



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

MINUTES

Planning Commission Meeting
September 9, 2025 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on September 9, 2025, at 5:30 PM in the Town Hall 551 Hot Springs Blvd. .

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

COMMISSION ABSENT: Commissioner Pribble and Commissioner Reid

1 CALL MEETING TO ORDER

a) at 5:33 p.m.

2 ANNOUNCEMENTS

a) Director Dickhoff introduced the Commission to the new Planning Manager, Owen O'Dell.

3 APPROVAL OF MINUTES

a) Commissioner Gurule moved to approve the June 24, 2025 meeting minutes. Commissioner Weiler seconded.

Carried.

4 PUBLIC COMMENT

a) None.

5 DESIGN REVIEW BOARD

a) Final Design Review Application - Pagosa Bible Church, 209 Harman Park Drive

Brad Ash, applicant representative introduced the project. Planner Tunnell presented the staff report. Chair Pitcher asked for clarification from staff about the IWUIC Code reference in the staff report. Planner Tunnell noted that the adoption of the code will happen in April of 2026 and implementation will be in July of 2026. Chair Pitcher asked if it is a standalone code or attached to an existing code. Director Dickhoff answered that it is a standalone code. It will amend the Town's landscaping regulations, hardening the exterior of structures, looking at defensible around the perimeter of your home, and much more. Chair Pitcher asked how the proposal would impact landscaping requirements. Planner Tunnell explained that there are three designated zones for non-combustible materials, and each zone has specific requirements regarding distances from structures. Director Dickhoff noted that this code will not impact any projects that have approved building permits. Member Gurule asked how long it will take to get Harman Park Association approval. The applicant answered that it should be just a formality and that the uses are not large increases. Chair Pitcher asked why the Town reapproves each application that comes into the Harman Park collection system. Director Dickhoff answered that the just ensures the HOA is aware. Don Ford, applicant, noted that there were initially condos anticipated where the jail is now. Chair Pitcher opened for public comment; none; closed public comment.

Commissioner Hodges moved to APPROVE the Pagosa Bible Church FINAL Major Design Review Application, directing the applicant to address staff's comments contained in the staff report,

including:

1. Snow storage plan exhibit
2. Screening of any mechanical equipment and/or trash enclosures prior to TCO or CO
3. Verification from the Harman Park Association regarding increased sanitary sewer service.
4. Storm Water Management Plan prior to building permit submittal

Commissioner Gurule seconded.

Carried.

b) Final Major Design Review - Pagosa Auto Rents, 103 Majestic Drive

The Pagosa Rents Design Review application is being continued until the September 23rd Planning Commission meeting.

Due to public notifications being sent out, it is important that the Design Review Board officially continue the application consideration until the September 23, 2025 Planning Commission meeting.

Commissioner Gurule moved to continue the Pagosa Rents Design Review application consideration until September 23, 2025. Commissioner Hodges seconded.

Carried.

6 PLANNING COMMISSION

a) Amending the Official Zoning Map Regarding Property Known As 1040 East U.S. Highway 160.

Director Dickhoff presented the staff report. Member Gurule asked if this is where Bob's LP currently is. Director Dickhoff answered yes. She asked if this is a rafter access point. Director Dickhoff answered yes.

Commissioner Gurule moved to approve a Recommendation for Town Council to APPROVE the Open Space and Parks Zoning District Designation for 1040 E. Hwy 160.
Commissioner Hodges seconded.

Carried.

b) Elect Planning Commission Vice-Chair for Remainder of 2025

Commissioner Gurule moved to elect Chad Hodges as the Planning Commission Vice-Chair to serve for the remainder of 2025. Commissioner Weiler seconded.

Carried.

c) Recommendation for Appointing Regular Member to the Planning Commission

Commissioner Hodges moved to table this discussion until the September 23, 2025 Planning Commission meeting.
Commissioner Gurule seconded.

Carried.

7 REPORTS AND COMMENTS

a) Projects Review

The Town's Projects Manager, Kyle Rickert, presented on current active Town projects.

8 PUBLIC COMMENT

a) None.

9 ADJOURNMENT

