



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

AGENDA

Planning Commission Meeting
Tuesday, June 24, 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 24 Jun 2025 Meeting Minutes

[Planning Commission - 22 Apr 2025 - Minutes - Pdf](#)

[Planning Commission - 22 Apr 2025 - Minutes - Html](#)

IV. PUBLIC COMMENT

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

V. BOARD OF ADJUSTMENTS

VI. DESIGN REVIEW BOARD

A. Extension Request – Sketch Major Design Review Approval for Healing Waters Resort

[Agenda Brief - Extension Request – Sketch Major Design Review Approval for Healing Waters Resort - Pdf](#)

B. 103 Majestic Drive, Pagosa Auto Rents, Sketch Major Design Review Application

[Agenda Brief - 103 Majestic Drive, Pagosa Auto Rents, Sketch Major Design Review Application - Pdf](#)

VII. PLANNING COMMISSION

A. Elect a Vice Chair to serve on the Planning Commission for the remainder of the 2025 calendar year

VIII. REPORTS AND COMMENTS

A. Planning Commission - Comments, Ideas and Discussion

B. Development Department Reports

[Agenda Brief - Development Department Reports - 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
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

Planning Commission
April 22, 2025

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

APPROVAL OF MINUTES III.A.

Planning Commission
April 22, 2025



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9 ADJOURNMENT

APPROVAL OF MINUTES III.A.

Planning Commission
April 22, 2025



AGENDA BRIEF

MEETING: Planning Commission - 24 Jun 2025

FROM: Katelyn Tunnell, Planner

PROJECT: Extension Request – Sketch Major Design Review Approval for Healing Waters Resort

ACTION: Design Review Board Action

PURPOSE/BACKGROUND:

Property: 140 Hot Springs Boulevard

Property Legal Description: Subdivision: TOWN OF PAGOSA SPRINGS Block: 74 Lot: 1 AND:- Lot: 2 PS Sec: 13 Twn: 35 Rng: 2W TOWN OF PAGOSA SPRINGS TRACT AS DESC 97/29 AKA BLK 74 LOTS 1-11; 28-39 290' X 200'; DOES NOT INCLUDE M/H M000199, M002176, M002177, M002178

Property Owner/Applicant: GIORDANO INC / Angelique Stahr

Applicant Representative: Reynolds Ash + Associates

Current Zoning: Mixed-Use Town Center

Background:

The Sketch Major Design Review for the Healing Waters project was reviewed and approved with conditions by the Design Review Board during a public hearing held on July 23, 2024.

Per the Land Use and Development Code (LUDC), the approval of a Sketch Major Design Review is effective for one year from the date of approval. The applicant has submitted a formal request to extend the approval through July 2026 due to ongoing geothermal water issues affecting project progress.

The LUDC specifies the approval of the sketch of the Major Design Review shall be effective for one year from the date of approval, and provides an option for extending the approval under Section 2.3.10:

“approval timeframes may be extended only when all of the following conditions exist:

- A.The provision of the LUDC must expressly allow the extension;
- B.An extension request must be filed prior to the applicable lapse-of-approval deadline;
- C.The extension request must be in writing and include justification; and
- D.Unless otherwise noted, authority to grant extensions of time shall rest with the decision-making body that granted the original approval being extended.

Staff Response: Staff has no concerns with granting the requested one-year extension of the Sketch Major Design Review approval. The request was submitted within the required timeframe (Condition B) and includes written justification (Condition C, see narrative attached). The applicant cites ongoing geothermal water issues as the reason for the delay, which staff finds to be a reasonable justification. As such, staff supports approval of the extension through July 2026.

ATTACHMENTS:

[HW-Extension Request 2025-06-05](#)

RECOMMENDATIONS:

- 1.Move to approve the extension request for the Sketch Major Design Review of the Healing Waters at 140 Hot Springs Boulevard, extending the approval 1 year to July 23, 2026.
- 2.Move to deny the approval extension request (with reasons in the motion)...
- 3.Move to (some other motion)



June 5, 2025

James Dickhoff
Community Development Director
Town of Pagosa Springs
PO Box 1859
Pagosa Springs, Colorado 81147

**Re: Healing Waters
Entitlement Extension Request**

James,

Healing Waters is an existing resort and spa located at 140 Hot Springs Blvd, Pagosa Springs, CO 81147. The project is a master plan update to include new lodging facilities, common buildings and a renovated pool area that will provide a more efficient use of the site, design to current standards and provide improved amenities to the community. The project received Sketch Plan approval from the Town of Pagosa Springs in July of 2024.

In light of ongoing geothermal water use issues, the owners are seeking an extension of their entitlements. The owner believes that extending the entitlements out one year will ensure a successful completion of their project.

Thank you,

A handwritten signature in black ink, appearing to read 'Lauren Davis', positioned above a horizontal line.

Lauren Davis, AIA, AICP
Reynolds Ash + Associates
Project Representative

A handwritten signature in black ink, appearing to read 'Angelique Stahr', positioned above a horizontal line.

