat development and this new proposal on the same 100 acres that has yet to be sold to the "alleged developer" 2. Has the FAA, Regional Hospital, et. al. been contacted and has any agency responded to restrictions on building construction impacting the free availability of flight access to the hospital emergency landing pad. 3. There appears to be sufficient reason to question the proposed multi storied "building", e.g., hotels, apartments, etc., that would or could exceed the current 35 foot height restrictions on construction in this area. See land use codes for multiple references to height restrictions. 4. What can be done on any of this proposal from "Dragoo" until he or his company obtains ownership of the land, and when and if that occurs, what can be done to ascertain who or whom any "buyers" would be of the "lots" eventually approved by the board and ultimately the city. How much of this proposal and projects are dependent upon use of tax payer dollars; how much, which agency, and who controls. 5. Last, this "Dragoo" proposal appears to have a significant impact on vehicle traffic, foot traffic, increased use of our already limited water resources, and bigger impact on sewage and drainage. Where and when do PAWS, LPEA get involved, informed and costed. Who pays for all this added infrastructure? "if you would not pay for it from your checkbook (pocket) why should the taxpayer be expected to?"

- Joe Rovig

Hi! How will the pedestrian (& cycling?) trails connect between the two major projects? We are long past due for a connector between uptown and downtown. Thank you, Elizabeth G Neer Hatcher

- Elizabeth Neer
-

I have several concerns about the proposed subdivision at S Pagosa Blvd and US 160.

After meeting with the developer last year, the neighborhood expressed concerns about density, buffering, building heights, lack of buffer zones, wildlife corridors, old forest growth, and noise and light abatement. The developer indicated that they were committed to working with the neighborhood. The current plan did not incorporate any of these neighborhood requests. What responsibility do the developer and the planning commission have to incorporate citizen feedback?

Are there any concessions to be made to the developer, such as:

LPEA says that to develop the 100 acres, it needs to put in a \$3.5 million substation

PAWS may need a lift station

Infrastructure like roads, curbs landscaping, etc.

- Ronnie VanAtta

The following is a list of questions/concerns I have about the West Major Subdivision. We are unable to attend the March 25th meeting. In accordance with the "Neighborhood Notification of Public Hearing" we received from you; would you please request a response to these issues from the Developer.

Their site map correctly identifies some areas as "wetlands". The primary Federal law protecting wetlands is the Clean Water Act(CWA). More specifically Section 404 which regulates the discharge of dredged or fill material into "waters of the U.S." The EPA's definition of "waters of the US" is very broad, encompassing different types of areas. I believe that definition and the application of wetlands protection under the Clean Water Act apply directly and specifically to the activities planned by the developer.

I believe our community deserves to see documentation that they will be in compliance with the Federal Clean Water Act regulation and Section 101(b)(3) of the National Environmental Policy Act. If they have not already submitted a comprehensive study of this area showing how they will be in compliance with the CWA and the NEPA; they should do so prior to any further actions being taken by them or the Town on their development. One of the many EPA requirements is to obtain a permit from the US Army Corps of Engineers to be allowed to fill in the wetlands where they plan to build houses, per their sketch.

Similarly, I believe our community needs to see their documentation that they will be in compliance with the State Laws/Regulation for wetlands. May 24,2024, Gov.Jared Polis signed into law a piece of legislation. Under that law, CDPHE's Water Quality control Division created a permitting program. Has the developer obtained such a State permit?

Additional a study, if not submitted already, should be done on the impact on the enormous amount of wildlife through their entire development site. Including what we have seen on our property: bald eagles, osprey, geese, ducks, Blue Herrins, deer, porcupine, racoons, bears, foxes, coyotes. Attached are pictures of the 100+-Elk herd (and deer) that have migrated for many, many years; through our pond onto/ through all areas of their development

- Barb Tillman



November 15, 2024

James Dickhoff
Community Development Director
Town of Pagosa Springs
551 Hot Springs Boulevard
Pagosa Springs, Colorado 81147

Re: Pagosa Plaza Aquatic Resources Delineation and Confirmation of no 404 Permit Needed from the USACE

Dear James:

On behalf of ARENALABS, LLC, SME Environmental, Inc. (SME) recently prepared the attached Aquatic Resources Delineation report for the Pagosa Plaza project. As we understand it, the project is about to enter the planning process (for a subdivision) with the Town of Pagosa Springs under your direction and this report will be included in the initial planning submittal to you by David and Doug Dragoo with ARENALABS.

As detailed in our report, SME delineated two jurisdictional wetland areas on the subject property: Wetland A and Wetland D. Wetland A is located in the southeast corner of the property and Wetland D is located on the northwestern corner of the property. Both of these wetlands have continuous surface connections (through culverts to the north of US 160) to the Martinez/Stollsteimer Creeks and Piedra River drainages so the wetlands are clearly jurisdictional per the most recent Waters of the US (WOUS) rule. Wetland A will be located on the non-development portions of six residential lots so will not be impacted by the proposed subdivision. Wetland D will be located in a drainage easement that will lead to CDOT ROW so will also not be impacted by the proposed subdivision.

SME also investigated two other low-lying areas on the subject property: Area B and Area C. Both of these areas have small, scattered areas of disconnected wetlands located within them – primarily dominated by rushes and sedges. While some of these areas do meet the US Army Corps of Engineers (USACE) definition of a wetland, (unlike Wetlands A and D) none of these features have a continuous surface connection to Martinez Creek. Accordingly, in the opinion of SME, none of these features are USACE-jurisdictional per the latest WOUS rule.

Typically, when we believe certain wetlands on a property are not USACE-jurisdictional, we submit a request for an “Approved Jurisdictional Determination” (AJD) to the USACE. However, per recent correspondence with Kara Hellige of the USACE Durango Regulatory Office, due to current staff shortages, the priority of that office currently is 404 Permit processing and AJD

requests will take from one to two years to process. Kara also said that in certain cases, they may respond in a more timely manner to "confirmation of no 404 Permit required" requests.

Since both of the USACE-jurisdictional wetlands on the subject property will be avoided within the site plan and all other wetland areas on the property are non USACE-jurisdictional (in SME's opinion), there should be no need for a 404 Permit for the Pagosa Plaza project and a request for no 404 Permit required from the USACE is appropriate.

Additionally, since the need for this analysis was dictated by the subdivision/planning process, we feel it would be most appropriate for your department to submit this letter and report to the Durango Regulatory Office of the USACE with a request for review and confirmation of no 404 Permit required for the Pagosa Plaza project.

Please let me know if you have any questions or need any other information in order to make this request to the USACE.

Sincerely,



Sean Moore
President

Aquatic Resources Delineation Report
Pagosa Plaza Parcel
Archuleta County, CO



Prepared for:

ARENALABS, LLC
PO BOX 1267
Montrose, CO 81402

Prepared by:



ENVIRONMENTAL CONSULTANTS
679 East 2nd Avenue, Unit E2
Durango, Colorado 81301

November 2024

EXECUTIVE SUMMARY

Wetlands and other Waters of the U.S. (WOUS) in the survey area were initially identified by SME Environmental, Inc. (SME) in July and August 2024 using the methodology defined in the Routine Determination procedure set forth in the U.S. Army Corps of Engineers Wetlands Delineation Manual (USACE 1987). SME verified the boundaries of wetlands and other WOUS using the methodology defined in the Routine Determination procedure set forth in the *U.S. Army Corps of Engineers Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)*. Wetland boundaries were defined based on presence of hydrophytic vegetation, hydric soils, and hydrologic indicators that under normal conditions would indicate wetland conditions. Additionally, SME surveyed for the presence of an ordinary high water mark (OHWM) in accordance with *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE 2008) and *Regulatory Guidance Letter No. 05-05, Guidance on Ordinary High Water Mark Identification* (USACE 2005). Aquatic resource boundaries during the 2024 site visit were survey-located using a Trimble R1 GNSS Receiver (real-time sub-meter accuracy).

The Pagosa Plaza survey area is approximately 97.9 acres (4,266,702 square feet). Based on the site investigation, approximately 0.81 acre (35,296 square feet) of USACE-jurisdictional aquatic resources exist in the survey area. The survey area is located approximately 4.1 miles west of downtown Pagosa Springs, east of the intersection of Pagosa Blvd and US Highway 160, and along US Highway 160, within Archuleta County. SME prepared this report for David Dragoo of ARENALABS, LLC to document the boundaries of aquatic resources within the survey area of the Pagosa Plaza project.

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Appendix D:	Plant List
Appendix E:	USDA NRCS Soils Report

ACRONYMS AND ABBREVIATIONS

US 160	US Highway 160
HUC	Hydrologic Unit Code
NAD	North American Datum
NRCS	Natural Resources Conservation Service
NWI	National Wetland Inventory
NWPL	National Wetland Plant List
OHWM	Ordinary high water mark
PEM	Palustrine Emergent Wetland
PSS	Palustrine Scrub/Shrub Wetland
SME	SME Environmental, Inc.
TNW	Traditional Navigable Water
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey
USFWS	U.S. Fish and Wildlife Service

1.0 INTRODUCTION

Project Name: Pagosa Plaza Parcel

USACE File #: N/A, initial submittal

SME #: 240037

Applicant:

ARENALABS, LLC

PO BOX 1267

Contact: Mr. David Dragoo

Phone: (602) 363-4427; Email: david@coloradooutdoors.co

Agent/Consultant:

SME Environnemental, Inc. (SME)

679 East 2nd Avenue, Unit 8, Durango, CO 81301

Contact: Mr. Sean Moore, Principal; Email: smoore@sme-env.com

Phone: (970) 403 - 0571; Fax: (970) 259-0050

Survey Area Description: The survey area is located approximately 4.1 miles west of downtown Pagosa Springs, east of the intersection of Pagosa Blvd and US Highway 160, and along US Highway 160, within Archuleta County. The Pagosa Plaza survey area is approximately 97.9 acres in size.

Purpose: The purpose of this report is to identify and describe aquatic resources within the survey area for due diligence with Clean Water Act Section 404 permitting and to provide information for an AJD.

2.0 PROJECT LOCATION

Municipality: Pagosa Springs; **County:** Archuleta County; **State:** Colorado; **Street Address:** East of the intersection of Pagosa Boulevard and US Highway 160.

Section, Township, Range (New Mexico Principal Meridian): Section 20 and 21, Township 35 North, Range 2 West

Lat/Long: Survey area centroid approximately latitude 37.254208° and longitude -107.072508° (NAD 83).

USGS Quad Name: Pagosa Springs, Colorado.

Directions: The survey area is located approximately 4.1 miles west of downtown Pagosa Springs, east of the intersection of Pagosa Blvd and US Highway 160, and along US Highway 160, within Archuleta County. From the intersection of Hot Springs Blvd and US Highway 160 in downtown Pagosa Springs, take US Highway 160 west for 4.1 miles. The survey area is located on the left and south of US Highway 160. A road map is provided as [Figure 1](#) and a topographic map is provided as [Figure 2](#) in [Appendix A](#).

3.0 DELINEATION METHODS

Aquatic resources in the survey area were identified on July 2, and August 23, 2024 by SME staff using the methodology defined in the Routine Determination procedure set forth in the *U.S. Army Corps of Engineers Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0), A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE 2008) and *Regulatory Guidance Letter No. 05-05, Guidance on Ordinary High Water Mark Identification* (USACE 2005). Wetland boundaries were defined based on presence of hydrophytic vegetation, hydric soils, and hydrologic indicators that under normal conditions would indicate wetland conditions. In the absence of wetland conditions, the extent of aquatic resources was determined based on the lateral extent of the OHWM.

Prior to conducting the field survey, SME conducted a desktop survey of available publications covering the survey area including U.S. Geological Survey (USGS) 7.5' topographic quadrangles, U.S. Fish and Wildlife (USFWS) National Wetlands Inventory (NWI) data, U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soils data ([Figure 3](#)), National Wetland Inventory data, and *USDA FSA NAIP* aerial imagery. The boundaries of aquatic resources, as depicted on [Figures 4, 4A, 4B, 4C and 4D](#)), were survey-located using a Trimble R1 GNSS Receiver (real-time sub-meter accuracy).

4.0 EXISTING CONDITIONS

4.1 Landscape Setting

Size of Survey Area: Approximately 97.9 acres.

Watershed Name and Size (HUC 8): Piedra, HUC 14080102, 562 square miles.

Elevation Range of Site: Approximately 7,515 – 7,555 feet above mean sea level (msl) ([Figure 2](#)).

Geographic Setting: The survey area is located west of downtown Pagosa Springs, Colorado, on a mesa between the Piedra and San Juan Rivers. The San Juan Mountains are situated to the north and east of the survey area.

Geology: The geology of the survey area is composed of Mancos Shale (Km), which contains thin calcareous shale and limestone. Mancos Shale is a sedimentary rock formation from the Cretaceous epoch. (Tweto, 1979).

