



Town Hall 551 Hot Springs Blvd  
Pagosa Springs, CO 81147

**AGENDA**  
Planning Commission Meeting  
June 9, 2026 @ 5:30 PM

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### REMOTE PARTICIPATION

Join Zoom Meeting By Computer - <https://us06web.zoom.us/j/82738710091>  
Dial by Phone - 1-719-359-4580 US - Meeting ID: 827 3871 0091

A Zoom link is made available. The Town cannot guarantee internet service or online broadcasting. Remote participation is at the risk of attendees. The meeting will continue in person regardless of the broadcast capability.

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**I. CALL MEETING TO ORDER**

**II. ANNOUNCEMENTS**

**III. APPROVAL OF MINUTES**

**1. Approval of April 14, 2026, Meeting Minutes.**

**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**

**VII. PLANNING COMMISSION**

**1. 6<sup>th</sup>/7<sup>th</sup> Alley Rezone**

**VIII. REPORTS AND COMMENTS**

**1. Planning Division Report - May 2026**

**IX. PUBLIC COMMENT**

Public comment and agenda comment item sign-up sheets are available at the meeting  
Copies of proposed Ordinances and Resolutions are available to the public from the Town Clerk

## X. ADJOURNMENT

Public comment and agenda comment item sign-up sheets are available at the meeting  
Copies of proposed Ordinances and Resolutions are available to the public from the Town Clerk



## AGENDA BRIEF

**MEETING:** Planning Commission - 6/9/2026

**FROM:** Katelyn Tunnell

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**PROJECT:** Approval of April 14, 2026, Meeting Minutes.

**ACTION:** Discussion and Action

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**PURPOSE/BACKGROUND:**

Draft Minutes Approval.



Town Hall 551 Hot Springs Blvd  
Pagosa Spring, CO 81147

**MINUTES**  
Planning Commission Meeting  
April 14, 2026 @ 5:30 PM

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A regular meeting of the Planning Commission was called to order on April 14, 2026 at 5:30 PM in the Town Hall 551 Hot Springs Blvd.

**COMMISSIONERS  
PRESENT:**

Commission Chair Pitcher, Commissioner Hodges, Commissioner Gurule, Commissioner Reid

**COMMISSIONERS  
ABSENT:**

**I. CALL MEETING TO ORDER**

at 5:33 p.m.

**II. ANNOUNCEMENTS**

None.

**III. APPROVAL OF MINUTES**

**1. Approval of the February 24, 2026 Planning Commission Meeting Minutes**

Commissioner Gurule moved to approve the February 24, 2026, meeting minutes. All yay.

**IV. PUBLIC COMMENT**

None.

**V. DESIGN REVIEW BOARD**

**1. Sketch Major Design Review - 702 San Juan Street - Mattie Mae's Social - Restaurant, no drive-through**

Manager O'Dell presented the staff report. Cory Bobbitt, applicant, introduced the project. Member Gurule asked whether construction would begin during or after the CDOT reconstruction project. Director Dickhoff stated that construction could begin during the

CDOT project. Director Dickhoff added that the Town is planning to replace the sewer line adjacent to the project and that the replacement is anticipated to occur this year. Member Gurule asked whether the project was being led by Mr. Bobbitt or the property owner, Steve Graham. Manager O'Dell responded that the applicant had submitted a letter of consent from the property owner. Member Gurule asked whether the parking layout would be reviewed during the Final Major Design Review. Manager O'Dell responded that it would and noted that the project is required to provide one parking space per 300 square feet. Chair Pitcher asked how many parking spaces would be required. Manager O'Dell responded that the parking requirement would be based on the building square footage rather than the entire site. Mr. Bobbitt stated that approximately 25 parking spaces are proposed and that the building will be approximately 1,500 square feet. Member Gurule asked whether the project would be ADA compliant. Mr. Bobbitt responded that the stairs are wide, but there will not be an elevator. He added that outdoor seating would be located on the lawn. Member Hodges asked whether neighboring property owners had expressed any concerns. Mr. Bobbitt responded that applicable noise ordinances would be followed. Member Gurule asked whether the property owner across Highway 160 would need a parking agreement with Mr. Bobbitt for overflow parking. She also asked whether overflow parking could be provided across the alley on another property owned by the landowner. Mr. Bobbitt responded that the property across the alley could be utilized for overflow parking. Chair Pitcher opened for public comment. Ms. Ferny, neighbor, expressed concerns regarding noise generation and alley access. Chair Pitcher closed public comment. Member Gurule asked what would prevent vehicles from accessing the business parking lot directly from Highway 160. Mr. Bobbitt responded that landscaping and planter boxes would be installed to prevent vehicle access from the highway. Commissioner Reid moved to approve Mattie Mae's Social Restaurant sketch plan at 702 San Juan Street with findings A and B and conditions 1 through 18 as presented, Commissioner Hodges seconded. Member Gurule voted nay.