Angelique Stahr
Owner/Developer



AGENDA BRIEF

MEETING:

FROM:

PROJECT: 103 Majestic Drive, Pagosa Auto Rents, Sketch Major Design Review Application

ACTION: Design Review Board action

ATTACHMENTS:

[103 Majestic Sketch MDR Narrative](#)

[Vicinity Map-103 Majestic Drive](#)

[103 MAJESTIC DR-C101 final Portrait](#)

[Staff Brief MDR SKETCH 2025-03 Pagosa Auto Rents 06.24.25](#)

Date 5/12 /25

Proposed Improvement
Lot B and C also
known as 103 and 115
Majestic Drive.
Pagosa Springs Colorado 81147

Improvements consist of :

Concrete or asphalt at entry of lot B from road Majestic Drive to 4 feet past existing
Property line.

54 lineal feet of chain-link fence on north side of lot B 108 lineal feet of chain-link fence
on west side and 183 lineal feet of chain-link fence with entrance gate on the south side of lot
B. Dark sky compliant, motion detection, solar lighting to be used

Both lots B and C to be Graded to 3% from hillside sloping down towards drainage easement.
Area of use to consist compacted gravel.

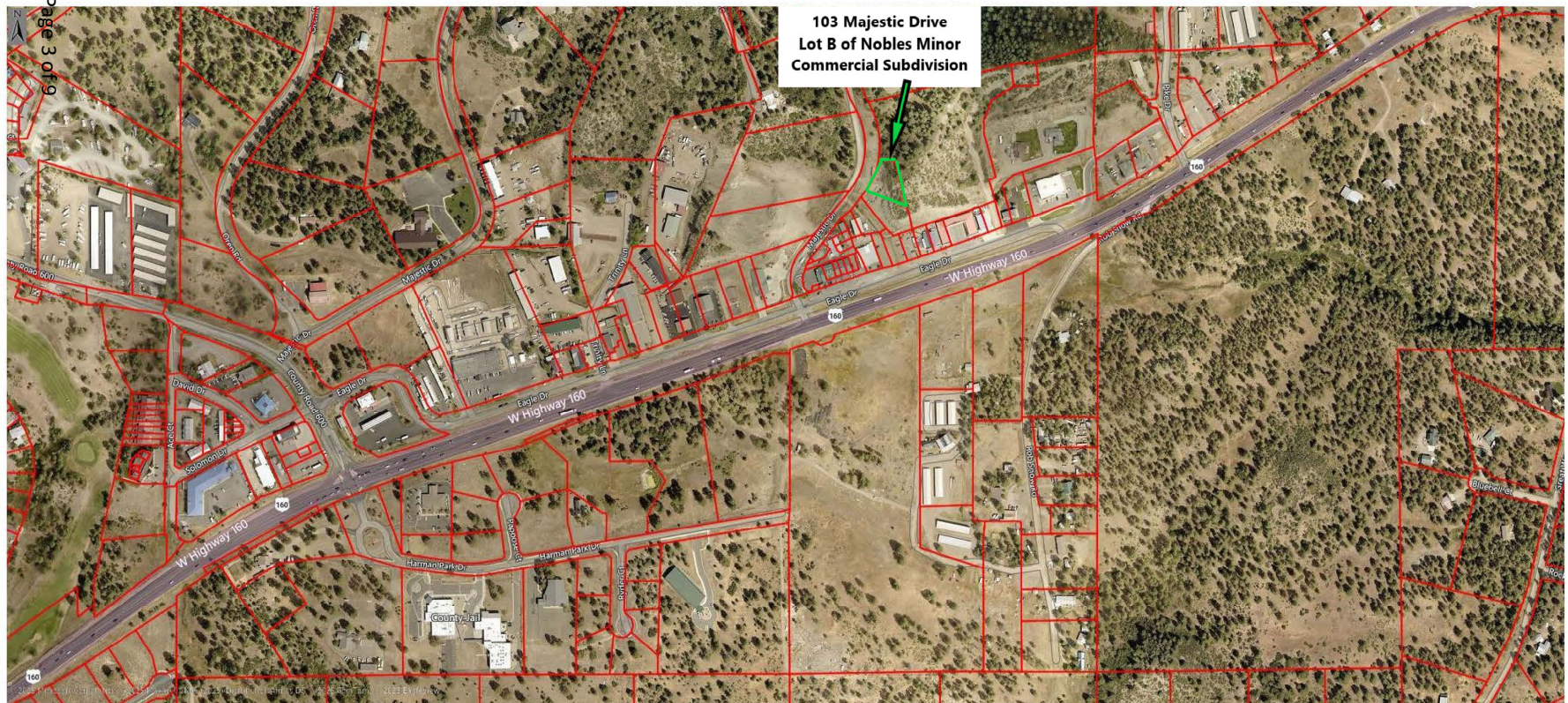
Use of Property to be:

Auto Rental

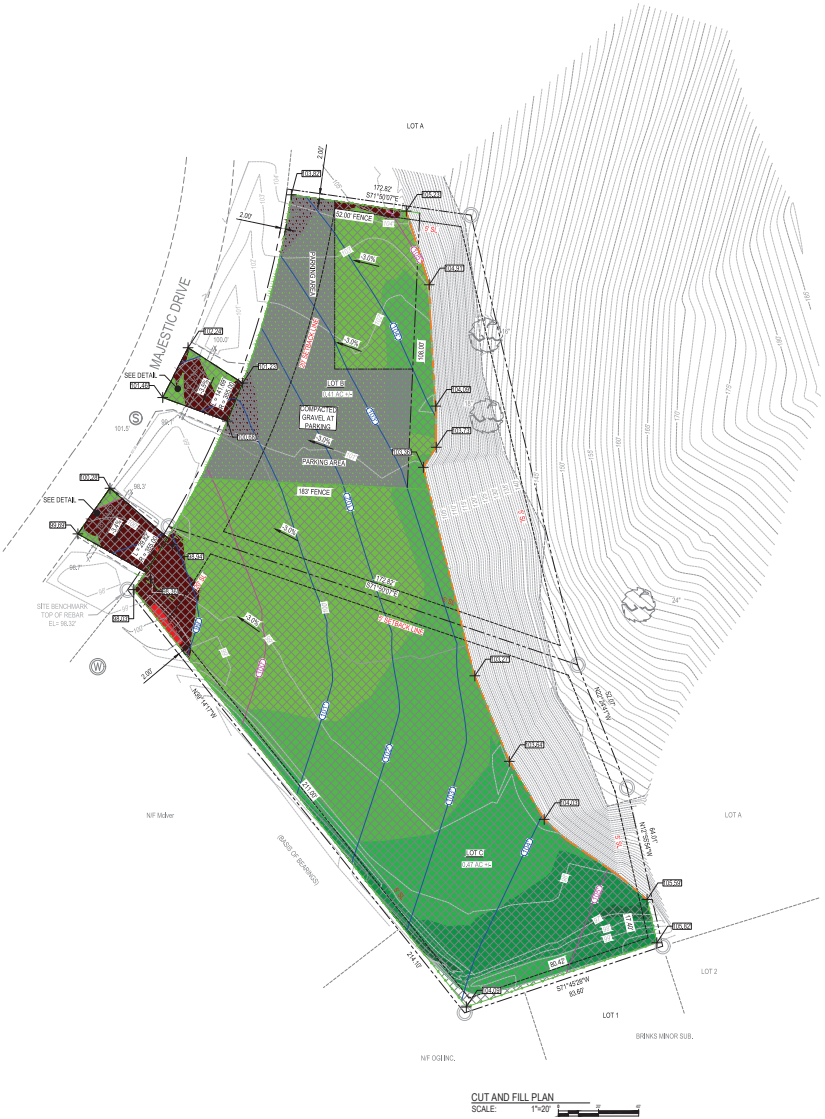
Auto Sales Consignment

Owner George Brown

Vicinity Map-103 Majestic Drive



06/09/2023 - 09/22/2023



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-2.00	-1.00	71.73	Red
2	-1.00	0.00	2003.62	Red
3	0.00	1.00	8472.73	Green
4	1.00	2.00	7184.42	Green
5	2.00	3.00	4238.64	Green
6	3.00	4.00	2485.03	Green
7	4.00	5.00	1885.37	Green
8	5.00	6.00	1635.68	Green
9	6.00	7.00	1683.66	Green
10	7.00	8.00	1015.65	Green
11	8.00	9.00	153.29	Green
12	9.00	10.00	5.59	Green

CUT (REDS) AND FILL (GREENS) TABLE
SCALE: NTS

EARTHWORKS QUANTITIES	
2D SURFACE AREA	28,967.88 SQ. FT./0.665 AC
BASE SURFACE	EG
COMPARISON SURFACE	PROPOSED PARKING
CUT FACTOR	1.000
FILL FACTOR	1.000
CUT VOLUME	25.90 CU. YD.
FILL VOLUME	2611.58 CU. YD.
NET VOLUME	2585.67 CU. YD.<FILL>

REV. NO.	DATE	REVISION	REV. BY	CHK. BY
CUT AND FILL PLAN				
103 MAJESTIC DRIVE PAGOSA SPRINGS CO, USA			PROJECT NO.	DESIGNED BY
			DRAWN BY: AM	DATE: 11/20/24
			SCALE: AS SHOWN	DATE: 11/20/24
			PROJECT: C101	

PLANNING DIVISION STAFF BRIEF

103 MAJESTIC DRIVE PAGOSA AUTO RENTS - SKETCH MAJOR DESIGN REVIEW APPLICATION

Application: Sketch Major Design Review application for Pagosa Auto Rents

Property Location: 103 Majestic Drive, Lot B of the Nobles Minor Commercial Subdivision

Acreage: Lot B = 0.41 acres

Property Owner/Applicant: George Brown

Zoning: Mixed Use Corridor (MU-C)

Background:

The applicant has conducted a pre-application conference with Town staff.

Public Notification:

Public notification was mailed to property owners within a 500-foot radius, posted on site, posted in Town Hall, and published in the Sun Newspaper pursuant to LUDC 2.3.6.

Project and Process Description:

The applicant proposes to improve the property for Vehicle Sales and Rental.

Following the Sketch Major Design Review application consideration, the applicant will submit a Final Major Design Review application and then a building permit application as needed.

Staff's Land Use Development Code Review:

Below are the applicable sections of the LUDC that apply to this proposed project.

GREEN Text: Items that comply with the LUDC standard.

RED Text: Items that do not comply or need to be provided with Final Major Design Review application.

BLUE Text: General information or matters that require the Design Review Board's (DRB) attention and direction.

LUDC Article 3, Zoning:

The proposed project is located within the Mixed Use - Corridor (MU-C) zoning district.

"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 Article 4, Allowable Uses:

The proposed "Vehicle Sales and Rental" use is a permitted use within the MU-C District pursuant to Table 4.1-1, Table of Allowed Uses. **Complies**

Definition-Vehicle sales and rental: An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles. Vehicles included, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, motorcycles, personal watercraft, utility trailers, all-terrain vehicles, and mobile homes.