Land Use: The survey area is currently undeveloped. There are a few sparse residences located south and east of the survey area. Commercial and residential developments occupy the greater area surrounding the survey area. The developments to the north of the survey area, north of US 160, have been present for decades, while the commercial developments to the east were mostly

constructed in the last 9-10 years, including the Walmart which is located just northeast of the survey area. North of US 160, the development is relatively dense, while the areas to the south consist primarily of scattered residences and small ranches. US 160 (to the north of the survey area) experiences high vehicular traffic.

Precipitation: According to the U.S. Drought Monitor, Archuleta County was in a period of abnormally dry during the July 2, 2024 site visit, and in no period of drought during the August 23, 2024 site visit (NOAA, July 2, 2024) (NOAA, August 23, 2024). Average annual precipitation near Pagosa Springs, Colorado is 21.66 inches/year and 116.4 inches of snow/year (WRCC-Pagosa Springs). The average amount of precipitation during the month of July is 2.01 inches, and the average amount of precipitation during the month of August is 2.70 inches.

Existing Field Conditions: The July 2 and August 23, 2024, field surveys were conducted in the 2024 growing season when vegetation was mature. At the time of the July and August 2024 site visits, the survey area had signs of moisture and the vegetation was relatively green.

4.2 Aquatic Resources

Four areas containing aquatic resources exist in the survey area and are described below. Wetland Areas A and D are considered USACE-jurisdictional resources and Areas B and C will ultimately be considered under a USACE approved jurisdictional determination (AJD) as they appear to lack continuous surface connections to nearby jurisdictional resources. Photographs of delineated aquatic resources are included in [Appendix B](#). Wetland Determination Data forms for the Arid West Region are included with this report as [Appendix C](#). Data point/Soil Boring locations have been labeled as DP1 (Data point 1), DP2 etc., on [Figure 4](#).

Wetland (Area) A

Wetland A is a Palustrine Emergent Wetland (PEM) that is connected to a larger wetland complex that drains into Pinon Lake on the northern side of US Highway 160. SME believes Wetland A is USACE-jurisdictional as it is considered an (a)(3) wetland -- having a continuous surface connection (through two culverts) to Pinon Lake to the north of US Highway 160, that eventually drains to the Piedra River ((a)(1) Traditional Navigable Water) through a series of creeks (including Martinez Creek) and drainages. This feature is consistent with the NWI data as it is mapped very similarly to the part of the larger wetland complex that drains to Pinon Lake to the north of US 160 (Figure 5).

The wetland/upland boundary in the Wetland A appears to be along the transition zone of dominance by sedge (*Carex sp.*) and rush (*Juncus sp.*) species and upland grasses (note: seed heads on the sedge and rush species were not yet present for the 2024 growing season, but it is assumed the dominant sedge and rush plants to be *Carex aquatilis* and *Juncus balticus*, respectively). The dominant grass species at the wetland/upland interface in the upland is western wheat grass (*Pascopyrum smithii*). A list of all plant species observed at the subject property during the site visit is included in [Appendix D](#).

Area B

Area B is a low lying swale and contains several small Palustrine Emergent Wetland (PEM) areas. On the August 23, 2024 site visit, SME delineated the PEM wetland area that is located furthest

east in the swale. A small culvert is located just northeast of the PEM wetland and conveys water to the northeast from this swale during big precipitation events. The area between the culvert and the PEM wetland is upland, creating a lack of a continuous surface connection. During the field visit, SME concluded the isolated National Wetland Inventory data PEM wetland that is mapped resembles the swale area of several wetlands separated by upland areas that was mapped by SME. Although this swale contains small areas of PEM wetlands, it is largely upland and it does not have a continuous surface connection to the larger wetland complex to the east which drains into Pinon Lake (Wetland A, described above). This feature is consistent with the NWI data as it is separated from the larger mapped wetland to the east. Additionally, in 2021 SME conducted a detailed delineation of aquatic resources on the parcels due east of the northeastern corner of the Pagosa Plaza parcel and determined that wetlands on those parcels do not continue west off of those parcels to Area B on the Pagosa Plaza parcel. Therefore, SME believes any wetlands in/near Area B is non USACE-jurisdictional.

The wetland/upland boundaries in Area B also appear to be along the transition zone of dominance by *Carex aquatilis* and *Juncus balticus*, to upland areas dominated by *Pascopyrum smithii* and *Bromus inermis*.

Area C

The NWI mapping presents this feature to be riverine in nature through the southern and central parts of the subject property ending on the northern end of the property. Older USGS maps of the area dating back to 1920 also indicate this area to convey water from south to north. Various maps also indicate that a stock pond was once constructed on this feature.

Currently, Area C appears to be a mix of mostly upland and small, scattered PEM wetland polygons – probably indicating it is in the long-term process of drying out. While there is a culvert under US 160 at the northern end of this feature, the culvert does not appear to convey a continuous surface connection under the highway to the Martinez Creek/Piedra River watersheds to the north (as is the case with Wetlands A and D). Therefore, SME believes Area C is not USACE-jurisdictional as it does not have a continuous surface connection to the permanent waters north of US 160. Please see [Appendix C](#) for an upland data sheet near the culvert under US 160 that supports the notion that there is no continuous surface connection from Area C to USACE-jurisdictional resources to the north of the highway.

Wetland (Area) D

Wetland D is a very small Palustrine Emergent Wetland (PEM) that exists in the very northwest corner of the survey area but exists otherwise mostly in CDOT right-of-way along the south side of US 160. A culvert exists under US 160 at the northeastern end of this feature and the culvert conveys a continuous surface connection under the highway to the Martinez Creek/Piedra River ((a)(1) Traditional Navigable Water) watersheds to the north (as is the case with Wetland A). Therefore, SME believes this wetland complex is USACE-jurisdictional as it does have a continuous surface connection to the permanent waters north of US 160.

The wetland/upland boundary at this wetland appears to be along the transition zone of dominance by sedge (*Carex sp.*) and Cattail (*Typha latifolia*) species and upland grasses. The dominant grass

species at the wetland/upland interface in the upland are western wheatgrass (*Pascopyrum smithii*) and crested wheatgrass (*Agropyron cristatum*).

Summary

It is clear that NWI data is a valuable source of general locations and types of aquatic resources across the United States. It is acknowledged by the USFWS (the agency who produced and maintains the NWI database) that NWI data is not a substitute for site-specific delineation data and it should not be used for regulatory purposes (e.g., the initiation of a 404 Permit process), but the NWI data on the Pagosa Plaza project area is generally accurate relative to what SME ground-truthed on the property.

SME believes that Wetland Areas A and D would be considered jurisdictional by the USACE as they both have a continuous surface connection to Martinez Creek and the Piedra River to the north and west. SME believes Areas B and C would not be considered USACE-jurisdictional due to lack of continuous surface connections to Martinez Creek and the Piedra River. Any impacts to USACE-jurisdictional features would be subject to the need for a 404 Permit while impacts to non USACE-jurisdictional features would not be subject to the need for a 404 Permit. However, to date, SME has had no contact with the USACE regarding the jurisdictional status of aquatic resources that exist on the subject property nor the potential need for a 404 Permit for the project you are proposing thereon.

Table 1. Cowardin Classification, Acreage, and Linear Footage of Aquatic Resources within the Survey Area.

Aquatic Resources	Square Feet	Acres	Linear Feet
Palustrine Emergent (PEM) Wetland (Area A)	34,266	0.79	NA
Palustrine Emergent (PEM) Wetland (Area D)	1,030	0.02	NA
TOTAL	35,296	0.81	NA

Table 2. Characteristics of Aquatic Resources within the Survey Area.

Name	Flow Frequency	Flows to	Rationale
PEM Wetland (Area A)	Seasonally saturated	Piedra River	(a)(4) Adjacent Wetland
Swale/PEM (Area B)	Seasonally saturated	Does not flow to any WOUS	Does not have continuous surface connection
Swale/PEM (Area C)	Seasonally saturated	Does not flow to any WOUS	Does not have continuous surface connection
PEM Wetland (Area D)	Seasonally saturated	Piedra River	(a)(4) Adjacent Wetland

4.3 Vegetation

The PEM areas within the survey area are dominated primarily by Baltic rush (*Juncus balticus*), broad leaf cattail (*Typha latifolia*), and sedge species (*Carex sp.*). The upland areas are dominated primarily by western wheatgrass (*Pascopyrum smithii*), muttongrass (*Poa fendleriana*), and crested wheatgrass (*Agropyron cristatum*). Appendix D provides a list of plant species observed during the field investigation. Wetland Determination Data forms for the Arid West Region are

included with this report as [Appendix C](#) and include detailed information about the vegetation observed at each data point location.

4.4 Soils

Soil data for the survey area was obtained from the USDA NRCS. A soil map is included as [Figure 3](#). The survey area includes one soil map unit; a description of this unit is derived from the USDA NRCS Soil Reports and is provided in [Appendix E](#).

The survey area is located within the mapped *Goldbug family loam, warm, 3 to 12 percent slopes* soil unit. The mapped soil unit is not considered hydric based off of major or minor components in the map unit (State Soil Data Access Hydric Soils List, NRCS 2024). Data collected from soil borings during the field investigation revealed primarily silty/loamy soils. The primary hydric soil indicator observed at the soil boring locations within the PEM areas was redoximorphic features (i.e. mottles) located with a dark soil matrix (F6 – Redox Dark Surface). Data from specific soil borings is presented on the data sheets in [Appendix C](#).

4.5 Hydrology

The primary source of hydrology that supports the USACE-jurisdictional PEM areas within the survey area is groundwater charge. Secondary sources of hydrology include snowmelt and other precipitation events (primarily in the monsoon season). The primary indicators of hydrology found in the PEM area on site were oxidized rhizospheres on living roots. See the data forms in [Appendix D](#) for more detailed hydrology information at each of the data point locations depicted on [Figure 4](#).

4.6 Limitations

Field indicators can change with variations in hydrology and other factors. This report assesses the potential for aquatic resources at the site at the time of our review and does not address conditions at a given time in the future. Accordingly, on behalf of our client, SME reserves the right to revisit the jurisdictional status of boundaries of aquatic resources as presented herein, should any of this information warrant modifications. We make no other warranties, either expressed or implied, and our report is not a recommendation to buy, sell or develop the property. This report does not constitute a Jurisdictional Determination of Waters of the United States since such determinations must be verified by the USACE or the NRCS (as applicable) and are subject to review by the U.S. Environmental Protection Agency (USEPA).

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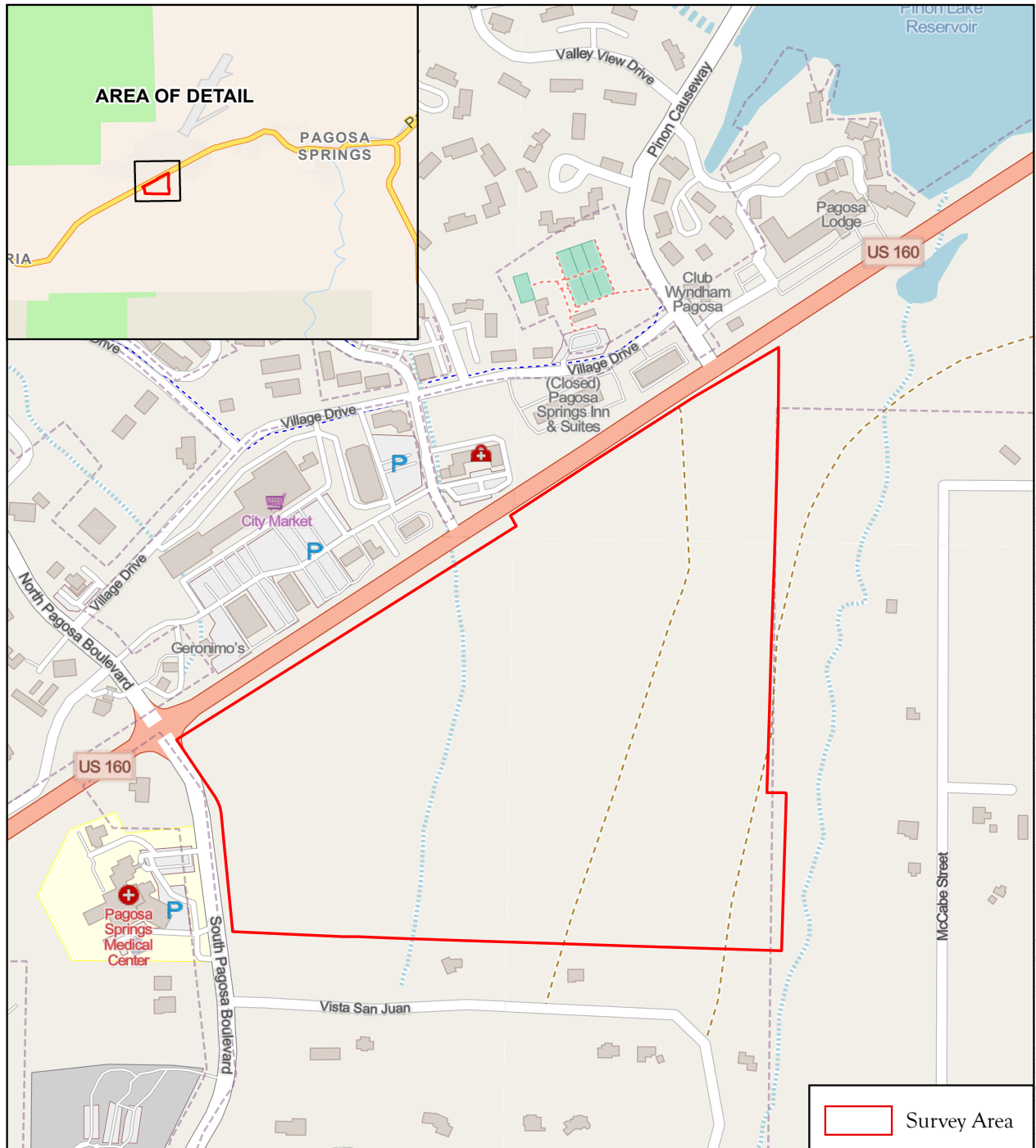
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APPENDIX A
Figures