## **VI. PLANNING COMMISSION**

### **1. Recommendation of Appointment of Mr. Matt Nobles as a Regular Member of the Planning Commission**

Commissioner Hodges moved to recommend Mr. Matt Nobles as a regular member of the Planning Commission; Commissioner Reid seconded.

#### **2. Appeal of Neel Plat Amendment Application**

Director Dickhoff presented the appeal process to the Commission. He then presented this appeal to the Commission. Mr. Ron Barnum, appellant, presented his appeal. He noted the determination of a minor subdivision, stated that he believes the property cannot further be subdivided, and expressed confusion about two subdivisions being owned by the same person. He believes that this plat amendment would create 4 different lots, which dictates a major subdivision application and major improvements. He also noted that these lots are accessed off of a private drive owned and maintained by the Mountain Vista Townhomes. He expressed concern about trespassing, the requirement for a drainage study, and traffic generation. Director Dickhoff presented his final summary to the Commission. Mr. Barnum presented his final summary. Chair Pitcher asked what triggered this appeal. Mr. Barnum

answered that Mountain Vista is concerned about additional residences accessing the road and how it will affect those homeowners. Chair Pitcher asked if this is a private road. Mr. Barnum answered yes. Director Dickhoff noted that the road is open to the public and that there is a signed and recorded shared maintenance agreement between Mountain Vista and the plat amendment applicant. Member Reid asked how many units could potentially be on these parcels in the plat amendment. Director Dickhoff answered 16. Member Reid asked if the plat amendment application impacts the number of homes that are allowed now. Director Dickhoff answered no. Member Gurule asked if Mountain Vista has considered a gate or privacy fence. He answered that they have discussed a privacy gate. Member Hodges moved to affirm the Director's decision. Member Gurule seconded.

## **VII. REPORTS AND COMMENTS**

Member Gurule asked for an update on the 1st Street Bridge. Director Dickhoff answered that it is under redesign and hopefully will be done by the end of the year. She then asked if there will be a 4th of July parade. Director Dickhoff answered yes, and it will be hosted by Archuleta County.

## **VIII. PUBLIC COMMENT**

None.

## **IX. ADJOURNMENT**

at 7:33 p.m.



## AGENDA BRIEF

**MEETING:** Planning Commission - 6/9/2026

**FROM:** Katelyn Tunnell

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**PROJECT:** 6<sup>th</sup>/7<sup>th</sup> Alley Rezone  
**ACTION:** Discussion and Action

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**PURPOSE/BACKGROUND:**

The applicant is requesting to rezone five (5) lots within Block 40 from Town Residential – Medium Density (R-12) to Mixed-Use Residential (MU-R). The subject properties are addressed as 141, 157, 173, 181, and 189 S. 6th Street. This request is being pursued to allow for more flexibility for allowable uses on their properties.

**RECOMMENDATIONS:**

Move to RECOMMEND APPROVAL of the 6th/7th Street Rezone, as presented without conditions.

**ALTERNATE MOTIONS:**

Move to RECOMMEND DENIAL of the 6th/7th Street Rezone.

Move to TABLE the 6th/7th Street Rezone.