Cargo Containers: Cargo shipping containers shall be allowed in the Commercial District, Mixed-Use Corridor District and Mixed-Use Town Center District, limiting the maximum of no more than three hundred and

twenty (320) square feet (8'x40'), unless otherwise approved with a conditional use permit pursuant to Section 2.4.4.

Current property condition:

The Vacant property is currently being used for storage of various items; cargo container, materials, tires, trailer. The current condition of the property is in violation of the LUDC as "Storage Yards" are not allowable in the MU-C zoning district. If approved for a Vehicle Sales and Rental use development, only those items accessory to primary use (associated with such use) may occupy the property.

LUDC Article 5, Dimensional Requirements

The proposal contains the following dimensions.

Setbacks: A site plan showing locations of structures has not been provided.

Front: 20 foot setback minimum.

Side: 5 feet min.

Rear: 5 feet min. .

Building Height (35 mid-span and 41 peak maximum allowed): The applicant has mentioned including a small building for a sales office, however, has not provided information regarding such structure. [Any building would likely require a building permit pursuant to such use.](#)

Landscaping (Minimum 15%): Applicant has not provided a landscaping plan. LUDC requires 15% of the property to be landscaped. Staff believes another option is 15% of the area of lot impacted could be required to be landscaped. **Not in Compliance**

LUDC Article 6, Development and Design Standards

6.2 Flood Damage Protection Regulations:

Site is not located within a mapped flood hazard area. **NA**

6.3.1 Construction Erosion Control:

The phased disturbance areas will be under the 1-acre threshold for a Colorado Storm Water Management Permit (SWMP). However, a stormwater management Plan shall be submitted to the Town identifying "Best Managements Practices" (BMPs) to be installed for storm water erosion control during construction activities and maintained in place as function erosion control structures until re-vegetation has been re-established to a minimum of 70%. [The applicant shall submit a Storm Water Management Plan and the contractor is required to ensure erosion BMPs are installed prior to any excavation activities and to ensure maintenance of erosion BMPs throughout the construction project and until 70% revegetation is established.](#)

6.3.2. Site Drainage

[A grading and Drainage plan has been provided, proposing site drainage to flow to the Majestic Drive drainage ditch. The applicant does not propose creating a substantial amount of impervious surfaces. The applicant may be eligible for a waiver under LUDC section 6.3.2.A.5. Compliance to be determined.](#)

6.3.3: Adequate space for snow storage shall be provided. "For planning purposes, one (1) square foot of snow storage space is generally necessary for each two (2) square feet of area to be cleared". [The site plan does not include enough detail to determine the need for snow storage, however, it is expected there will be plenty of area for snow storage. Site plan should identify areas for snow storage.](#)

6.3.4 Sanitary Sewer and 6.3.5 Potable Water: The property is within the PAWSD boundary for water service and the PSSGID boundary for sanitary sewer service.

The applicant has not provided any information regarding restroom facilities, or need for water/sewer and should provide an explanation regarding this matter.

6.4 Sensitive Area Protection: Sensitive areas include steep slopes, hazard-prone areas, geologic or wildfire hazards. The applicant has previously excavated the eastern portion of the subject property creating a steep embankment. This has created a potential area of concern for rock fall onto the property. Applicant should provide an explanation regarding mitigating this safety concern.

LUDC 6.6 Access and Circulation

6.6.2 Connectivity and 6.6.5 Sidewalks and Trails.

Vehicular Access

The project will improve one existing access to the property through grading and paving access with connectivity to Majestic Drive. The applicant proposes to pave the driveway access to 4 feet into the property. However, the applicant does not propose paving the auto sales and rental parking/staging area. **Does not Comply.**

The project does not propose to install sidewalk. Connectivity of Sidewalk does not exist along Eagle Drive. The proposed project is unlikely to create much pedestrian activity to require a sidewalk.

6.6.6. Parking and Vehicle Access

The on-site parking lot is not proposed for paving. The expected vehicle traffic for the proposed use is likely minimal. The parked autos for sale will not likely create dust concerns or an air quality nuisance.

The areas that will experience frequent vehicle traffic should be paved to mitigate dust concerns, including driveway, customer and rental parking areas.

LUDC 6.7. Commercial and Mixed-Use Design Standards

Buildings are currently not proposed. The cargo container falls under an accessory structure category pursuant to LUDC 4.3.2. APPROVAL OF ACCESSORY USES AND STRUCTURES

"All principal uses allowed in a zoning district shall be deemed to include those accessory uses, structures, and activities typically associated with the use, unless specifically prohibited..."

LUDC 6.9 Parking and Loading

6.9.3 Off-Street Parking Requirements.

LUDC Parking standards for outdoor display areas, table 6.9-2, are 1 space per 750 sqft for outdoor display areas of 3,000 sqft or less, and 1 space per 2,000 sqft for outdoor display areas more than 3,000 sqft. Staff is comfortable with a median calculation based on specific square footage.

6.9.4 Parking Area Layout and Design

B. Parking Area Layout:

1. A specific parking area or plan has not been designated on the site plan.
2. The applicant proposes to asphalt the entrance driveways only 4 feet into the property. Staff recommends the complete driveway and small parking area for customers and rental vehicles be paved. This would provide dust mitigation for the actively used vehicle areas. It may not be necessary to pave the for-sale vehicles display area.
3. Design Standards – **Paved parking area shall comply with dimensional standards as set forth in LUDC 6.9.**

LUDC 6.10 Landscape and Buffers

6.10.3 Design Standards

A. General: Landscaping plan has not been provided.

E. Street trees: Planting some trees along the front property line could be incorporated into a landscaping plan.

6.10.4. Buffering and Screening

Properties west of Majestic Drive are zoned MU-C. Properties to the north and east are zoned Agricultural Residential. Buffering/screening along the northern property line would be appropriate to separate the more intensive business use from the residential use.