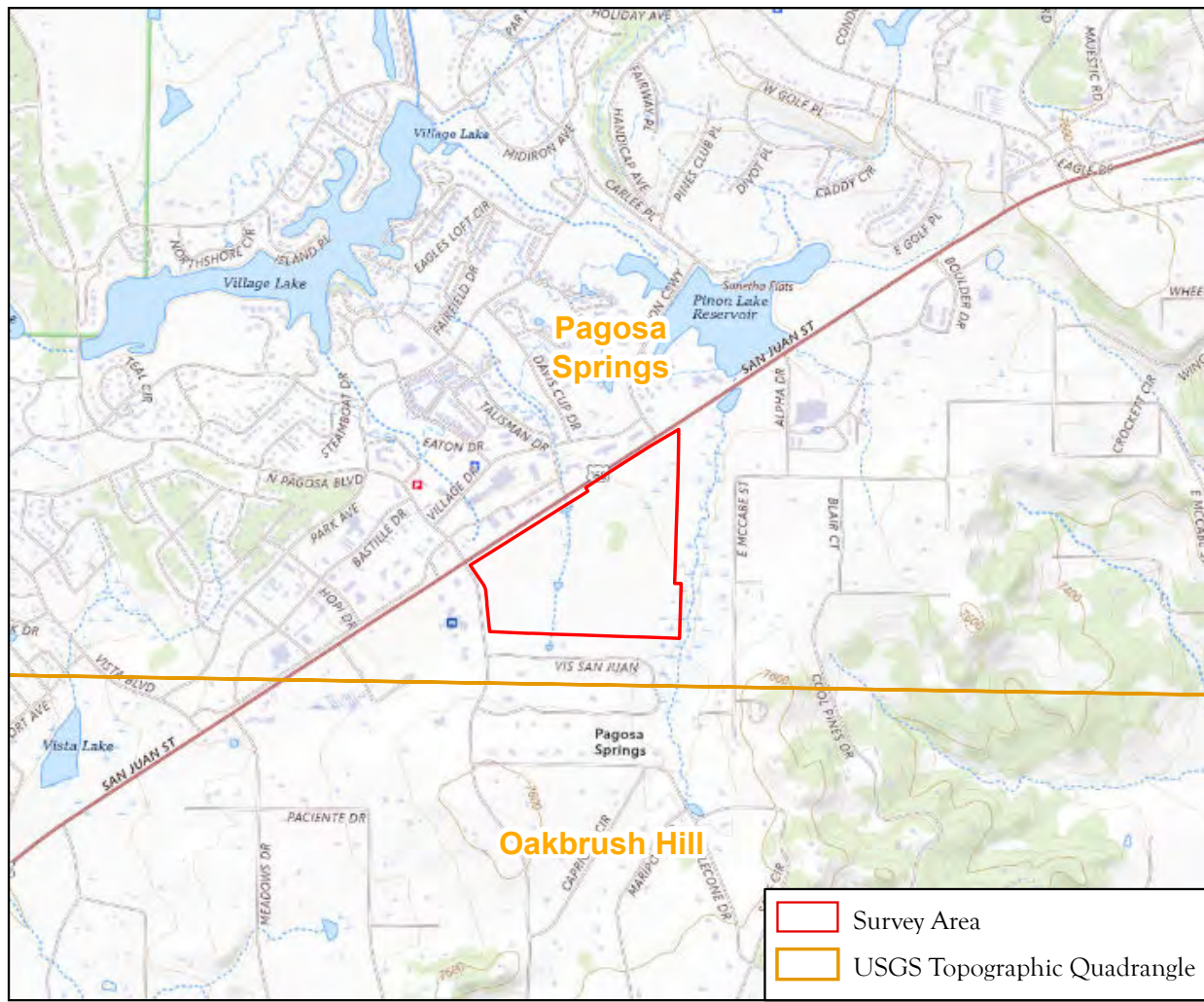
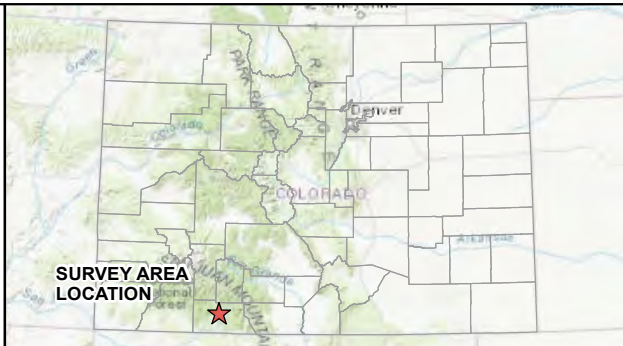
 SME ENVIRONMENTAL CONSULTANTS 679 East 2nd Ave. Unit E2, Durango, Colorado 81301 www.sme-env.com (970) 259-9595	Drawn by:	Rvwd. by:	Project No.:	ROAD VICINITY MAP		
	SB	SM	240037			
	Date:	Rvsd. Date:	Scale:	AQUATIC RESOURCES PAGOSA PLAZA ARCHULETA COUNTY, CO		FIGURE 1
	11/1/2024	NA	1:7,000			
	  0 290 580 Feet					

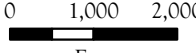
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New Mexico Principal Meridian
Archuleta County, Colorado.

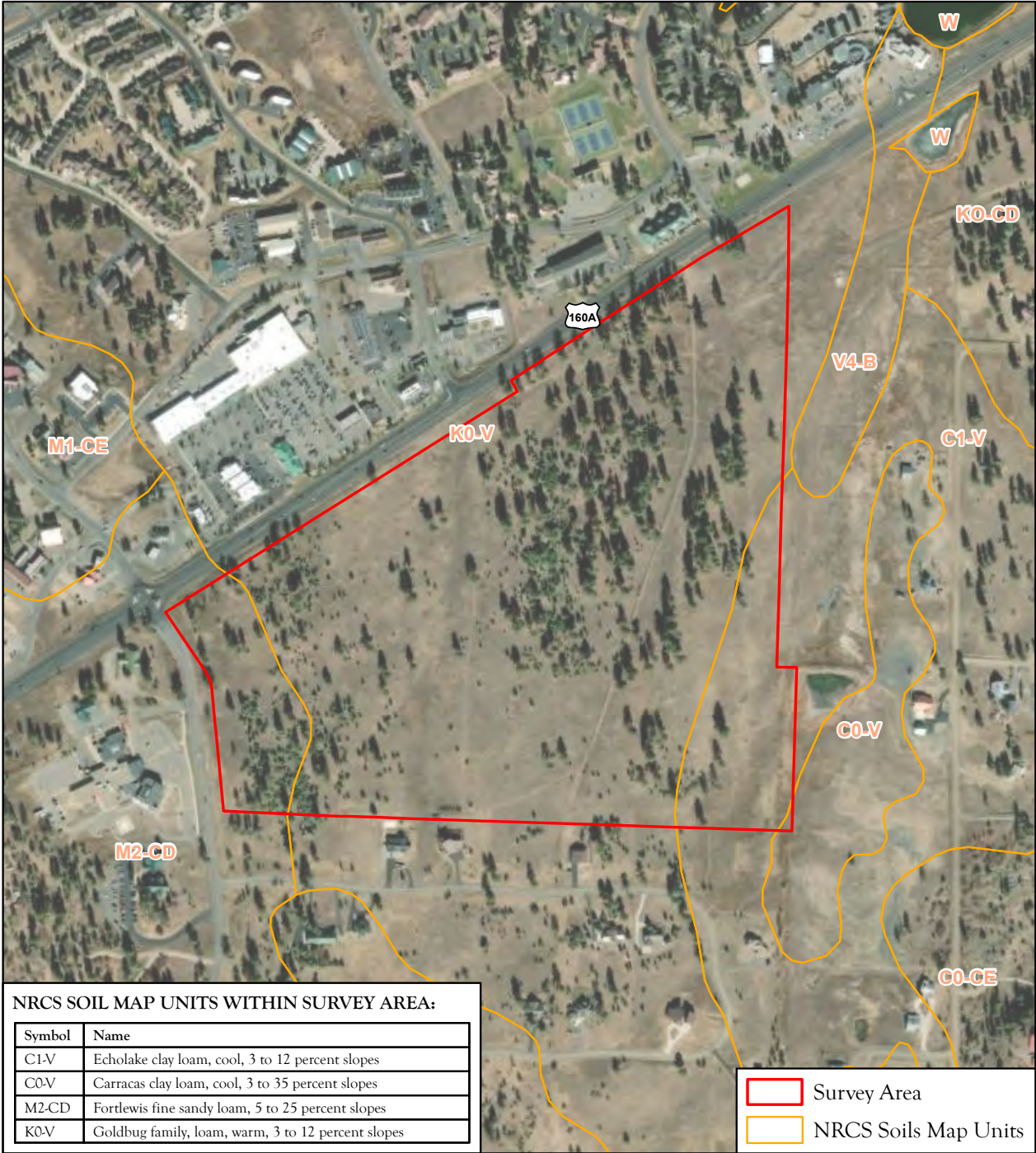
SURVEY AREA CENTROID (NAD83):

Latitude: 37.25436°
Longitude: -107.07220°



 SME ENVIRONMENTAL CONSULTANTS 679 East 2nd Ave. Unit E2, Durango, Colorado 81301 www.sme-env.com (970) 259-9595	Drawn by:	Rvwd. by:	Project No.:	TOPOGRAPHIC LOCATION MAP	
	SB	SM	240037		
	Date:	Rvsd. Date:	Scale:	AQUATIC RESOURCES PAGOSA PLAZA ARCHULETA COUNTY, CO	
	11/1/2024	NA	1:24,000		
					FIGURE 2

