



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

MINUTES

Planning Commission Meeting
April 22, 2025 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on April 22, 2025, at 5:30 PM in the Town Hall 551 Hot Springs Blvd. .

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

COMMISSION ABSENT: Commissioner McCollam

1 CALL MEETING TO ORDER

a) at 5:31 p.m.

2 ANNOUNCEMENTS

a) Chair Pitcher promoted Members Pribble and Reid to voting members.

3 APPROVAL OF MINUTES

a) Commissioner Gurule moved to approve the April 8, 2025 Planning Commission meeting minutes.
Commissioner Pribble seconded.

Carried.

Commissioner Gurule moved to approve the March 25, 2025 Planning Commission meeting minutes. Commissioner Hodges seconded.

Carried.

4 PUBLIC COMMENT

a) None.

5 DESIGN REVIEW BOARD

a) Electric Vehicle Fast Charging Station Design Review Application-105 Country Center Drive

Director Dickhoff presented the staff report. Alan, applicant representative, addressed the outstanding issues outlined on the staff report. He noted that he is willing to work with Kroger on the property access maintenance for a potential maintenance agreement. Chair Pitcher asked for more clarification on the 25% outdoor storage. Director Dickhoff noted that it is 25% of the building frontage - a linear foot calculation. Chair Pitcher asked if this could be a metro district discussion to cover this maintenance for the entrances. Director Dickhoff noted that the properties would not have a vote as an LLC, which most of these properties are owned by LLCs. He explained that it would be more complicated than an HOA. Member Gurule asked if the maintenance agreement is not made, can this development go through. Director Dickhoff answered that it is complicated and they can do the maintenance on the property, but the charging station can not go forward. Member Weiler asked who benefits financially from this project. Drew with Tesla answered that Tesla and the project owner benefit financially from this. Member Hodges asked how the new owner will enforce Camino Real to be compliant. Drew answered they will have to work with the business owners to work on clean up. Chair Pitcher opened for public comment; No public comment; closed public comment. Commissioners discussed motions and

enforceable issues.

Commissioner Hodges moved to APPROVE the EV Charging Station Development Major Design Review Application, Contingent on the Following Being Provided Prior to Approval to Proceed with Construction:

a. Resolution of the Outdoor Storage violation at Camino Real.

Motion failed for lack of a second.

Commissioner Pribble moved to APPROVE the EV Charging Station Development Major Design Review Application, Contingent on the Following Being Provided Prior to Approval to Proceed with Construction:

a. Resolution of the Outdoor Storage violation at Camino Real,

b. Receipt of an Acceptable Long-Term Sustainable Maintenance Plan for the Private Drive Accesses

Motion failed for lack of a second.

Commissioner Hodges moved to APPROVE the EV Charging Station Development Major Design Review Application, Contingent on the Following Being Provided Prior to Approval to Proceed with Construction:

a. Resolution of the Outdoor Storage violation at Camino Real Commissioner Weiler seconded.

Carried.

b) Pagosa Bible Church Expansion-Major Design Review Application-209 Harman Park Drive

Brad Ash, applicant representative, introduced the project. Director Dickhoff presented the project. Chair Pitcher asked if this is part of the regional detention facility. Director Dickhoff answered that this is on site. He also asked if the roll away dumpsters will be stored inside. Mr. Ash answered yes. Member Gurule asked if it is required to have an exit door on the kitchen. Mr. Ash answered no. Chair Pitcher opened for public comment; none; closed public comment.

Commissioner Pribble moved to APPROVE the Pagosa Bible Church SKETCH Major Design Review Application, directing the applicant to address staff's comments contained in the staff report with their Final Major Design Review application, including:

a. An assessment is required for increased drainage detention

b. Verification from PAWSD Regarding increased water service.

c. Verification from PSSGID and the Harman Park Association regarding increased sanitary sewer service.

d. Provide an illumination plan and light fixture specifications Commissioner Gurule seconded.

Carried.

6 PLANNING COMMISSION

a) Metropolitan District Discussion

Director Dickhoff presented the discussion. Chair Pitcher asked if PAWSD has any obligations to take in these metro districts once they are built out. Director Dickhoff answered they have a right to say if they will serve them.

7 REPORTS AND COMMENTS

a) Planning Commission - Comments, Ideas and Discussion

b) Development Department Monthly Reports

8 PUBLIC COMMENT

a) None.

9 ADJOURNMENT