Town of Pagosa Springs  
Development Services  
551 Hot Springs Blvd / P. O. Box 1859  
Pagosa Springs, Colorado 81147  
970-264-4151



## STAFF REPORT

TO: Town of Pagosa Springs Planning Commission

FROM: Katelyn Tunnell, Senior Planner

DATE: June 9, 2026

STAFF REPORT: Rezoning portion of Block 40 from R-12 to MU-R

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### EXECUTIVE SUMMARY

The applicant is requesting to rezone five (5) lots within Block 40 from Town Residential – Medium Density (R-12) to Mixed Use Residential (MU-R). The subject properties are addressed as 141, 157, 173, 181, and 189 S. 6th Street. Those properties are outlined in aqua below. This request is being pursued to allow for more flexibility for allowable uses on their properties.



## REVIEW PROCEDURE

Article 2.4.2 of the *Town of Pagosa Springs' Land Use Development Code* ("the Code") states the purpose that the boundary of any zone district may be changed, or the zone classification of any parcel of land may be changed. The purpose is not to relieve particular hardships, nor to confer special privileges or rights on any person, but only to make adjustments to the Official Zoning Map that are necessary in light of changed conditions or changes in public policy, or that are necessary to advance the general welfare of the Town.

Amendments to the Official Zoning Map may be approved by Town Council, following review and recommendation by the Planning Commission.

All public notice requirements in Article 2.3.6 and Table 2.3-1 have been complied with for this project.

## DISCUSSION

The applicant is requesting to rezone Block 40 within the Town of Pagosa Springs from Town Residential – Medium Density (R-12) to Mixed-Use Residential (MU-R). The request applies to the properties located at 141, 157, 173, 181, and 189 S. 6th Street. According to the applicant, the request is intended to align the zoning of the block with the surrounding area. The applicant states that properties located west of the subject block are zoned MU-R, while properties located east of the block are zoned Mixed-Use Town Center (MU-TC). The applicant describes the subject properties as an isolated pocket of R-12 zoning within the surrounding mixed use zoning pattern.

The R-12 Zone District is defined as: Medium density district is intended primarily for single-family residences, duplexes, and patio homes. The district is intended for locations closer to commercial centers and near downtown, and may serve as a transition between higher-density residential areas and lower-density, single-family neighborhoods. The district should have pedestrian-oriented, connected local streets and sidewalks, as well as accessibility to parks, open space, schools, and other civic activities. The maximum density is twelve (12) units per acre.

The MU-R Zone District is defined as: A district that is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential. Mixed-use residential is appropriate near activity centers and near major arterial and collector streets. The district should promote self-supporting neighborhoods that contain housing predominantly, but could also include some retail, offices, and light trade. A range of residential housing types, including single-family residences, duplexes, patio homes, apartments, and live-work units, are allowed. A lesser portion of the site area shall be allocated to non-residential uses that are related to the neighborhood.

Staff provided the applicant with a Neighborhood Rezone Agreement which is included as an exhibit that outlined current and proposed zoning and the allowable uses in each district.

The subject properties are located within the downtown area and are surrounded by a mix of residential, lodging, commercial, and other mixed-use development. The application materials specifically reference the historic use of The Dockter's home, noting that the structure has previously operated as a boarding house, restaurant, and bed and breakfast. The applicant has indicated that the requested MU- R zoning would allow for the future operation of a bed and breakfast on the property. Pursuant to the Code, a bed and breakfast is a Conditional Use within the MU-R zone district and would require approval of a Conditional Use Permit prior to operation.

This portion of the block is accessed from the alley rather than directly from 6th Street. As part of the application materials, the applicant provided examples and a map identifying other downtown properties that are also accessed from alleys. No physical site improvements are proposed as part of this rezoning request.

The applicant discussed potential future uses that could be allowed within the proposed MU-R zoning district, including uses that may require a Conditional Use Permit (CUP). No specific use application is being considered as part of this request, and any future development or land use proposals would still be subject to the applicable review processes and standards of the LUDC.

The following sections review the request as it relates to the Land Use Development Code (LUDC) and the Comprehensive Plan.