LUDC 6.12 Exterior Lighting

An exterior lighting plan was not provided in the application and shall be submitted with the Final MDR application. The Exterior lighting plan shall demonstrate that all exterior lighting sources (bulb, LED board, reflective surface) will be completely shielded from visibility while standing at the property line.

All exterior lighting will be inspected after installation for compliance determination prior to issuance of CO. All exterior lighting shall ensure the light source (bulb, LED board, reflective surface) is completely shielded from visibility at the property line. The applicant intends to install solar lighting and has stated the lighting will be dark sky compliant. Inspection of installed lighting is required to ensure the light source is completely shielded at a 5-foot height at Lot B's property line.

6.1 SIGN CODE

Signs have not been proposed thus far. All signage requires submission of a sign permit application and subsequent Town approval.

Major Design Review Approval Criteria includes:

- (i) *The development plan complies with all applicable development and design standards set forth in this Land Use Code, including but not limited to the provisions in Article 3, Zoning Districts, Article 4, Use Regulations, Article 5, Dimensional Requirements, and Article 6, Development and Design Standards.*

The Sketch Design Review Application stage of this proposal is the ideal time to provide directions to the applicant regarding required submittal inclusion in the subsequent FINAL Major Design Review application. Following are considerations for such.

- 1) Dimensioned site plan showing for sale display area(s), parking area, location of cargo container, and all other site improvement shall be included in a site improvement plan.
- 2) The LUDC would infer that converting a vacant property into a business use requires compliance with Town's development standards.
- 3) A cargo container may only be placed on the property as an accessory building to the primary use of a property. If the proposed development of the property for an allowable use is approved, the current cargo container should be painted to blend in with the surroundings, as the current appearance is very industrial. The cargo container is currently in violation of the LUDC regarding being placed on vacant land without an approved allowable primary use.
- 4) Paving the frequently used vehicle areas of the lot, driveway and parking area, should be required to ensure mitigation of dust.
- 5) Landscaping treatments in compliance with the LUDC shall be incorporated into the site plan.
- 6) Buffering along the neighboring lot to the north should be provided. This can be achieved with tall landscaping/trees, and/or opaque fencing.
- 7) Staff's confirmation of eligibility for drainage waiver is needed.

(ii) *The development plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable.*

No specific plan identified.

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

Staff finds the proposed use could generally be consistent with the 2018 Comprehensive Plan through compliance with the LUDC. No identified concerns associated with and other adopted Town policies and plans, including any adopted transportation plan or streets/roadway plan.

Alternative Motions for Design Review Board's Consideration:

- A. Move to APPROVE the Pagosa Auto Rents Sketch Major Design Review Application, directing the applicant to provide at least the following with their Final Major Design Review application:**
- 1) Complete dimensioned site plan showing all proposed improvements and code requirements.
 - 2) Details regarding all proposed structures.
 - 3) Cargo container painted to blend in with property.
 - 4) Paving areas frequently used by vehicles.
 - 5) Landscape treatments consistent with code.
 - 6) Buffering along northern property line.
 - 7) Drainage waiver determination.
 - 8) Other contingencies as determined by the Design Review Board during the public hearing.
- B. Move to CONTINUE the consideration of the Pagosa Auto Rents Sketch Major Design Review Application until [specify date].**
- C. Move to DENY the Pagosa Auto Rents Sketch Major Design Review Application (and providing direction to staff and/or the applicant).**



AGENDA BRIEF

MEETING: Planning Commission - 24 Jun 2025

FROM: James Dickhoff, Development Director

PROJECT: Development Department Reports

ACTION: Commissioner information

ATTACHMENTS:

[Development Department Reports-June 2025](#)



DEVELOPMENT DEPARTMENT MONTHLY REPORT

JUNE 2025

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

RECENT HIGHLIGHTS

Project Manager Hired

Kyle Rickert has been selected to fill the open Project Manager position. She started on June 2nd and brings her project management experience to this position, and is actively engaging into all active projects.

Main Street Reconstruction Project

The Development Director and Public Works Director continue to participate in weekly CDOT meetings and meetings with WW Clyde for performing Town improvements incorporated into and improvements occurring alongside the CDOT project.

GENERAL INFORMATION

Upper San Juan Water Shed Enhancement Partnership (WEP)

The Town's Development Department Director serves on the Board as a Town Representative. WEP continues to effectively manage the Pagosa Gateway River Improvements Project for the Town pursuant to an agreement formalized in Resolution 2023-15. WEP is also pursuing an agricultural irrigation improvement project and is working on project scope and identifying grant funding. More details will be provided once the proposed project matures.

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

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

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 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.

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



PLANNING DIVISION MONTHLY REPORT

JUNE 2025

FROM: KATELYN TUNNELL

Planning Commission Meetings

The Planning Commission and Town Council held a joint work session on May 29, 2025, to continue discussions regarding metropolitan districts. This was the second work session on the topic. Following that discussion, on June 3, 2025, the Town Council voted not to pursue metropolitan districts at this time.

