



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

MINUTES

Planning Commission Meeting
June 24, 2025 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on June 24, 2025, at 5:30 PM in the Town Hall 551 Hot Springs Blvd. .

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

COMMISSION ABSENT: Commissioner Hodges and Commissioner Pribble

1 CALL MEETING TO ORDER

a) at 5:32 p.m.

2 ANNOUNCEMENTS

a) Chair Pitcher promoted Commissioner Reid to a voting member.

3 APPROVAL OF MINUTES

a) **Approval of the April 22, 2025 Meeting Minutes**

Commissioner Gurule moved Member Gurule moved to approve the April 22, 2025 meeting minutes. Commissioner Weiler seconded.

Carried.

4 PUBLIC COMMENT

a) None.

5 DESIGN REVIEW BOARD

a) **Extension Request – Sketch Major Design Review Approval for Healing Waters Resort**

Director Dickhoff presented the staff report. Chair Pitcher asked about the geothermal issues that were stated on the applicant's request. Director Dichoff answered that he was unsure about those issues.

Commissioner Reid moved 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. Commissioner Gurule seconded.

Carried.

b) **103 Majestic Drive, Pagosa Auto Rents, Sketch Major Design Review Application**

George Brown, applicant, introduced his project. Director Dickhoff, presented his staff report. Commissioner Reid asked what kind of rental business this will be. Mr. Brown answered an auto rental yard. Commissioner Reid noted that this could cause quite a bit of traffic. Mr. Brown answered that he gets about 8 cars a day. Chair Pitcher asked if Majestic Drive is paved that this location. Mr. Brown answered yes. Chair Pitcher noted that the intent of the LUDC is dust mitigation and you can not accomplish that without pavement or concrete, but at this site it is cost prohibitive. Mr. Brown noted that there is negative flow onto the site as well. Chair Pitcher noted that there are exposed hillsides on Majestic Drive and sediment going onto the road and capturing that sediment onsite is very important, as well as erosion control. Chair Pitcher asked if the fencing will be the entire property or the flat portion

in the front. Mr. Brown answered the front. Member Gurule asked if asphalt or concrete instead of gravel is a preference. Director Dickhoff answered that impervious surfaces could be an improvement for this site. Chair Pitcher said that he thinks that gravel meets the intent of the code for this site. Commissioner Gurule asked if a sign plan could be in the Final MDR application. Director answered yes. Chair Pitcher opened for public comment; none; closed public comment.

Commissioner Reid moved 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 (gravel) areas frequently used by vehicles.
- 5) Landscape treatments consistent with code.
- 6) Buffering along northern property line.
- 7) Drainage waiver determination.
- 8) Sign plan to be provided at Final MDR. Commissioner Gurule seconded.

Carried.

6 PLANNING COMMISSION

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

Kristin McCollam has resigned as of May 30, 2025. Thus, the Vice Chair position on the Planning Commission is now vacant, and a selection will need to be made to fill the role through the remainder of 2025 calendar year.

The commissioners agreed to table this election to the next meeting when there are more commissioners present.

7 REPORTS AND COMMENTS

a) Development Department Reports

Director Dickhoff presented the report. Chair Pitcher asked if the CDOT project was on schedule. Director Dickhoff answered that he believed so.

8 PUBLIC COMMENT

a) None.

9 ADJOURNMENT

a) at 7:08 p.m.