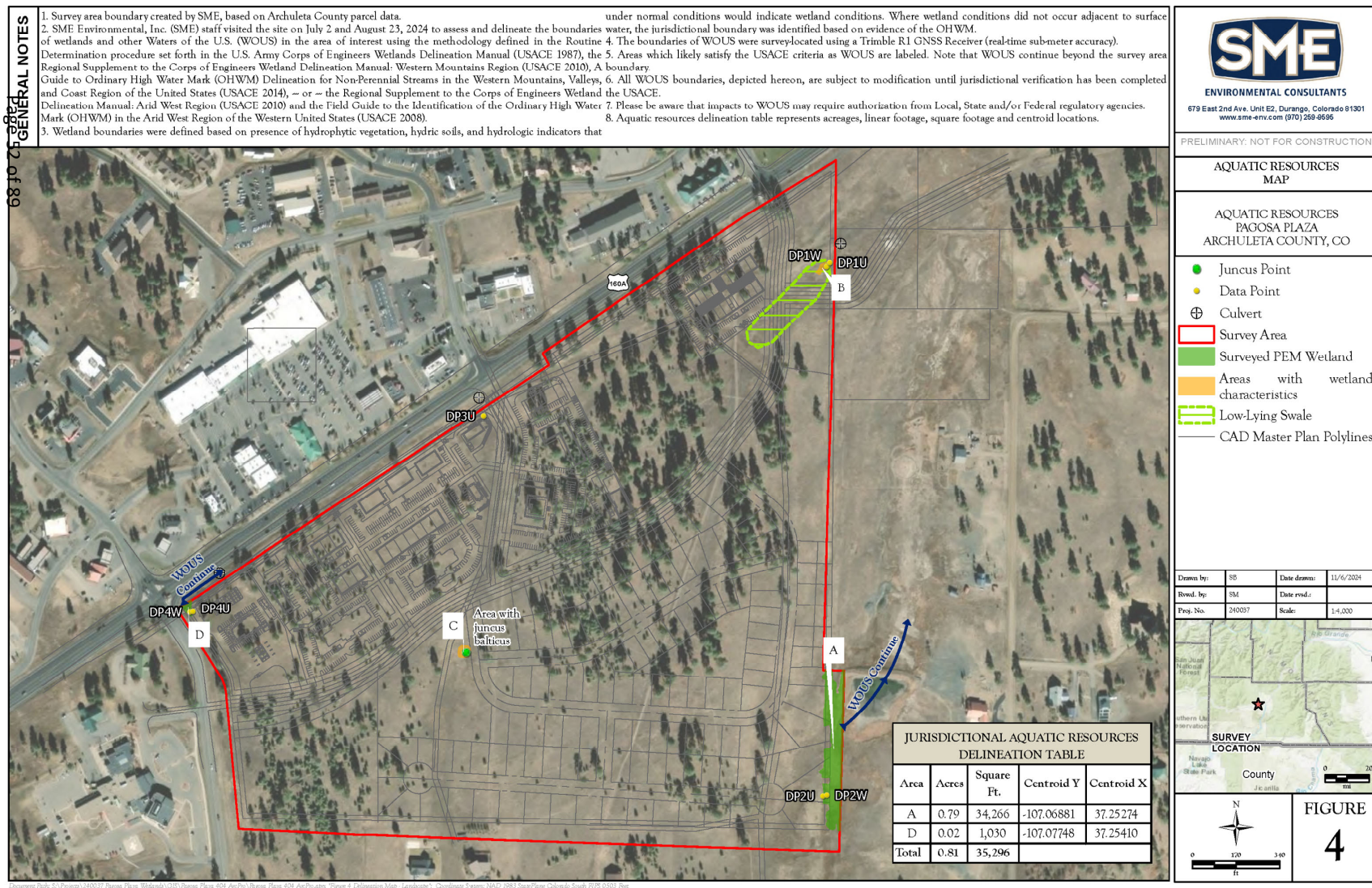
Document Path: S:\Projects\240037 Pagosa Plaza Wetlands\GIS\Pagosa Plaza 404 ArcPro\Pagosa Plaza 404 ArcPro.aprx "Figure 2 Topographic Location Map-Delin", Coordinate System: NAD 1983 StatePlane Colorado South FIPS 0503 Feet



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Drawn by:	Rvwd. by:	Project No.:	SOILS MAP
SB	SM	240037	
Date:	Rvsd. Date:	Scale:	
11/1/2024	NA	1:6,800	AQUATIC RESOURCES PAGOSA PLAZA ARCHULETA COUNTY, CO
0 280 560 Feet			FIGURE 3

Document Path: S:\Projects\240037 Pagosa Plaza Wetlands\GIS\Pagosa Plaza 404 ArcPro\Pagosa Plaza 404 ArcPro.aprx, Coordinate System: NAD 1983 StatePlane Colorado South FIPS 5003 Feet



68 of 89 pages
GENERAL NOTES

1. Survey area boundary created by SME, based on Archuleta County parcel data.
2. SME Environmental, Inc. (SME) staff visited the site on July 2 and August 23, 2024 to assess and delineate the boundaries of wetlands and other Waters of the U.S. (WOUS) in the area of interest using the methodology defined in the Routine Determination procedure set forth in the U.S. Army Corps of Engineers Wetlands Delineation Manual (USACE 1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains Region (USACE 2010), a Guide to Ordinary High Water Mark (OHWM) Delineation for Non-Perennial Streams in the Western Mountains, Valleys, and Coast Region of the United States (USACE 2014), – or – the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2010) and the Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States (USACE 2008).
3. Wetland boundaries were defined based on presence of hydrophytic vegetation, hydric soils, and hydrologic indicators that under normal conditions would indicate wetland conditions. Where wetland conditions did not occur adjacent to surface water, the jurisdictional boundary was identified based on evidence of the OHWM.
4. The boundaries of WOUS were surveyed/located using a Trimble R1 GNSS Receiver (real-time sub-meter accuracy).
5. Areas which likely satisfy the USACE criteria as WOUS are labeled. Note that WOUS continue beyond the survey area boundary.
6. All WOUS boundaries, depicted hereon, are subject to modification until jurisdictional verification has been completed the USACE.
7. Please be aware that impacts to WOUS may require authorization from Local, State and/or Federal regulatory agencies.
8. Aquatic resources delineation table represents acreages, linear footage, square footage and centroid locations.



JURISDICTIONAL AQUATIC RESOURCES DELINEATION TABLE				
Area	Acres	Square Ft.	Centroid Y	Centroid X
A	0.79	34,266	-107.06881	37.25274
D	0.02	1,030	-107.07748	37.25410
Total	0.81	35,296		



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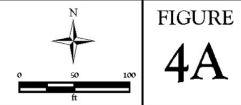
PRELIMINARY: NOT FOR CONSTRUCTION

AQUATIC RESOURCES
MAP

AQUATIC RESOURCES
PAGOSA PLAZA
ARCHULETA COUNTY, CO

-  Data Point
 Survey Area
 Surveyed PEM Wetland
 CAD Master Plan Polylines
 WOUS_Conf

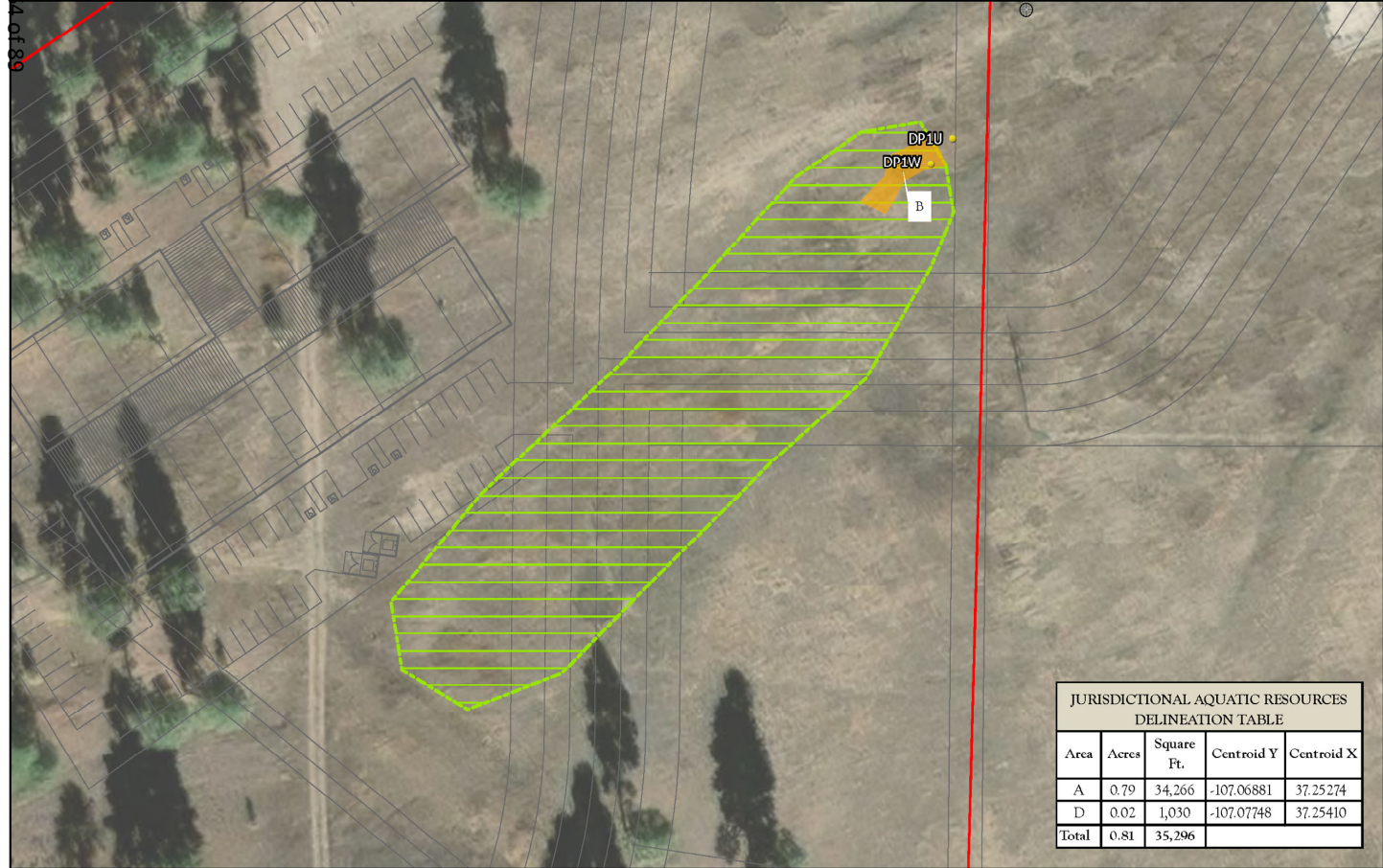
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Proj. No.	240037	Scale:	1:1,150



Page 60 of 89
GENERAL NOTES

1. Survey area boundary created by SME, based on Archuleta County parcel data.
2. SME Environmental, Inc. (SME) staff visited the site on July 2 and August 23, 2024 to assess and delineate the boundaries water, the jurisdictional boundary was identified based on evidence of the OHWM.
3. Determination procedure set forth in the U.S. Army Corps of Engineers Wetlands Delineation Manual (USACE 1987), the 5. Areas which likely satisfy the USACE criteria as WOUS are labeled. Note that WOUS continue beyond the survey area
4. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains Region (USACE 2010), A boundary
5. Guide to Ordinary High Water Mark (OHWM) Delineation for Non-Perennial Streams in the Western Mountains, Valleys, 6. All WOUS boundaries, depicted hereon, are subject to modification until jurisdictional verification has been completed
6. and Coast Region of the United States (USACE 2014), – or – the Regional Supplement to the Corps of Engineers Wetland the USACE.
7. Delineation Manual: Arid West Region (USACE 2010) and the Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States (USACE 2008).
8. Please be aware that impacts to WOUS may require authorization from Local, State and/or Federal regulatory agencies.
9. Aquatic resources delineation table represents acreages, linear footage, square footage and centroid locations.
10. Wetland boundaries were defined based on presence of hydrophytic vegetation, hydric soils, and hydrologic indicators that

under normal conditions would indicate wetland conditions. Where wetland conditions did not occur adjacent to surface



JURISDICTIONAL AQUATIC RESOURCES DELINEATION TABLE				
Area	Acre	Square Ft.	Centroid Y	Centroid X
A	0.79	34,266	-107.06881	37.25274
D	0.02	1,030	-107.07748	37.25410
Total	0.81	35,296		

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PRELIMINARY: NOT FOR CONSTRUCTION

AQUATIC RESOURCES
MAP

AQUATIC RESOURCES
PAGOSA PLAZA
ARCHULETA COUNTY, CO

- Data Point
- ⊕ Culvert
- ▭ Survey Area
- Areas with wetland characteristics
- ▨ Low-Lying Swale
- CAD Master Plan Polyline

Drawn by:	SB	Date drawn:	11/6/2024
Revised by:	SM	Date revised:	
Proj. No.	240037	Scale:	1:700

FIGURE
4B

- 
- SME**
ENVIRONMENTAL CONSULTANTS
9 East 2nd Ave. Unit E2, Durango, Colorado 81301
www.sme-env.com (970) 259-8695

AQUATIC RESOURCES
MAP

AQUATIC RESOURCES
PAGOSA PLAZA
ARCHULETA COUNTY, CO

-  Juncus Point
 Survey Area
 Areas with wetland characteristics
 CAD Master Plan Polyline

Drawn by:	SB	Date drawn:	11/6/2024
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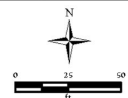


FIGURE
4C

Area	Acres	Square Ft.	Centroid Y	Centroid X
A	0.79	34,266	-107.06881	37.25274
D	0.02	1,030	-107.07748	37.25410
Total	0.81	35,296		

681095 Page 56 of 89
GENERAL NOTES

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PRELIMINARY: NOT FOR CONSTRUCTION

AQUATIC RESOURCES
MAP

AQUATIC RESOURCES
PAGOSA PLAZA
ARCHULETA COUNTY, CO

- Data Point
- Survey Area
- Surveyed PEM Wetland
- CAD Master Plan Polyline
- ↔ WOUS Cont