At its April 22, 2025, meeting, the Planning Commission approved a Sketch Major Design for Pagosa Bible Church at 209 Harman Park Drive and a Design Review for an EV Supercharger Station at 105 Country Center Drive.

New Online Town Zoning Map

Planning staff have been working on a new online Town zoning map that will provide links to information to help answer questions we frequently receive. The property information has been structured to be clear and user friendly. The link to the new zoning map is on the Town website and here:

<https://tops.maps.arcgis.com/apps/instant/basic/index.html?appid=a537f6d3905a4a40860f962a7bfb2a86>

The Planning Division has recently conducted several pre-application conferences for proposed developments. Most of these proposed projects, if they mature, are expected to submit development applications in 3rd quarter of 2025.

The Town Planning Division has issued 6 Outdoor Commercial Establishment (OCE) permits for the 2025 season thus far. There have been 16 sign permits approved for 2025 (4 temporary sign permits and 12 regular sign permits).

CURRENT DEVELOPMENT PROPOSAL UPDATES:

103 Majestic Drive, Pagosa Auto Rents Parking: Staff received a Sketch Major Design Review application for an auto rental parking lot at 103 Majestic Drive. This application will be reviewed at the June 24, 2025, meeting by the Design Review Board.

140 Hot Springs Blvd., The Healing Waters Spa Resort and Spa: The applicant 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. The applicant applied for a one-year extension. This will be reviewed at the June 24, 2025, Planning Commission meeting.

209 Harman Park Drive, Pagosa Bible Church: Staff received a complete Sketch Major Design Review application for an addition to the existing Pagosa Bible Church at 209 Harman Park Drive. The proposed multi-story addition will include a 5,800 SF main level and a 4,200 SF upper level, to be constructed adjacent to the southern boundary of the current building. This application was reviewed and approved by the Design Review Board on April 22, 2025.

105 Country Center Drive, Electric Vehicle Supercharging Station (EVCS): Staff received a complete Design Review application for the paved parking area at 105 Country Center Drive. The applicant is proposing the installation of supercharger cabinets, charging posts, a switchboard, a utility transformer, a meter, and pole-mounted luminaires. The project will utilize 10 existing parking spaces at the site. This application will be reviewed by the Design Review Board on April 22, 2025. No word when the project intends to break ground.

Pagosa West Sketch Major Subdivision Application: Staff 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 was considered at the Planning Commission meeting on March 25, 2025. The application was continued and is expected to be considered at a July 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. Construction is expected to begin in August 2025.

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 10, 2024. There are no changes to the previously approved development 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 approved. The Design Review Board approved the Final Design Review application on Tuesday, October 22nd. Construction is expected to begin in June 2025.

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 the Town Council on June 17, 2025.

2911 Cornerstone Drive, Circle K Stores: Town staff have not heard back from the design and construction team in 6 months and are currently uncertain if this project is moving forward.

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.



BUILDING DIVISION

MONTHLY REPORT

JUNE 2025 (MINOR UPDATES SINCE MAY)

From: Tim Hatch, Building Official

Building Division Permitting and Activity

Current Building Permit details provided below under “Active Building Permits Summary”. The department has updated many of our forms and created several new documents detailing processes, policies and procedures. The new documentation should increase consistency and reduce uncertainty about what is required when permitting or not permitting projects. The goal is to be as consistent as possible while ensuring the adopted regulations of the Town are properly administered.

Please note, due to a change in permitting processes, previous required multiple permits for one project and a slowdown in construction activity, the numbers will go down. In the past a new permit was issued for every plan change, unless the plan change is drastically different from the original plans for the project, plan changes will be tracked under the original permit. Also, mechanical permits for some residential projects were issued as separate permits. Mechanical, like framing and insulation is figured into the home valuation for permitting and permit fee. The mechanical submittals will be reviewed at the time of the building plan review if provided at that time. If mechanicals are not submitted at the time of the initial plan review, they will be required to submit a plan change for the mechanical prior to framing inspection. A fee for the plan change could be applied. The idea is to keep all project information under one permit reducing confusion and search efforts when researching a project or property.

Building Department Activity (updates expected in July report)

		February	March	April	Year to Date
Building - Plan Review/Permits		0	0	3	4
Building – Inspections		13	9	7	48
Building Permits - Commercial		1	0	2	5
Building Permits - Residential		0	0	4	5
Business License inspection			1	9	15
Vacation Rental Inspection		8	1	1	50

Building Permits By Type

		Year to Date	Same period by year			
	April	2025		2024	2023	2022
Commercial Addition	0	1		4	0	1
Commercial New	1	2		0	1	3
Commercial Other (Demo/Mech)	0	0		4	2	7
Commercial Repair/Remodel	1	2		3	6	8
Residential Addition	0	0		4	2	0
Residential New home/garage	4	4		4	4	4
Residential Other (Demo/Mech)	0	0		6	2	6
Residential Repair/Remodel	0	1		4	1	1
Total Building Permits	6	10		29	18	30
Total Project Valuations	1,033,702					

Commercial Projects on the horizon

- Walmart remodel involves 7,450 sf. including restrooms, checkout and pharmacy.
- Garden Nursery, 23 Pike Dr.

