



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

MINUTES

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

A regular meeting of the Planning Commission was called to order on March 25, 2025, at 5:30 PM in the Town Hall 551 Hot Springs Blvd. .

COMMISSION PRESENT: Commissioner McCollam, Commissioner Gurule, Commissioner Hodges, and Commissioner Pribble

COMMISSION ABSENT: Commissioner Pitcher and Commissioner Weiler

1 CALL MEETING TO ORDER

a) at 5:33 p.m.

2 ANNOUNCEMENTS

a) Chair McCollam promoted Member Pribble to a voting member.

3 APPROVAL OF MINUTES

a) **Approval of the December 10, 2024 Meeting Minutes**

Commissioner Hodges moved to approve to December 10, 2024 meeting minutes. Commissioner Pribble seconded.

Carried.

4 PUBLIC COMMENT

a) None.

5 PLANNING COMMISSION

a) **Pagosa West Sketch Major Subdivision Application**

Director Dickhoff introduced to project to the public and the commission. David and Heidi Dragoo, developers, presented their project. Chair McCollam opened for public comment. Shelley Lowe, realtor, noted that they want to work together with the community, neighbors, etc. Bruce Cooper, commented that this property is zoned for this subdivision and growth is inevitable. Sharon Carter, spoke on the neighboring property owners' concerns such as high density housing, building height, viewing corridor, wildlife, light mitigation, etc. Jane Weitzel was concerned about beauty of Pagosa and does not believe that is is not aligned with the Pagosa Springs Comprehensive Plan. Gary Woods believes that this development is an industrial park. He asked the commissioners if the developer is local and will be using local labor. He also asked if the developer will be adhering to dark sky and questioned the wetlands. He does not believe that adding commercial sites is beneficial to the town. Jeanie Woods spoke opposition to the project. Scott Tanges spoke on technology changes, business changes, and lack of housing needs. Bill Hudson asked to table this discussion because there is a proposed metro district. He asked to redo the wetlands study in the spring instead of summer. He also spoke on tree removal. He also believes there is a conflict of interest because there is a grant for workforce housing. Lars Schneider noted that workforce housing is needed and Pagosa is going to grow. He spoke that he would love to see a gymnasium. Dwayne McCabe spoke on wetlands. Shaylynn Fitzgerald spoke on dark sky and plead to

force dark sky compliance and height restrictions. Joe Brogan spoke on building height. Lynn Micheal Anthony spoke on view corridors and wildlife corridors. Eddie Austin spoke on esthetics of this project and landscaping maintenance, emergency evacuation, noise and heavy traffic. Laurie Davenport would like 40% open space like the developer's other development and would like a recreation center instead of U-Haul. She would also like a gathering space and more inviting housing instead of hotels. Patricia Coonan spoke on economics and does not believe it will be feasible to build this development. She thinks this should be a ballot measure. Paul Devenport spoke on the road alignment of West McCabe Street. Art Franz spoke on rezoning and the quality of life of the surrounding neighbors. Nancy Chromy spoke on density and sustainable development. Chair McCollam closed public comment. Julie Gurule asked if this is only based on a metro district. Director Dickhoff answered no. Member Hodges noted that he does not have time for an educated decision. Member Pribble agreed with Member Hodges. He also said there will be kids since there is workforce housing and recommended something kid friendly. Member Gurule asked why there will be a U-Haul proposed there. Director Dickhoff noted that all storage facilities are at capacity. David Dragoo answered Montrose (his other development) did a recreation center and they did bonding and that comes with Planning Commission recommendation. It is also based on the market. Member Gurule also asked if a gas station needs to be so far from a hospital. Director Dickhoff answered he will look into it. Member McCollam also noted that she needed more information and time. She also asked about many citizens are in Montrose. Mr. Dragoo answered 50,000 in the county, 20,000 in the city. Member McCollam asked about they incorporated feedback from citizens. Mr. Dragoo answered a lot. They said the first study was a wetlands study. He said that now the buildings are two story instead of three. They are also looking at larger setbacks. Member McCollam asked if the helicopters landing at the hospital will have any issues with these buildings. Director Dickhoff noted that there are helicopters that land in higher downtown corridors but will follow up with hospital. Member Gurule asked if it doesn't get rezoned what could be there. Director Dickhoff answered it could be a smaller retail space - under 4,000 sq ft. Member McCollam noted that trees need to be preserved. Brad Ash, applicant representative, asked for guidance from the commission. Director Dickhoff answered that to take into consideration public comments and comments in the staff report and apply those comments into consideration.

Commissioner Hodges moved to continue the Pagosa West Major Subdivision Application to a later date. Commissioner Gurule seconded.

Carried.

b) Selection of 2025 Planning Commission meeting days of month and time

Commissioner McCollam moved 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. Commissioner Gurule seconded.

Carried.

c) Elect Planning Commission Chair and Vice-Chair for 2025

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..."

Commissioner Hodges moved to elect Chris Pitcher as the Planning Commission Chair and Kristin McCollam as the Planning Commission Vice-Chair for 2025. Commissioner Gurule seconded.

Carried.

6 REPORTS AND COMMENTS

a) Planning Commission - Comments, Ideas and Discussion

Director Dickhoff presented the staff report. Member Hodges requested a work session.

7 PUBLIC COMMENT

a) None.

8 ADJOURNMENT

a) at 8:20 p.m.