



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

MINUTES

Planning Commission Meeting
October 20, 2025 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on October 20, 2025, at 5:30 PM in the Town Hall 551 Hot Springs Blvd. .

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

COMMISSION ABSENT: Commissioner Hodges

1 CALL MEETING TO ORDER

a) at 5:41 p.m.

2 ANNOUNCEMENTS

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

3 APPROVAL OF MINUTES

a) **Approval of the September 9, 2025 Meeting Minutes**

Commissioner Gurule moved to approve the September 9, 2025 meeting minutes. Commissioner Reid seconded.

Carried.

4 PUBLIC COMMENT

a) None.

5 BOARD OF ADJUSTMENTS

a) Manager O'Dell presented the staff report. Chair Pitcher asked if there is a site plan. Manager O'Dell answered yes, it is a sketch on a survey. Chair Pitcher noted that he is not in favor of the LUDC being applied 100% in this location. Most of the buildings near this location are metal. He also asked how difficult it would be to modify the zoning in this location. Director Dickhoff answered that the zoning would have to be changed to industrial, but even then it would not be appropriate. Chair Pitcher asked if the architectural drawing are included in the packet. Manager O'Dell answered no. They will need to be provided at building permit per Building Official request.

Commissioner Gurule moved to APPROVE the Growing Spaces, Façade Variance at 1868A and 1868B Majestic Drive with finding A, and with conditions 1-4:

1.Applicant must submit a Title Report dated within 30-days of submission containing Schedule B Section 2 as required in Article 13 of the LUDC (Planning Staff Review).

2.Applicant must submit a set of Architectural drawings with a building code analysis to the Town of Pagosa Springs Building Department, to include a code analysis, floor plan, and elevations (Building Official Review).

3.Applicant must complete the active Plat Amendment consolidating Lot 83X-2 and Lot 83X-3 prior to receiving a Certificate of Occupancy from the Building Department (Planning Staff Review).

4.Applicant must submit for and complete an Administrative Design Review for the additional

building being proposed on the property (LUDC 2.4.6 C.1.a.). Commissioner Pitcher seconded.

Carried.

6 DESIGN REVIEW BOARD

a) Final Major Design Review Application, 103 Majestic Drive, Vehicle Sales and Rental Use

Planner Tunnell presented the staff report. Chair Pitcher noted that he does not think that any landscaping is realistic for this project. Member Reid asked if there are a number of cars that Mr. Brown has an idea of for this lot, because currently there are 16 spaces on this site plan. Director Dickhoff noted that through the CUP process that the commissioners can limit the cars. Mr. Brown noted that he plans on retiring and selling the property after 5 years, so he is willing to sunset his CUP after 5 years if needed. The commission asked for clarification of the 180 day clause. Director Dickhoff answered that if the business is vacant for over 6 months, the CUP is no longer active.

Commissioner Gurule moved to APPROVE the Pagosa Auto Rents Final Major Design Review Application, directing the applicant to provide at least the following with their Final Major Design Review application:

- 1) Provide erosion control improvements to ensure bank erosion is contained to the owner's properties.
- 2) The applicant is required to submit a sign permit application for approval prior to sign installation.
- 3) Submit Sign Permit Application prior to installation of signs.
- 4) Submit Business License application to the Town.

Commissioner Pribble seconded.

Carried.

7 PLANNING COMMISSION

a) Conditional Use Permit, 103 Majestic Drive, Vehicle Sales and Rental

Commissioner Reid moved to APPROVE the Pagosa Auto Rents Conditional Use Permit Application with the following Conditions of approval to be included in the CUP Agreement:

1. The property shall only be used for the primary purpose as a Vehicle Sales and Rental operation.
2. One Cargo Container is allowed, completely painted to blend in with the surroundings, and used solely for accessory use associated with the primary use.
3. Storage of materials, junk, non-operational vehicles or other unrelated items to the primary use are prohibited on the property for any period of time.
4. The proposed area for vehicle display shall not be enlarged beyond the proposed area without additional Administrative or Planning Commission approval for amending the Conditional Use Permit.
5. The Conditional Use Permit is revocable for any violation of the terms of the Conditional Use Permit Approval.
6. A Town Business License shall be obtained and maintained in good standing.
7. The conditional use permit shall terminate if the rights granted are discontinued for one hundred eighty (180) consecutive days.
8. The number of cars allowed to be parked on the gravel portion of the site are limited to 21.
9. The Conditional Use Permit (CUP) stays with the current property owner.

Commissioner Gurule seconded.

Carried.

8 REPORTS AND COMMENTS

a) **Planning Commission - Comments, Ideas and Discussion**

9 PUBLIC COMMENT

a) None.

10 ADJOURNMENT

a) at 6:39 p.m.