Commercial and Multifamily Building Permits Issued During March and April:

- Verizon Cell Tower Equipment Upgrade, 298 Hot Springs Blvd. (Res Hill)
- Growing Spaces, 1868 Majestic Dr. After the fact permit shed permit. 180 sf. Discovered during a business license inspection.
- Pagosa Baking Company, 238 Pagosa St. Temporary structure permit is good for 3 years. Fees waived and the permit was expedited for road construction relief assistance.
- Pagosa Peak Family Dentistry, 2737 Cornerstone Dr. New medical facility consisting of 5,186 sf.

Commercial/Multifamily Active Building Permits:

- Ruby Sission Library, the Remodel/Expansion is expected to break ground in August 2025.
- Pagosa Peak Dental, 2737 Cornerstone Dr. Breaking Ground in the next couple weeks.
- The Springs Resort has the Certificate of Occupancy and is operational.
- Archuleta Country Transit Facility , 83 Harman Drive, new commercial building - 2,652 sq. ft. transit facility and 3,262 sq. ft. bus bay. Certificate of Occupancy issued on June 10, 2025.
- San Juan Motel, 191 E. Pagosa St. (Contractor-Pat Alley) Project was submitted and permitted as a minor cosmetic remodel of the 957 sf in the kitchen, laundry and dining room. The new owner intends to use the

property for employee housing (*boarding house*) and some continued long-term rental to individuals outside of the organization. The project has been issued a Certificate of Occupancy.

- 802 Rosita St. (Contractor-Custom Comforts) This project was permitted as a Residential (IRC) remodel, however, the correct occupancy is commercial R-2 as it is proposed to be used as *congregate living*, not single family residential. Staff is working with the builder to ensure proper code review, plans and documentation is provided.
- Timberline Apartments/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. The buildings are dried in and the exterior finishes are being installed. We were preparing for a frame and mechanical inspection 3 weeks ago. The HVAC systems being installed did not match the engineered mechanical drawings. We sent an email requesting accurate information and submittals for the heating and ventilation systems as well as the pressure testing reports for piping.
- Quality Inn (Contractor-Whispering Pines), 174 Hot Springs Blvd., met with the owner to discuss progress. The fastening of the drywall to the ceilings in the existing building has been completed. The addition project in the south building is nearly complete. Working towards getting their final electrical inspection. They will have a little drywall work in a mechanical room and an HVAC unit to trim out and make operational. The owner was informed of potential fees to extend permit.
- Casas at Two Doves- Boutique Hotel Phase 1 (Contractor-McMullen/Owner), 320 Hot Springs Blvd, the owner has been unable to work on the project for months due to a family matter. He has informed us he has had a change of plans and wants to permit several other structures (Phase 2) prior to completing the current project(s).
- Parish Hall (Contractor-Dutton Creek), 451 Lewis Street, interior remodel, roof demolition permit issued 11/17/23. Basically, little to no change. 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.
- Sunridge of Pagosa (Contractor-Z-Carpenters), 2790 Rock Rd, 3 two family units for a total of 6 single family homes as part of phase two. buildings building permit issued October 2022, expires October 2024. Four units are complete, and the Certificate of Occupancies are being processed. The last building is insulated. The site work has been completed for Phase 2.

Completed Commercial Projects (May-June):

- *Archuleta County Transit Facility*
- *San Juan Motel*
- *Springs Resort Hotel*

New Contractor/Commercial Businesses:

- Added a new State Licensed Architect to the Business License list.



PROJECT DIVISION MONTHLY REPORT JUNE 2025

Middle School Sidewalk Improvement

The middle Sidewalk replacement project will be constructed in 2025, most likely during school summer break. 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 bike repair station.

Due to the delay in the CDOT Mainstreet Reconstruction project beginning, staff received a grant extension through the end of April 2026. Preliminary engineering and design phases have already been completed. Staff is working with WW Clyde to complete this sidewalk improvement project in coordination with the CDOT project in 2025.

400 Block Sidewalk Reconstruction

Street Trees were removed with most of them being transplanted in the Town Park Athletic Field, NE corner. Two trees were too tall for safety removing or transplanting, thus those two were cut down. WW Clyde and our Parks staff coordinated this effort. New mature replacement trees were reserved in the fall of 2024 and will be planted in the new, to-be-constructed tree boxes in 2025.

The reconstruction of the 400-block sidewalk is planned to coincide with CDOT's Main Street Reconstruct Project in 2025. The Town included this work within our contract with WW Clyde to complete.

Main Street Reconstruction Project

On April 1, 2025 the Town Council approved a number of improvements along and adjacent to main street to be completed by WW Clyde, including the 400-block sidewalk, middle school sidewalk, sewer service line replacements, fire hydrant installation, S. 8th, S. 7th, HSB, intersection improvements, 2nd Street drainage improvements and reconstruction of S. 5th Street to Centennial Park.

The Town's scope of work within the CDOT project includes: landscaping, geothermal line replacement and relocation, and street lighting, to name a few.

Additionally, the Piedra Road/Hwy 160 crosswalk project will be incorporated into the broader Main Street Reconstruction Project, with construction occurring in 2026.

First Street Pedestrian Bridge – Design/Engineering Phase

Multiple iterations of 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.

Bridge manufacturer BCS is currently in the process of finalizing the bridge design which will allow Davis Engineering to finalize the bridge abutment and trail connection designs. 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 mid-late 2025. Project completion is projected for Spring 2026.

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, with the Final Design being recently approved by the WEP Board. Construction drawings and permitting are now underway. The project has expended the Town's obligated \$54,000 match for this project.