**Rezoning Approval Criteria: The Town Council may approve rezonings, and the Planning Commission may recommend approval, if the rezoning meets all of the following criteria:**

*(1) The rezoning will promote the public health, safety, and general welfare;*

By rezoning Block 40 to allow for more mixed uses, future development proposals will be required to provide onsite parking and would not contribute to traffic congestion, parking shortages, or pollution. Parking at these properties would promote walking due to proximity of downtown, increasing public health.

The proposed rezoning is consistent with the purpose of the MU-R district. The subject properties are located near the downtown activity center and are surrounded by existing mixed-use zoning districts. The MU-R district is intended to accommodate a mix of residential and neighborhood-serving commercial uses in areas such as this. Rezoning Block 40 to MU-R would support a variety of housing types while allowing limited retail, office, and service uses that can serve nearby residents. The proposed rezoning would therefore further the intent of creating a self-supporting neighborhood with a mix of compatible uses.

*(2) The rezoning is consistent with the Comprehensive Plan and the purposes of this Land Use Code;*

The request aligns with portions of the Pagosa Springs Forward Comprehensive Plan related to walkability, downtown connectivity, and the preservation and reuse of historic structures within the downtown area. The subject properties are located near the downtown core and within an area that already contains a mix of residential, lodging, commercial, and mixed-use development.

The Comprehensive Plan Steering Committee created a Future Land Use map as a tool to suggest recommended changes in zoning for parcels.

When compared to the Future Land Use map, this proposal does not align with the recommended zoning designation. The subject block is not identified for MU-R zoning and continues to be shown as R-12 on that map. This is the only area of misalignment with the Comprehensive Plan. However, staff believes the Steering Committee's intent with the Future Land Use Map was to identify areas needing correction, rather than areas that would benefit from a rezone.

This request is consistent with the surrounding zoning pattern. The subject block is bordered by MU-R zoning to the west and MU-TC zoning to the east, and the applicant states the request is intended to align the subject properties with the surrounding area and to pursue a Conditional Use Permit for a Bed and Breakfast.

*(3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);*

As provided in the definition above, this proposal meets the proposed zoning. This would allow for more business generation in this section of downtown.

*(4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;*

The parcels within Block 40 are all served with adequate infrastructure. However, this block is accessed from the 6<sup>th</sup>/7<sup>th</sup> alley that is not paved.

This home was built 123 years ago, prior to zoning or the existing street system. The applicant also noted multiple businesses and homes within Downtown that are currently accessed by an alley. He has included a map that is attached.

If development proposals are pursued on any of these parcels, infrastructure improvements may be required, but that would be determined based on the specific proposal.

*(5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and*

Staff has found no evidence that this proposal will have an adverse impact on the area.

*(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.*

Staff has found no evidence that this proposal will have an adverse impact on the area. The applicant has clearly portrayed their intent with this proposal, to reestablish the property as a Bed and Breakfast. That proposal would require a separate application and hearing, nonetheless they have neighborhood support.

*2.4.2 A. The purpose is not to relieve particular hardships, nor to confer special privileges or rights on any person, but only to make adjustments to the Official Zoning Map that are necessary in light of changed conditions or changes in public policy, or that are necessary to advance the general welfare of the Town.*

Though it is not considered an approval criteria, section 2.4.2 A. above asserts that rezones should not be utilized to grant special privilege to an individual but to advance the general welfare of the Town. The applicant has explicitly expressed their intent to apply for a Conditional Use Permit to operate a Bed and Breakfast at their home if the rezone is approved. Staff maintains that this proposal would not provide special privileges to the applicant but adjust the zoning map to better align with the surrounding area. Furthermore, a Conditional Use Permit is discretionary by staff, not guaranteeing the use for the applicant.

#### *Public Comment*

As of the date of this report, no written public comment has been received regarding this petition.

## RECOMMENDATION AND FINDINGS

**Based on the evidence provided, staff recommends that if the Planning Commission finds that:**

a. The application does meet approval criteria for rezone found in Article 2.4.2.2a of the Code, then That the **Planning Commission RECOMMENDS APPROVAL of the 6<sup>th</sup>/7<sup>th</sup> alley rezone**, as presented without conditions.