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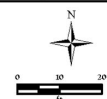
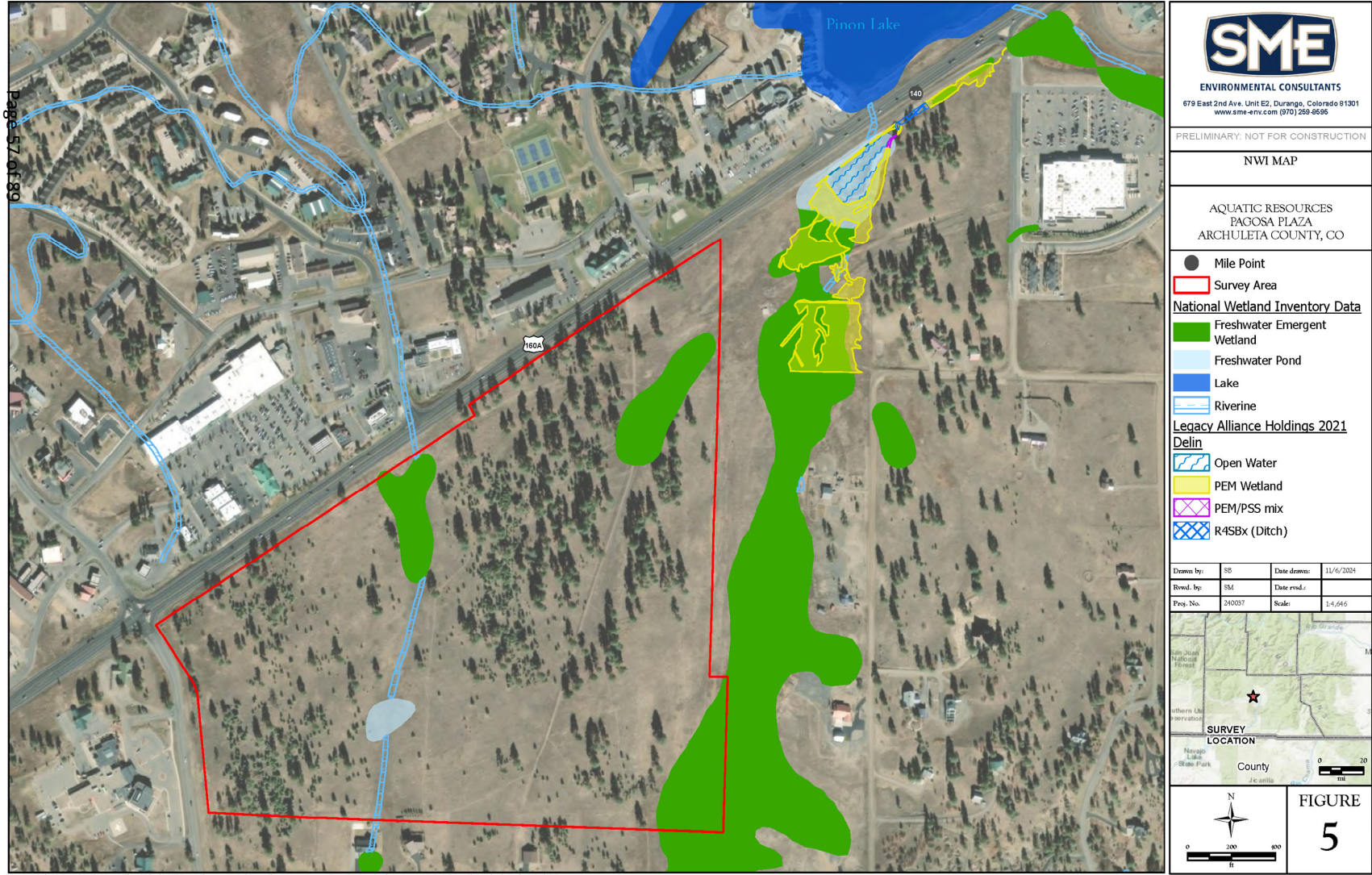


FIGURE
4D



Page 57 of 89

APPENDIX B
Photo Documentation



Photo 1: View of wetland area A looking north.



Photo 2: View of wetland area A looking south.



Photo 3: View of DP2W.



Photo 4: View of DP2U.



Photo 5: View of area west of wetland area A looking north.



Photo 6: View of Area B.



Photo 7: View of Area B looking north.



Photo 8: View of Area B looking northeast.



Photo 9: View looking southwest of Area B.



Photo 10: View of culvert northeast of Area B.



Photo 11: View of area B and DP1W.



Photo 12: View of DP1W.



Photo 13: View of DP1U.



Photo 14: View of Area C looking south from north side.



Photo 15: View of culvert on north end of Area C.



Photo 16: View of general vegetation near DP3U.



Photo 17: View of DP3U.



Photo 18: View of wetland area D.



Photo 19: View of wetland area that connects to wetland area D from culvert.



Photo 20: Culvert that drains wetland area D.



Photo 21: View of DP4W.



Photo 22: View of DP4U.

APPENDIX C
Wetland Determination Data Forms

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPU1
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S21, T35N, R2W
 Landform (hillside, terrace, etc.): Meadow/Field Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.257830 Long: -107.068978 Datum: NAD83
 Soil Map Unit Name: Goldbug family, loam, warm, 3 to 12 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u> _____)			
1. <u>Pascopyrum smithii</u>		95	Yes	FAC
2. <u>Grindelia squarrosa</u>		5	No	FACU
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
100 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		
Remarks:				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>95</u>	x 3 = <u>285</u>
FACU species <u>5</u>	x 4 = <u>20</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>305</u> (B)
Prevalence Index = B/A = <u>3.05</u>	

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

Prevalence Index is ≤3.0¹

Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPU2
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S21, T35N, R2W
 Landform (hillside, terrace, etc.): Hill Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.252245 Long: -107.068953 Datum: NAD83
 Soil Map Unit Name: Echolake clay loam, cool, 3 to 12 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u> _____)			
1. <u>Pascopyrum smithii</u>		40	Yes	FAC
2. <u>Hedeoma drummondii</u>		15	Yes	UPL
3. <u>Juncus balticus</u>		10	No	FACW
4. <u>Hordeum jubatum</u>		10	No	FAC
5. _____				
6. _____				
7. _____				
8. _____				
75 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum <u>25</u>		% Cover of Biotic Crust _____		
Remarks:				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>10</u>	x 2 = <u>20</u>
FAC species <u>50</u>	x 3 = <u>150</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>15</u>	x 5 = <u>75</u>
Column Totals: <u>75</u> (A)	<u>245</u> (B)
Prevalence Index = B/A = <u>3.27</u>	

Hydrophytic Vegetation Indicators:

_____ Dominance Test is >50%

_____ Prevalence Index is ≤3.0¹

_____ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

_____ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPU3
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S20, T35N, R2W
 Landform (hillside, terrace, etc.): Swale Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.256167 Long: -107.073577 Datum: NAD83
 Soil Map Unit Name: Goldbug family, loam, warm, 3 to 12 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u>)			
1. <u>Pascopyrum smithii</u>		<u>45</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Poa fendleriana</u>		<u>45</u>	<u>Yes</u>	<u>UPL</u>
3. <u>Grindelia squarrosa</u>		<u>5</u>	<u>No</u>	<u>FACU</u>
4. <u>Helianthus annuus</u>		<u>5</u>	<u>No</u>	<u>FACU</u>
5. _____				
6. _____				
7. _____				
8. _____				
100 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>45</u>	x 3 = <u>135</u>
FACU species <u>10</u>	x 4 = <u>40</u>
UPL species <u>45</u>	x 5 = <u>225</u>
Column Totals: <u>100</u> (A)	<u>400</u> (B)
Prevalence Index = B/A = <u>4.00</u>	

Hydrophytic Vegetation Indicators:

_____ Dominance Test is >50%

_____ Prevalence Index is ≤3.0¹

_____ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

_____ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

Mouth of culvert north of point on CDOT ROW has hydric soils, and FAC veg, but did not map due to being off survey area.

SOIL

Sampling Point: DPU3

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) (Nonriverine) ☐ Sediment Deposits (B2) (Nonriverine) ☐ Drift Deposits (B3) (Nonriverine) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B9) ☐ Salt Crust (B11) ☐ Biotic Crust (B12) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres on Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Thin Muck Surface (C7) ☐ Other (Explain in Remarks) Secondary Indicators (minimum of two required) ☐ Water Marks (B1) (Riverine) ☐ Sediment Deposits (B2) (Riverine) ☐ Drift Deposits (B3) (Riverine) ☐ Drainage Patterns (B10) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5)			
Field Observations: Surface Water Present? Yes ☐ No ☒ Water Table Present? Yes ☐ No ☒ Saturation Present? Yes ☐ No ☒ Depth (inches): Depth (inches): Depth (inches): Wetland Hydrology Present? Yes ☐ No ☒			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPU4
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S20, T35N, R2W
 Landform (hillside, terrace, etc.): Field Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.254068 Long: -107.077423 Datum: NAD83
 Soil Map Unit Name: Fortlewis fine sandy loam, 5 to 25 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u> _____)			
1. <u>Pascopyrum smithii</u>		60	Yes	FAC
2. <u>Agropyron cristatum</u>		30	Yes	UPL
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
90 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum <u>10</u>		% Cover of Biotic Crust _____		
Remarks:				

Dominance Test worksheet:	
Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u>	(A)
Total Number of Dominant Species Across All Strata: <u>2</u>	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.0%</u>	(A/B)
Prevalence Index worksheet:	
Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>60</u>	x 3 = <u>180</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>30</u>	x 5 = <u>150</u>
Column Totals: <u>90</u>	(A) <u>330</u> (B)
Prevalence Index = B/A = <u>3.67</u>	
Hydrophytic Vegetation Indicators:	
____ Dominance Test is >50%	
____ Prevalence Index is ≤3.0 ¹	
____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
____ Problematic Hydrophytic Vegetation ¹ (Explain)	
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPW1
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S21, T35N, R2W
 Landform (hillside, terrace, etc.): Meadow Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.257791 Long: -107.069020 Datum: NAD83
 Soil Map Unit Name: Goldbug family, loam, warm, 3 to 12 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u> _____)			
1. <u>Juncus balticus</u>		90	Yes	FACW
2. <u>Hordeum jubatum</u>		5	No	FAC
3. <u>Grindelia squarrosa</u>		5	No	FACU
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
100 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		
Remarks:				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>90</u>	x 2 = <u>180</u>
FAC species <u>5</u>	x 3 = <u>15</u>
FACU species <u>5</u>	x 4 = <u>20</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>215</u> (B)
Prevalence Index = B/A = <u>2.15</u>	

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

X Prevalence Index is ≤3.0¹

____ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPW2
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S21, T35N, R2W
 Landform (hillside, terrace, etc.): Meadow Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.252256 Long: -107.068900 Datum: NAD83
 Soil Map Unit Name: Echolake clay loam, cool, 3 to 12 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u> _____)			
1. <u>Juncus balticus</u>		30	Yes	FACW
2. <u>Carex sp.</u>		50	Yes	FACW
3. <u>Hedeoma drummondii</u>		10	No	UPL
4. <u>Hordeum jubatum</u>		10	No	FAC
5. _____				
6. _____				
7. _____				
8. _____				
100 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		
Remarks:				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>80</u>	x 2 = <u>160</u>
FAC species <u>10</u>	x 3 = <u>30</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>10</u>	x 5 = <u>50</u>
Column Totals: <u>100</u> (A)	<u>240</u> (B)
Prevalence Index = B/A = <u>2.40</u>	

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

X Prevalence Index is ≤3.0¹

____ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Arid West Region
 See ERDC/EL TR-08-28; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Pagosa Plaza City/County: Archuleta Sampling Date: 8/23/24
 Applicant/Owner: ARENALABS - David Dragoo State: CO Sampling Point: DPW4
 Investigator(s): Sander Aplet and Sean Moore Section, Township, Range: S20, T35N, R2W
 Landform (hillside, terrace, etc.): Wetland Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR D Lat: 37.254063 Long: -107.077464 Datum: NAD83
 Soil Map Unit Name: Fortlewis fine sandy loam, 5 to 25 percent slopes NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: _____)			
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
=Total Cover				
Herb Stratum	(Plot size: <u>1</u> _____)			
1. <u>Carex sp.</u>		60	Yes	FACW
2. <u>Typha latifolia</u>		20	Yes	OBL
3. <u>Phleum pratense</u>		16	No	FACU
4. <u>Rumex crispus</u>		2	No	FAC
5. <u>Cichorium intybus</u>		2	No	FACU
6. _____				
7. _____				
8. _____				
100 =Total Cover				
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
=Total Cover				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		
Remarks:				

Dominance Test worksheet:			
Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)			
Total Number of Dominant Species Across All Strata: <u>2</u> (B)			
Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)			
Prevalence Index worksheet:			
Total % Cover of:	Multiply by:		
OBL species <u>20</u>	x 1 =	<u>20</u>	
FACW species <u>60</u>	x 2 =	<u>120</u>	
FAC species <u>2</u>	x 3 =	<u>6</u>	
FACU species <u>18</u>	x 4 =	<u>72</u>	
UPL species <u>0</u>	x 5 =	<u>0</u>	
Column Totals: <u>100</u> (A)		<u>218</u> (B)	
Prevalence Index = B/A = <u>2.18</u>			
Hydrophytic Vegetation Indicators:			
<u>X</u> Dominance Test is >50%			
<u>X</u> Prevalence Index is ≤3.0 ¹			
____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)			
____ Problematic Hydrophytic Vegetation ¹ (Explain)			
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.			
Hydrophytic Vegetation Present?			
Yes <u>X</u> No _____			

APPENDIX D

Plant List

Appendix D: List of Dominant Plant Species Observed within the Survey Area.