This project's design was based on the inclusion of improvements received during three public comment and engagement opportunities. In an effort to include all improvements without reducing the scope of the project due to the limited budget, staff applied for and was awarded an additional \$292,222.00 from the Colorado Water Conservation Board, utilizing existing grant awards for required matching funds to cover the expected additional estimated cost.

As part of the requirements for the Colorado Water Plan (CWCBC) Grant, WEP, in partnership with the Town, is currently accepting bids for a contractor to design and implement an environmental monitoring plan for a five-year period. This portion of the project will commence around the beginning of the construction slated to start in September 2025. The cost of the work shall not exceed \$90,000 and will be covered by the Colorado Water Plan (CWCBC) Grant. The WEP Board will have its recommendation for bid award to present to Town Council on July 15th, 2025.

Yamaguchi South River Improvements Project

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 (CWCBC), 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 with construction beginning in September and project completion expected in November of 2025.

Town-to-Pagosa Lakes Commuter Trail: 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 twelve-foot-wide asphalt or concrete non-motorized shared-use path between 10th Street and Great West Ave.

In coordination 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 late 2025 – early 2026. completion. Construction may commence during the 2026 construction season, However, TBD. This project is funded with federal funding, thus progress will be determined on the continued availability of the awarded federal funds.

A Field Inspection Review (FIR) meeting has occurred with CDOT to review the 30% design plans and seek direction from CDOT for plan revisions. Staff and our consultant will use CDOT's feedback to inform the subsequent design considerations.

East Gateway River Park Project

The Town officially purchased the property located at 1040 E. Hwy 160 on May 5, 2025.

Land & Water Conservation Fund (LWCF) and GOCO funding grants supported the purchase of the property. This funding will facilitate the initial phase of the East Gateway River Park Project, focusing on the strategic acquisition of the property and rustic improvements on the 4.315 acres site adjacent to the San Juan River. The first phase includes completing the environmental assessment, site cleanup, refining park improvement master plan designs, enhancing parking areas, and installing a boat ramp to provide public river access and a CDOT access permit.

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 initially solicited construction bids, however, received no bids before the deadline. The project was readvertised with one bid received, which is more than budgeted funding.

Corey Eisenbarth, Facilities Manager, is now managing the project. He is working with the Town Manager to determine a reduced project scope or additional funding sources.

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 being managed by Build Pagosa. 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. Build Pagosa has advertised an RFP for design services, with a contractor selection expected soon.

CALSTART Clean Energy Strategic Plan

Staff is working with 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. In collaboration with Archuleta County, Pagosa Springs Community Development Corporation, and Town, staff is gathering existing conditions data for advancing the project to the next phase. 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

JUNE, 2025

FROM: JEFF SAMS, HOUSING COORDINATOR

Housing Needs Assessment (HNA)

The Housing Needs Assessment was completed and adopted by both the Town and County. It showed a need for 362 Units to catch up with current demand and a total of 1316 units needed by 2035. This should help guide us in reviewing current projects. Our next step will be to create a Housing Action Plan.

Housing Action Plan

The county was approved for a grant to hire a consultant to complete the Housing Action Plan. This is the State required document that follows the Housing Needs Assessment. Since, as a community, we are ahead of most in the state, the state guidance and criteria for Housing Action Plans is still being drafted and is expected to be published by the end of June. At that time we will engage with our consultant to begin the public engagement process.

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. We have sold an additional 2-bedroom home in May, and one 3-bedroom home was also sold. Currently we have 5 potential buyers that are working through the process of purchasing.

The Workforce Housing Guidelines

We are drafting Workforce Housing Guidelines with Jennifer Kermode of Kermode Consulting, LLC which continues to progress. This document will provide guidance for work force housing deed restrictions, rental and ownership, and the considerations of public incentives for determining the length of deed restrictions for projects. We completed our work sessions on March 17th and 19th. Key stakeholders attended those with representation from the Town and County. There was great progress made towards identifying key goals around workforce housing to guide the completion of this document. The Guidelines will 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. The consultant is making good progress to complete guidelines by the end of May.

Land Banking

The PSCDC Land Banking application to purchase 11 lots currently owned by the county in Chris Mountain II was approved. Land Banking is designed to hold land to be build affordable housing, so we have 5 years to build on them. We have received application approval and are working on scheduling when to go under contract for the purchase and sale of the lots.

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 has been working on a model for this property. I have connected them with a Modular Construction Company, [Vederra](#). They have been working on pricing for the project and reviewing options to build. Continued meetings with Servitas have produced a rough estimate of construction costs. They have continued to work on a model that would work and finalizing the financial structure. Servitas is presented to the Town Council on May 20th to review the proposed build and financial structure. Town council planned to review and gather questions to be presented to Servitas. Their next presentation to the Town Council is scheduled for June 17th.
- 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. Attended the planning commission meeting for sketch review. The Commission voted for a continuance to allow the Developer to make some changes and give additional time for review. The second presentation has not been scheduled yet but is expected in July. 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.
- 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 by 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 a housing project. Working towards some final pricing to give a full review of the project and compare it to traditional construction. Search started for a general contractor to cover foundation and stitching on site. Also reviewing options with Clayton Homes for modular 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. Recently heard from them again and they are interested in bidding a project this year. Another company with a similar product out of Delta has also reached out.

The CDC has been 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. We have an Informational Meeting set up for 6/10/25 for those interested in purchasing a home.