## PROPOSED MOTION

**Move to RECOMMEND APPROVAL of the 6<sup>th</sup>/7<sup>th</sup> Street Rezone**, as presented without conditions.

## ALTERNATE MOTIONS

**Move to RECOMMEND DENIAL of the 6<sup>th</sup>/7<sup>th</sup> Street Rezone.**

**Move to TABLE the 6<sup>th</sup>/7<sup>th</sup> Street Rezone.**

## ATTACHMENTS

Attachment 1: Applicant Narrative

Attachment 2: Development Director Letter of Interpretation

Attachment 3: Neighborhood Rezone Agreement

Attachment 4: Signed Neighborhood Rezone Agreement

We are requesting that the zoning of Block 40 of the Town of Pagosa Springs be changed from Medium Density (R-12) to Mixed Use Residential (MUR). All lots and dwellings surrounding Block 40 are zoned MUR and MUTC (Mixed Use Town Center). Additionally, rezoning Block 40 and securing a Conditional Use Permit (CUP) for the location of 157 S. 6<sup>th</sup> St would enable the house to return to Bed & Breakfast (B&B) status. Historically, the house had been a boarding house, restaurant, and a B&B.

Rezoning the specified location would benefit the town by providing those who prefer to stay in a B&B with an option, as there are none located in downtown Pagosa Springs. As a restored Victorian gem, the styling of the house lends itself as a B&B. In addition, off-street/alley parking is available to accommodate 9 vehicles, more than enough for max occupancy.

Traffic volume will most likely remain the same, as there is already a steady flow through the alley due to local businesses and redirection of construction traffic. The alley is wide enough to accommodate 2 vehicles passing side by side and will not impact Emergency or Utility vehicles accessing the half block. Rezoning would not impact any adjacent zones because they are already zoned MUR/ MUTC.

Due to the location of the proposed B&B, guests will be able to park and walk around town without contributing to traffic and parking shortages. As previous vacation rental owners, we did not see much of an increase in utilities usage.

Above all, spending more time and money downtown, our guests will bring more revenue to the town and county. The arrangement would benefit the town by increasing employment, such as cleaning crews and landscaping, and helping local shops, restaurants, stores, bars and spas with patronage.

The proposed rezoning falls within the Town Land Use Plan allowing for a B&B in conjunction with a Conditional Use Permit (CUP). Whether we, or a potential future owner obtain a Conditional Use Permit, the zoning will already be in place.

Our house is a beautiful gift for all to experience and celebrate a part of Pagosa Springs history .

## Approval Criteria.

- (1) The rezoning will promote public health, safety, and general welfare.

By rezoning our half block and allowing for a change such as a B&B, people will be able to park onsite and not contribute to traffic congestion, parking shortages, or pollution. Parking on site would promote walking due to proximity of downtown, and walkability is something that the town promotes.

- (2) The rezoning is consistent with the Comprehensive Plan and the purpose of the Land Code.

Our half block is already surrounded by the proposed zoning and is even closer to downtown and the commercial corridor.

- (3) The rezoning is consistent with the stated purpose of the proposed zoning district.

The rezoning of our half block is consistent with the proposed zoning because it is already surrounded by it.

- (4) Facilities and Services will be available to serve the subject property while maintaining adequate levels of service to existing development.

The alleyway is the only way to access this half block by vehicle. This house in particular, was built 123 years ago before any streets or zoning existed. So, the alley could very well have been paved and/or widened in its history. There are many areas downtown where houses and businesses are accessed by alley. Since it is the only way to access the property, it should be paved (See map).

- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment.

There will be no adverse impacts, the environment will remain the same. Traffic will be minimal or remain the same in an already well traveled alley, due to current highway construction. People avoid the highway and utilize our alley as a short cut, and much of the current traffic is from the contractor / businesses at the end of alley with multiple trucks throughout the day.

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject track.

The result of the proposed rezoning will not be any different than what is already in place.