Scientific Name*	Common Name	Wetland Indicator Status**
TREES		
<i>Pinus ponderosa</i>	ponderosa pine	FACU
SHRUBS		
<i>Amelanchier alnifolia</i>	Saskatoon service-berry	FACU
<i>Heterotheca villosa</i>	Hairy false goldenaster	NL
HERBS		
<i>Achillea millefolium</i>	common yarrow	FACU
<i>Artemisia carruthii</i>	Carruth's sagebrush	NL
<i>Carduus nutans</i>	nodding plumeless-thistle	FACU
<i>Cirsium arvense</i>	Canadian thistle	FACU
<i>Dieteria canescens</i>	Hoary false tansy-aster	UPL
<i>Eriogonum racemosum</i>	Redroot buckwheat	NL
<i>Grindelia squarrosa</i>	Curly-cup gumweed	FACU
<i>Helianthus annuus</i>	Common Sunflower	FACU
<i>Heliomeris multiflora</i>	Showy goldeneye	NL
<i>Ipomopsis aggregata</i>	Scarlet gilia	NL
<i>Melilotus officinalis</i>	Yellow sweet clover	FACU
<i>Potentilla hippiana</i>	Wooly cinquefoil	NL
<i>Solidago nana</i>	Dwarf goldenrod	NL
<i>Tragopogon sp.</i>	salsify sp.	NL
GRAMINOIDS		
<i>Bouteloua gracilis</i>	blue grama grass	NL
<i>Bromus inermis</i>	smooth brome	FACU
<i>Carex sp.</i>	Sedge sp.	N/A
<i>Elymus elymoides</i>	Western bottle-brush grass	FACU
<i>Hordeum jubatum</i>	fox-tail barley	FAC
<i>Juncus balticus</i>	Baltic rush	FACW
<i>Pascopyrum smithii</i>	Western wheatgrass	FAC
<i>Phleum pratense</i>	common timothy	FACU
<i>Poa fendleriana</i>	Mutton grass	NL

* OBL: Almost always is a hydrophyte, rarely in uplands

* FAC: Commonly occurs as either a hydrophyte or non-hydrophyte

* NL (Not Listed): generally indicates upland species

* Scientific names according to Synonymized Checklist of the Vascular Flora of the United States, Canada, and Greenland (Kartesz 2009) and National Wetland Plant List (NWPL).

** 2020 NWPL is regionalized along the 10 wetland delineation supplement regions. Wetland indicator status based on Arid West Region.

* FACW: Usually is a hydrophyte but occasionally found in uplands

* FACU: Occasionally is a hydrophyte but usually occurs in uplands

* N/A: Unable to identify to species due to time of year

APPENDIX E
USDA NRCS Soils Report

Appendix E: USDA NRCS Soils Report for soil units within the Survey Area

Archuleta County Area, Colorado

Map Unit: C0-V—Carracas clay loam, cool, 3 to 35 percent slopes

Component: Carracas, cool, and similar soils (85%)

The Carracas, cool and similar soils component makes up 85 percent of the map unit. Slopes are 3 to 35 percent. This component is on hillslopes. The parent material consists of colluvium and/or slope alluvium derived from shale. Depth to a restrictive layer is 10 to 20 inches to paralithic bedrock. The natural drainage class is well drained. Water movement in the most restrictive layer is low to moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. This soil is not flooded. It is not ponded. This component is in the R048AY248CO – Mountain Clay Loam ecological site. Non-irrigated and irrigated land capability classification is 7s. This soil does not meet hydric criteria.

Minor Components:

Component: Echolake, cool (10%)

Generated brief soil descriptions are created for major soil components. The Echolake, cool soil is a minor component.

Component: Herm, cool (5%)

Generated brief soil descriptions are created for major soil components. The Herm, cool soil is a minor component.

Map Unit: C1-V-Echolake clay loam, cool, 3 to 12 percent slopes

Component: Echolake, cool, and similar soils (85%)

The Echolake, cool, and similar soils component makes up 85 percent of the map unit. Slopes are 3 to 12 percent. This component is on hillslopes. The parent material consists of slope alluvium derived from shale. Depth to a restrictive layer is 20 to 40 inches to paralithic bedrock. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low to moderately high. Available water to a depth of 60 inches (or restricted depth) is low. This soil is not flooded. It is not ponded. This component is in the R048AY257CO – Clayey Valley ecological site. Non-irrigated and irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Minor Components:

Component: Herm, cool (10%)

Generated brief soil descriptions are created for major soil components. The Herm, cool soil is a minor component.

Component: Herm, cool (5%)

Generated brief soil descriptions are created for major soil components. The Herm, cool soil is a minor component.

Map Unit: K0-V—Goldbug family, loam, warm, 3 to 12 percent slopes

Component: Goldbug, warm, and similar soils (85%)

The Goldbug family, loam, warm component makes up 85 percent of the map unit. Slopes are 3 to 12 percent. This component is on mesas and structural benches. The parent material consists of slope alluvium derived from sandstone and shale. Depth to a restrictive layer is greater than 80 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low to moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. This soil is not flooded. It is not ponded. This component is in the R048AY255CO - Pine Grasslands ecological site. Non-irrigated and irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Minor Components:

Component: Fortlewis (10%)

Generated brief soil descriptions are created for major soil components. The Fortlewis soil is a minor component.

Component: Valto (5%)

Generated brief soil descriptions are created for major soil components. The Valto soil is a minor component.

Map Unit: M2-CD—Fortlewis fine sandy loam, 5 to 25 percent slopes

Component: Fortlewis and similar soils (85%)

The Fortlewis and similar soils component makes up 85 percent of the map unit. Slopes are 5 to 25 percent. This component is on mountain slopes. The parent material consists of slope alluvium and/or colluvium derived from sandstone and shale. Depth to a restrictive layer is 20 to 40 inches to lithic bedrock. The natural drainage class is well drained. Water movement in the most restrictive layer is low to moderately high. Available water to a depth of 60 inches (or restricted depth) is low. This soil is not flooded. It is not ponded. This component is in the F048AY925CO Ponderosa Pine Forest ecological site. Non-irrigated and irrigated land capability classification is 6e. This soil does not meet hydric criteria.

Minor Components:

Component: Goldbug (10%)

Generated brief soil descriptions are created for major soil components. The Goldbug soil is a minor component.

Component: Valto (5%)

Generated brief soil descriptions are created for major soil components. The Valto soil is a minor component.



AGENDA BRIEF

MEETING:
FROM:

PROJECT: Development Department Report

ACTION: Planning Commission information

ATTACHMENTS:

[Development Department Reports - March 2025](#)



DEVELOPMENT DEPARTMENT MONTHLY REPORT

MARCH 2025

FROM: JAMES DICKHOFF, DEVELOPMENT DEPARTMENT DIRECTOR
BUILDING DIVISION / PLANNING DIVISION / PROJECTS DIVISION / HOUSING DIVISION

RECENT HIGHLIGHTS

Project Manager Opening

David Hilborn has submitted his resignation. He will remain on the payroll for a period of time to help with the transition period. David excelled in this position and had written and been awarded numerous grants that have activated important town projects, developed an ADA compliance plan for the Town, coordinated numerous efforts on multiple important Town projects, and worked with all Town departments. David proved how valuable this position is for the Town. He will be missed.

CDOT Hwy Reconstruction Project Scheduled to Begin March 24, 2025

CDOT has awarded the reconstruction of Pagosa Street and San Juan Street between 1st and 10th Streets to WW Clyde. CDOT has also awarded the project management to RockSol who will be CDOT's on site manager, public information officer and CDOT representative. Town staff have been meeting with WW Clyde to discuss the coordination of Town infrastructure improvements that will occur in conjunction with the CDOT project. The project will be sequenced from 1st to 8th street on the north side of the road during 2025.

The Main Street Board's Cone Zone Committee will continue to work with our downtown businesses for creative solutions to reduce the impacts of the project. The Town has secured public parking agreements with the Springs Resort and the Library to accommodate public parking needs during the reconstruction project, which is expected to last at least two years. On March 24th, WW Clyde will begin placing traffic control barricades along Hwy 160 (Pagosa Street and San Juan Street) between 1st and 8th Street to close the north ½ of the roadway width. This will remove all on-street parking for the duration of the project.

GOCO Grant Awarded

The Town received notification of a \$420,000 GOCO grant award on December 6th towards the purchase of 1040 E. Hwy 160. The Project Manager presented our second grant application to the Land and Water Conservation Fund (LWCF) grant review committee on Thursday, December 12th and we recently received confirmation of a successful \$490,000 grant award, contingent on completing a few requirements. It currently does not appear that this federal funding is in jeopardy.

Gateway River improvement Project

Staff applied for an additional \$296,000 from the Colorado Water Conservation Board to accommodate increased costs and additional improvements that were identified during the public engagement process. Award notification is expected in March, and there is no additional local match required. There is currently enough state funding to complete the 100% final design Plans.

Planning Manager and Building Official Positions Advertised

The Development Department is currently advertising to fill the vacant Planning Manager Position.

Town Zoning Map

We are currently developing a more comprehensive ARC GIS Town Zoning Map. The intent is to structure the data and information so that it is much more user friendly with the typically public information being sought readily available. We expect to roll out the new map in mid-March that will be followed by notifying the public and seeking their input on the functionality and information provided.

GENERAL INFORMATION

DOLA More Housing Now Grant

We received Grant Award notification on November 15, officially awarding \$1,989,000 towards required public infrastructure to serve the proposed Pagosa Peaks Housing apartment development east of the Hospital. The development proposes up to 96 units serving middle income housing needs in the 60%-140% of AMI range, with the entire project averaging below 100% of AMI with a 30-year deed restriction. The developer is expected to begin their Major Subdivision and Development application processes in the 1st quarter of 2025.

Upper San Juan Water Shed Enhancement Partnership (WEP)

The Town's Development Department Director serves on the Board as a Town Representative. WEP has recently identified a grant opportunity to benefit an agricultural related water conservation project that can benefit from the current available state funding, specifically the Park Ditch diversion structure, which needs substantial structural and efficiency improvements. Additionally, WEP continues to effectively manage the Town's Gateway River Improvement Project which is currently in the final Design Phase of the project.

FEMA and Colorado Water Conservation Board (CWCB) Phase Two – Floodplain Mapping Updates

The Colorado Water Conservation Board (CWCB) will begin notifying property owners along the portions of waterways that they intend to re-map in April, for conducting surveying and data collection to inform the re-mapping process.

In 2022, FEMA and the CWCB completed phase one of a flood hazard mapping project that started at the south end of Town boundaries south through Archuleta County. The Town's Development Director serves as the Town's Floodplain Manager, and has actively advocated that phase two include remapping of the San Juan River and McCabe Creek above and through Town, as well as adding Rumbaugh Creek (Horse Gulch) and West McCabe Creek to Great West Ave. The new mapping technology uses Light Detection and Ranging (LIDAR) equipment that collects data for more accurate mapping for ground and water elevations. Over the years, there have been multiple circumstances in which the current FEMA Flood Hazard map seemed inaccurate in portions of the community for the purposes of determining 100 year flood elevations to inform development approvals through a Certificate of Elevation application process.

Phase two is about to begin, and recently the Development Director convened a meeting of stakeholders, who work with the FEMA Flood Hazard maps on a regular basis, to review the proposed scope of mapping for phase two. Stakeholders included local Engineers, Surveyors, CDOT Hydraulic Engineer, and the County's Floodplain Manager, who also met with State and FEMA staff to discuss our local preferences of areas that needed to be included in phase two. Our efforts were very successful,

and phase two now includes the areas of our community identified by the stakeholders as high priorities for remapping or including in the flood hazard maps.

The full phase two mapping process is expected to take 18-24 months, with a public review period prior to final adoption by the State and FEMA.