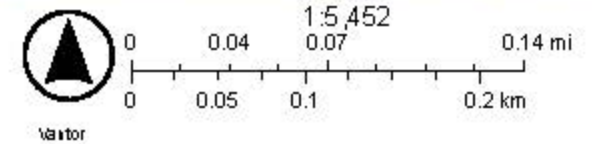
Mixed land use, by design, makes walking or active living an attractive alternative to driving and promotes overall health benefits. It mitigates environmental issues like noise and pollution by reducing traffic congestion. By updating antiquated restrictive codes, community character and economic health will be enhanced, while allowing for smart growth and improving the overall living conditions in our neighborhood.

# ArcGIS Web Map



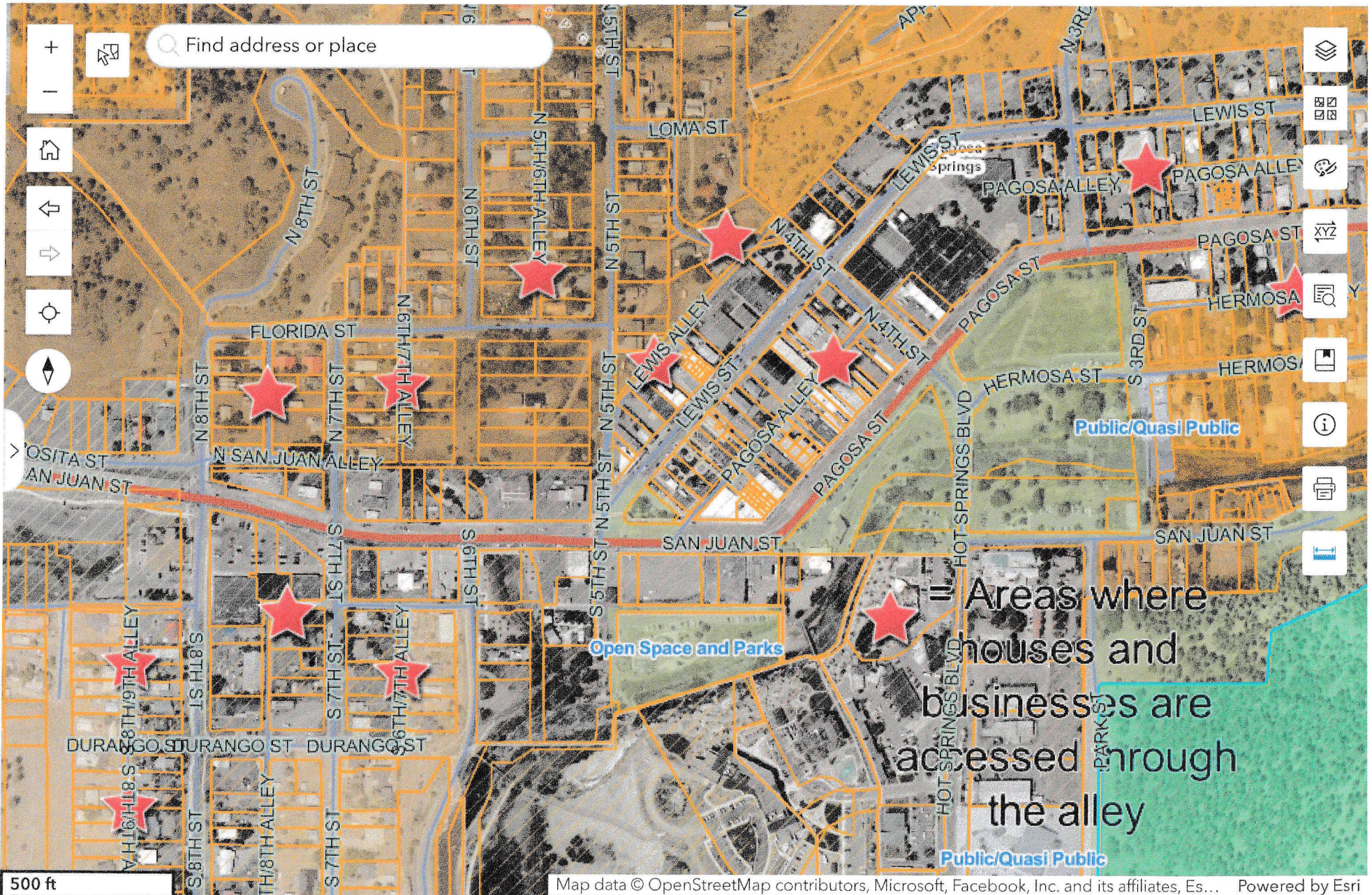
4/13/2026, 11:46:18 AM

- |                    |                          |                                 |                       |                              |
|--------------------|--------------------------|---------------------------------|-----------------------|------------------------------|
| Parcel             | Subdivisions Label       | Rural Transition                | Mixed-Use Residential | Low Resolution 15m Imagery   |
| Road Center Lines  | Subdivisions             | Town Residential - Med Density  | Mixed-Use Town Center | High Resolution 60cm Imagery |
| M - Pagosa Springs | Arapahoe County Boundary | Town Residential - High Density | Public/Quasi Public   | High Resolution 30cm Imagery |
| U - US Highway     | Town of Pagosa Springs   | Mixed-Use Corridor              | Open Space and Parks  | Citations                    |
| Places             |                          |                                 | World Imagery         | 12m Resolution Metadata      |





# Archuleta County





June 14, 2025

Jason Dockter  
Block 40 Rezoning

Hi Jason,

In reviewing the Land Use Development Code (LUDC), Block 40 of the Townsite of Pagosa Springs is currently zoned Medium Density Residential (R-12), which does not allow Bed and Breakfast lodging uses.

Though B&B's would be an allowable use in the Mixed Use Town Center (MU-TC) zoning district, based on my code analysis, requesting MU-TC zoning district could be very difficult for the Planning Commission and Town Council to support, in my opinion.

I believe that a rezoning request for Mixed Use Residential (MU-R) would be a reasonable request. The Mixed Use Residential (MU-R) zoning district requires a Conditional Use Permit (CUP) for the discretionary consideration of allowing a Bed and Breakfast lodging operation. However, a CUP is simply a means to identify any negative impacts to surrounding properties that would need to be mitigated as part of establishing a B&B operation. Most CUPs have been approved in my 18 years with the Town, as long as identified mitigation measures are provided.