BUILDING DIVISION, PLANNING DIVISION, PROJECTS DIVISION AND HOUSING DIVISION REPORTS FOLLOW



BUILDING DIVISION

MONTHLY REPORT

MARCH 2025

Community Development Department

Building Code Official Hired

The Town has hired Tim Hatch as our new Building Code Official. Mr. Hatch started on February 10th and has been becoming familiar with our active building permit projects and processes.

Training

Building Division staff attended the annual International Code Council training conference March 3rd-7th. This conference provides informative sessions on current trends, building code updates and many subject specific sessions. The conference is also important for required education credits for maintaining building code certifications.

Building Division Activity:

Please note: Due to the staff transition in the Building Division, the following information has yet to be updated for February 2025.

During November, the Building Division processed three building applications, conducted 28 building inspections, and issued 3 building permits – 2 residential and 1 commercial. As of 12/12/24, one commercial permit application is pending review and approval. Year to date, 71 building permits have been issued and the Division maintains an active caseload of 86 building permits. Twelve (12) building permits expired through November– owner contacts are in the process.

	September	October	November	Year to Date
Building - Plan Review/Permits	10	1	3	75
Building – Inspections	28	19	28	268
Building Permits - Commercial	2	0	1	19
Building Permits - Residential	8	1	2	52
Contractor/Property Service Providers	4	8	2	266
New In-Town Businesses	0	5	2	35
Vacation Rental – Inspections	3	7	10	23

Building Permit Summary:

		Year to Date	Jan – December Year Ending		
	November	2024	2023	2022	2021
Commercial Addition	0	7	3	4	4
Commercial New	0	1	8	7	2

Commercial Other (Demo/Mech)	1	5	12	20	14
Commercial Repair/Remodel	1	6	17	17	14
Residential Addition	1	18	7	5	7
Residential New	0	10	11	21	26
Residential Other (Demo/Mech)	0	17	16	21	10
Residential Repair/Remodel	0	7	5	6	10
Total Building Permit	3	71	79	101	87
Total Project Valuations	35,000	22,731,900	55,459,731	13,822,049	16,333,056

Commercial/Multifamily Building Permits Issued During November:

- Pagosa Mill RV Park (Contractor-Redstone), 1647 W Hwy 160, commercial demolition of laundry, shower and toilet building permit issued 11/18/24. The owner is in the process of applying for a new/remodeled building.

Commercial/Multifamily Active Building Permits:

- The Springs Resort's new hotel is in the process of completing final building construction and is expected to receive a Certificate of Occupancy before the first week of April to accommodate their soft opening. – three story hotel, spa, lounge, and restaurant (85,000 sq. ft). Building permit was issued 5/26/23. Projects foundation and framing are complete with insulation, drywall and mechanical in process on all floors. First floor is completed; fixtures are in process. Second and Third floors are framed, and drywall is in process. Drywall, tape and mud in process on Level 3 as well as metal framing and insulation on-going. Aluminum storefront windows in progress at the stairways.
- A&M Marijuana, 84 Goldmine Drive, commercial building interior remodel for retail store building permit issued during August. Framing is complete. It is planned to finalize the project during January.
- Archuleta Country Transit Facility (Contractor -Buildings by Design), 83 Harman Drive, new commercial building - 2,652 sq. ft. transit facility and 3,262 sq. ft. bus bay. Groundbreaking took place on April 15, 2024, and it is planned to complete the project in January 2025. An onsite pre-construction meeting took place between the Town, County and Buildings by Design representatives during May. The foundation footers, stem walls and piers are complete. Wall framing has begun. Project changes include groundwork and underground plumbing which do not affect the value of the project. Building staff met with contractor BBD and reviewed the exterior sheathing and new metal stud framing. Fasteners are approved where installed. Metal stud framing is 90% completed. Fasteners are complete at roof sheathing onto TJI's above the lobby. Interior wood backing is in process.
- Best Western [Lodge] (Contractor-Patel), 3505 W. Hwy 160, pool building reconstruction building permit was issued May 2021 extended, and expired September 2024. The exterior is complete except for snow racks on roof. Interior framing is in process. Staff is working with owner and contractor to extend the respective building permit.
- Casas at Two Doves- Boutique Hotel Phase 1 (Contractor-McMullen), 320 Hot Springs Blvd, approved 6 living units on 5/10/23, expires 5/10/25. Foundations, framing, and roofs are complete. Windows, doors and siding are in process. Rock veneer is complete.

- Parish Hall (Contractor-Dutton Creek), 451 Lewis Street, interior remodel, roof demolition permit issued 11/17/23. Roof demo and remodel is complete. An additional Interior remodel application was submitted. Fire district approval was received. The Planning Division received and approved the plat amendment and mechanical screening during December 2024. Work is in process.
- Quality Inn (Contractor-Patel/Alley), 174 Hot Springs Blvd., lobby addition, building permit issued March 2020. The project is nearly complete, interior items needed flooring, bathroom, and fixtures. Staff is working with contractor and owner to address items to complete the project.
- Springs Resort (Contractor-FCI Constructors), 323 Hot Springs Blvd., Food and Beverage Building (1500 sq. ft) non-sprinkled to include commercial kitchen, mechanical equipment rooms, restrooms and covered outdoor seating area. The foundation is complete. The roof and walls are complete, interior work has begun.
- Exterior stucco work is on-going at the East side of building. Staff reviewed drywall fasteners on the walls of main lobby area. VRP heating and cooling units being installed at Level 2. Reviewed metal stud framing at Level 3 Kitchen and restaurant areas. Drop-ceiling on-going at Level 2 main hallway. Drywall at Units 334-336 in progress.
- Springs Resort (Contractor FCI Constructors) 165 Hot Springs Blvd., commercial addition of 707 square feet freestanding cabana and trellis structures. The building permit was issued 9/11/24.
- Sunridge of Pagosa (Contractor-Z-Carpenters), 480 Boulder Drive, 10 townhome units, in 5 buildings building permit issued October 2022, expires October 2024. Two buildings – four units are complete, and Certificate of Occupancies issued. The remaining three buildings' foundation and framing are complete. Exterior sheathing is in the process. The owner/contractor plans to complete the building project by January 2025.
- Timberline/FCBMD at Pagosa Springs (Contractor-Watermark Commercial Contractors), 135 Legacy, Multi-Family Residential Complex (50 dwellings, leasing office and clubhouse within two buildings). The building permit was issued 7/25/24. During November, the perimeter foundation and Building A. Foundation for Building B was completed, staff confirmed that the contractor had installed plastic chairs to support the welded wire mesh. Insulated blankets are on-site. Trautner Geo-Tech is taking regular samples.
- Timberline/FCBMD at Pagosa Springs (Contractor-Watermark Commercial Contractors), 135 Legacy, Multi-Family Residential Complex plan changes to siding, addition of trash enclosure roof, interior fire barrier, roofing details and A/C condenser. Landscape and screen plans changes were exempt for final review by CD Director. The building permit was issued 9/30/24.
- Quality Inn (Contractor-Whispering Pines) 174 Hot Springs Blvd., commercial repair - install drywall fasteners (screws) and vertical jigs to attach ceiling to rafters in all second-floor rooms. Safeguards are installed at the front entry and access to the second floor during construction activity. Building permit was issued on 5/28/24. The last ceiling is in process and Staff is working with owner and contractor to finalize the project.
- Upper San Juan Hospital District (Contractor-Nunn Construction), 95 S Pagosa Blvd, Oxygen generator enclosure to be located on the west side of the building, permit issued 5/9/24.

Foundation, framing, insulation and roof are complete. Final electrical and site items are in process, it is anticipated the project will finish during January.

Completed Commercial Projects (February):

- *None.*

New Contractor/Commercial Businesses:

Two new contractor/property service provider business licenses were issued during November – a total of 266 contractor licenses are on file.

The following seven new businesses opened within the Town during October and November. Year to date, the Town has approved 35 new business operations within the town limits.

- Black Bart's Brunch, 274 Pagosa Street, formally Riff Raff, retail food establishment serving waffles, fried chicken, coffee, boba, alcoholic beverages, pizza, and brunch foods.
- 7Five Spice Co, 84 Goldmine Drive, manufacture and sell hot sauce.
- Pagosa Peak Restaurant, 230 Country Center Dr., formally Chato's Restaurante, full-service restaurant.
- Abundant Wellness, 729 San Juan., Ste E, healing center and energy therapy.
- Les Schwab Tire Centers of Colorado, 3087 Country Center, Existing business with new owner - retail sales of new car and truck tires in combination with automotive related services.
- Time Out Restaurant, 729 San Juan, formally The Den, full-service restaurant.
- Pagosa Hat Bar, 458 Pagosa Street, retail specializing in clothing and semi-custom hats.

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PLANNING DIVISION MONTHLY REPORT

MARCH 2025

FROM: JAMES DICKHOFF/KATELYN TUNNELL

Planning Commission Meetings

The upcoming scheduled PC meeting is March 25, 2025. The Planning Commission will be considering the Pagosa West 100-acre Subdivision Sketch Plan.

The Planning Commission will determine their regular meeting schedule and Chair and Co-chair elections on March 25th.

New Online Town Zoning Map

Planning staff has been working on a new online Town Zoning map that will provide links to information to help answer frequent we receive. The property information has been structured to be clear and user friendly.

The Planning Division has recently conducted several pre-application conferences for proposed developments. We are expecting a busy start to 2025 with several expected development applications to be submitted in the 2nd quarter.

The Town Planning Division has issued 2 Outdoor Commercial Establishment (OCE) permits for food trucks/trailers for the 2025 season thus far. There have been 3 sign permits approved for 2025 (1 temporary sign permit and 2 regular sign permits).

Two Town Development Department Staff Members will be attending the National Planning Conference the end of March, which is being held in Denver this year.

The Town is currently seeking applications to fill an alternate member seat on the Planning Commission. This advertisement is open until April 2, 2025. Applications will be presented to the following Planning Commission meeting.

CURRENT DEVELOPMENT PROPOSAL UPDATES:

Pagosa West Sketch Major Subdivision Application

Staff has received a complete Sketch Major Subdivision application for the 100 acre vacant land located on the SE corner of S. Pagosa Blvd and Hwy 160. The vacant land is comprised of 3 total parcels. The applicant proposes commercial and residential housing. The application will be considered at the March 25, 2025 Planning Commission meeting.

811 San Juan Street, Ruby Sisson Library Expansion

The library has submitted a Final Design Review application which was approved by the Design Review Board on December 10, 2024. The proposed project includes a renovation of the existing facility along with a 3,300 SF building addition, exterior facade upgrades, and full site improvements. The site improvements will include reconfiguring the existing parking lot, a large community reading garden and a smaller children's garden.

232 Pagosa Street, Eagle Mountain Mixed Use Project: The applicant has submitted a request for extension of their Final Design Review approval by July 2026 due to the potential conflict with the Main Street reconstruction project. The Planning Commission approved the requested extension on December

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10th. No changes to the previously approved development are proposed.

2737 Cornerstone Drive, Pagosa Peak Family Dentistry

New proposed development of a vacant parcel for a two-story 4,932 S.F. (4,058 S.F. first floor and 865 S.F. second floor) Dental office/clinic facility. A building permit application has been submitted and is now under review. The Design Review Board approved the Final Design Review application on Tuesday, October 22nd.

140 Hot Springs Blvd. The Healing Waters Spa Resort and Spa have submitted a Sketch Major Design Review application for the phased redevelopment of the entire property. The Design Review Board approved the sketch concept plan on July 23rd.

Town's Enclave Workforce Housing Project: Council conducted a work session on July 25, 2024, and supported continuing to work on a means to pencil the project out with Servitas. The Housing Coordinator is working with Servitas to identify a path forward for this project, with plans to bring the matter to Town Council in the coming months.

2911 Cornerstone Drive, Circle K Stores: Town staff recently conducted a meeting with the project design team to review the numerous outstanding submittals needed to complete the building permit and Major Design Review conditions of approval. It is uncertain when the outstanding items will be received and when the project intends to break ground.

600 W. Highway 160, Pagosa Views PUD: The applicant is now expected to move forward with their subdivision application process in the 2nd Q of 2025, for consideration by the Planning Commission and subsequently by the Town Council. The recorded PUD agreement for the 80 acres just west of the Elementary School includes a mix of up to 675 housing units, to include 78 deed-restricted workforce units, along with 144 lodging units and recreational and commercial level amenities. Subsequent applications would include Major Design Review for each phase.

400 Hot Springs Blvd. Mixed-Use: The Planning Commission granted a one-year approval extension for this Sketch MDR proposal (to January 10, 2025) to submit a complete Final MDR application for consideration.



PROJECT DIVISION MONTHLY REPORT

MARCH 2025

FROM: DAVID HILBORN, PROJECT MANAGER

Middle School Sidewalk Improvement

The Town has been granted the Revitalizing Main Street (RMS) grant for the proposed sidewalk enhancements along Pagosa Street, adjacent to the Middle School. This grant allocates \$250,000, requiring a 10% contribution from the applicant. The project aims to encompass the replacement of the sidewalk spanning from the middle school to the Hwy. 160 curbside, alongside the incorporation of various amenities including benches, a bus stop, trash receptacles, and a solar bike repair station.

Due to the delay in the CDOT Mainstreet Reconstruction project staff has requested a grant extension through the end of April 2026. Preliminary engineering and design phases have already been completed.

400 Block Sidewalk Reconstruction

The reconstruction of the 400 block sidewalk is planned to coincide with CDOT's Main Street Reconstruct Project. The Town will assume the financial responsibility for the demolition and reconstruction of the sidewalk on the 400 block, in addition to the installation of new street trees with 4'x4' flush-mounted tree grates and standard Town streetlights. Three public meetings have convened by staff with property and business owners along the 400 block to outline the tentative placement of the street trees and lights, offering an avenue for input.

The sidewalk design is complete. Staff will hold a meeting with the chosen contractor for the CDOT Mainstreet Reconstruction Project to discuss the project details and the contractor's ability to complete the sidewalk project in coordination with the Mainstreet Reconstruction.

Main Street Reconstruction Project

The Town's scope of work within the project includes sidewalk replacements, storm drainage improvements, landscaping, geothermal line relocation and replacement, sanitary sewer upgrades, crosswalks, side street tie-ins, and street lighting. Additionally, the Piedra Road/Hwy 160 crosswalk project will be incorporated into the broader Main Street Reconstruction Project. Other necessary add-ons in coordination with the Colorado Department of Transportation (CDOT) project include the 400-block sidewalk, middle school sidewalk, sewer main tie-in replacement, fire hydrant installation, various intersection improvements, and 2nd Street drainage improvements.

The awarded contractor, WW Clyde, has begun mobilizing project management staff in preparation for a 24 March start. Town staff has met with WW Clyde to evaluate their capacity to undertake the Town's add-on projects. Contractor estimates are expected in the first half of April, after which staff will present recommendations to the Town Council. Staff is expecting an overall estimate in excess of \$7 million to accomplish all of the add-on work. Construction is scheduled for 2025–2026, with the possibility of extending into 2027.

First Street Pedestrian Bridge – Design/Engineering Phase

Multiple iterations of the bridge design and alignment have been conducted to evaluate the feasibility of accommodating future waterlines. However, the project team has determined that incorporating waterlines into this project is not the most effective approach for advancing its progress. Consequently, the decision has been made to exclude the waterlines, significantly reducing the overall structural weight and enabling a return to the original Pratt Truss design.

BCS is currently in the process of updating the draft bridge design. Upon finalization of the design and engineering phases, BCS Fabrication will require a 25% down payment to initiate the fabrication process. This expenditure is anticipated to occur early to mid-2025, with project completion projected for fall 2025.

Gateway River project

The Gateway project, aimed at enhancing the river ecosystem and improving water quality, is progressing under the oversight of the Watershed Enhancement Partnership (WEP). Thus far, FlyWater, the contractor, has completed a riparian health assessment, river surveys, endangered species surveys, identified and pre-ordered a portion of the required containerized plantings, organized meetings with all property owners along the project reach, and concluded two public comment periods. Two public meetings have occurred for this project and comments received were used to inform the design progression. The Town has expended the obligated \$54,000 match for this project.

The project design currently includes improvements that create a \$140,000 shortfall in the construction budget. In an effort to include these design concepts without creating a shortfall, Town staff has collaborated with the WEP to submit a CWCB grant. The award results are anticipated on March 19th. If the funds are not awarded, the scope outlined within the current design will be reduced to align with the current project budget. The project is advancing according to its outlined schedule with final design expected to be in-hand in April 2025 and construction expected to be completed by the end of 2025, pending the availability of the awarded federal funding for the project construction.

Yamaguchi South River Improvements Project and Grant

The Yamaguchi South River Improvement Project aims to enhance stream and river access for recreational and ecological purposes. The Town has secured funding for this project through grants from the Colorado Water Conservation Board (CWCB), Southwest Water Conservation District, Archuleta County, and Town matching funds.

Surveys, biological assessments, 95% designs plans, and project cost estimates have been completed to-date. Two public meetings have taken place and comments received have been used to inform the final design. The project is advancing as scheduled with final design and permitting expected to be completed in June and project completion expected in November of 2025.

Town-to-Lakes: 10th St to Great West Ave

The Town was awarded Congestion Mitigation and Air Quality (CMAQ) Improvement Program funds for the design and construction of the Town to Pagosa Lakes Trail segment, spanning from 10th St to Great West Ave. These funds were granted as part of the last available funding through the CMAQ program in late 2019, as the CMAQ program no longer exists. The Town was awarded \$662,320 in funding with a local match obligation of \$137,680. This project involves the design and construction of a ten-foot-wide asphalt or concrete non-motorized shared-use path between 10th Street and Great West Ave.

In alignment with the Pagosa Views Planned Development set to proceed in 2025-26, the development bears the responsibility of constructing the trail along their frontage. The Town's role is to finalize engineered construction plans and execute the connections to the Pagosa Views property from 10th St and Great West Ave. The awarded CMAQ funds are expected to cover the expenses associated with the Town's portion of the project.

Site surveys are completed, and trail design is currently on schedule for 2025 completion. The engineered construction plans are scheduled to be finalized in 2025, with construction set to commence during the 2026 construction season. This project is funded with federal funding, thus progress will be determined on the continued availability of the awarded federal funds.

East Gateway River Park Project

Town staff has submitted funding applications to the Great Outdoors Colorado (GOCO) and the Land & Water Conservation Fund (LWCF) programs to support the purchase of the property located at 1040 E. Highway 160 (Basin Coop). This funding will facilitate the initial phase of the East Gateway River Park Project, focusing on the strategic acquisition and development of 4.315 acres adjacent to the San Juan River. Upon acquiring the property, the first phase will include conducting an environmental assessment, site cleanup, refining park improvement designs, enhancing parking areas, and installing a boat ramp to provide public river access.

On December 6, 2024, the Town was awarded \$420,000 through GOCO's Community Impact grant program. In late February, staff received a pre-award notification for the LWCF funds in the amount of \$462,098. Additionally, the Archuleta County Commissioners have committed \$30,000 from their 2025 Conservation Trust Fund, and the Town has pledged \$50,000 from its 2025 Conservation Trust Fund, bringing the total funding amount to \$962,098. It is important to note that while the LWCF funds are recommended for award, the release of funds will be contingent on the successful completion of NEPA process and all applicable permitting, including an access permit and ACOE Nationwide Permit. The final contract and release of funds is expected to occur in October 2025.

The Town has entered into a contract to purchase the property, contingent upon the successful award of both the LWCF and GOCO grants. The Town plans to finalize the purchase in April 2025 and commence project design in May 2025.

Town of Pagosa Springs ADA Accessibility Grant Program

Staff has established an ADA working group consisting of key departmental personnel. The purpose of this working group is to establish the required ADA standards for Title II entities (includes municipal facilities, parks, programs, and employment). Some of these standards include acceptable grievance procedures, employee accommodation request procedures, facility and program self-assessments, and accessibility transition plans. To date, the working group has conducted six meetings and has established a plan to complete the ADA self-assessment and transition plans for all applicable Town facilities and parks by the middle of 2025. Additionally, staff has completed seven ADA inspection checklists and has generated self-assessments for Town Hall, the Community Center, the Visitor Center, and the Public Works Facility.

Town Hall Remodel

The Safety Committee has identified the security of the Town Hall building as a significant concern for staff. In response, a minor remodel aimed at limiting uninterrupted public access to the entire Town Hall has been included in the 2025 budget. Archis Architects has finalized the construction documentation for this project. Town staff has solicited bids with the goal of selecting and contracting the winning bidder by March 31, 2025.

Regional Workforce Center

The Town of Pagosa Springs has been awarded \$600,000 in Community Development Block Grant funds through the Department of Local Affairs to support the construction of a Regional Workforce and Technical Training Center. This new facility will be located on property owned by the Archuleta School District and will serve as a resource for the school district and regional partners. It will be equipped to provide technical training in a variety of trades, contributing to the development of the future workforce. The design phase of the project is set to commence in mid-2025, with completion anticipated by December 2026.

CALSTART Clean Energy Strategic Plan

Staff has been approached by the non-profit organization Four Corners Office for Resource Efficiency (4CORE) to collaborate on the development of a zero-emissions mobility plan for the greater Pagosa Springs area. This initiative aims to deliver an actionable clean transportation and mobility plan for the community, serving as a valuable resource for pursuing future funding opportunities related to sustainable transportation in the greater Archuleta County region.

4CORE has secured a \$135,000 grant to support the creation of this plan and is seeking Community-Based Organizations (CBOs) to assist with current condition inventories and community outreach efforts. The Town, Archuleta County, and Pagosa Springs Community Development Corporation (PSCDC) have been identified as potential CBO partners to coordinate these efforts. Compensation for participation will be provided through the grant funding, with \$50,000 in revenue to be shared equally among the Town, Archuleta County, and PSCDC.



HOUSING DIVISION MONTHLY REPORT

MARCH 2025

FROM: JEFF SAMS, HOUSING COORDINATOR

Housing Needs Assessment (HNA)

Continue to work with Emily Lashbrooke, James Dickhoff and Pam Flowers including biweekly meetings with ECONorthwest. We presented an initial report with EcoNorthwest presenting to the joint work session between Town Council and the County on February 25th. They were able to provide survey results and some findings from that. The final draft of the report is due at the end of March and will be presented to both the Town Council and Board of County Commissioners for review and adoption in April.

Phase 1 CDC Chris Mountain Work Force Ownership Housing

Continued contact with buyers that have applied to purchase. The first two houses closed on February 20th. The CDC completed another open house on February 13, 2025. It was well attended and had some good conversations with buyers that were ready to move forward. Currently have 4 or 5 moving towards the final stage to purchase.

The RFP for the Workforce Housing Guidelines was awarded to Jennifer Kermode of Kermode Consulting, LLC. We are on target for a completion time in April. The Guidelines will provide deed restriction guidelines to be referenced by Town and County officials, Other Government Agencies (including state agencies and those working on Prop 123), Developers, those looking for housing, etc. We have our Work Sessions scheduled for March 17th and 18th and have staff, elected officials and other organizations involved in housing attending to help direct the final Guidelines.

Completed the Land Banking application to purchase 11 lots currently owned by the County in Chris Mountain II. We had received an initial approval to formally apply, so I am optimistic that it will be approved. Expect to hear back mid-March. Looking at several different options and timing to build on these lots. Land Banking is designed to hold land to build affordable housing so we will have 5 years to build on them.

Potential Developments

- Pagosa Views is still working towards submitting subdivision applications for getting their project built.
- Town's Enclave property with a development agreement with Servitas is on hold as they look at other financial and construction options. I have connected them with a Modular Construction Company, [Vederra](#). They have been working on pricing for the project and reviewing options to build. These meetings have continued and hoping to have a final project to present to Town Council after the strategic plan is completed.

- Colorado Outdoors, LLC is moving forward with a proposed middle income (60-140% of AMI) apartment rental project east of the Pagosa Springs Medical Center. At this point we are waiting for their major subdivision development application. Once that is submitted, we will have a better idea of what steps will be needed for the proposed workforce housing apartments. The Town received a \$2 million DOLA More Housing Now grant that will be used towards the costs of the public infrastructure needed to serve the housing project. I have had recent meetings with them to review the ratio of apartment sizes as well as rental ranges to consider.
- Timberline Apartment LITCH project next to Walmart is making good progress on the 50 units. They are planning on submitting for a second project of 50 units as well. The projected rental range is broad, which helps us hit multiple income ratios in the lower income brackets, with units serving 30%-80% of AMI. The target is to have occupancy late 2025, but could move into 2026.
- Looking at other construction options for Single Family homes in Chris Mountain. Meetings with Vederra Modular to review options and pricing to see how that would fit for us. Working towards some final pricing to give a full review of the project and compare it to traditional construction.

Other Work in Progress

I have also been attending several meetings with Region 9, DOLA and other Prop 123 groups and updates. It helps to keep up with changes and helps me understand what is going on in the industry.

Continued attending C.A.S.T. (Colorado Area Ski Towns) Housing Task Force Meetings. This group has had a big focus on Workforce Housing.

Continue to review alternative construction methods, mostly focused on modular construction. Met with Higher Purpose homes that does panelized construction and will continue to look at other companies.

Started working towards Phase 2 of the Chris Mountain Workforce housing project. Many buyers that have inquired are looking at purchasing in 2025. Will be working to get them qualified. Grant approval was received for Phase 2 at the end of February.