As a Rezoning applicant, it is the applicant's responsibility to provide the documentation and explanation supporting your request for the Planning Commission's and Town Council's discretionary consideration for approval, regarding how your proposal complies with the Rezoning application "Approval Criteria" contained in Land Use Development Code section 2.4.2.C.2, below. My notes in [Blue](#):

*a. **Approval criteria.** The Town Council may approve rezonings, and the Planning Commission may recommend approval, if the rezoning meets all of the following criteria:*

*(1) The rezoning will promote the public health, safety, and general welfare;*

*It will be very important to explain what the benefits are for public health, safety, and general welfare.*

- (2) *The rezoning is consistent with the Comprehensive Plan and the purposes of this Land Use Code; Currently the rezoning Block 40 is not contemplated in the Comprehensive Plan in the “area of change” maps or narrative for rezoning, thus may not be considered consistent with the Comprehensive plan, unless other references in the Comprehensive Plan can be identified to support compliance for your request. LUDC section 2.4.1. Comprehensive Plan Amendment application may also be required prior to considering a rezoning application, unless you can identify Comprehensive plan references that support consistency.*
- (3) *The rezoning is consistent with the stated purpose of the proposed zoning district(s); LUDC Section 3.3.2: “The MU-R district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential. Mixed-use residential is appropriate near activity centers and near major arterial and collector streets. The district should promote self-supporting neighborhoods that contain housing predominantly, but could also include some retail, offices, and light trade. A range of residential housing types, including single-family residences, duplexes, patio homes, apartments, and live-work units, are allowed. A lesser portion of the site area shall be allocated to non-residential uses that are related to the neighborhood”.*
- (4) *Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;*  
All Re-development and new commercial development will be required to submit a Design Review application which requires evidence that public infrastructure is adequate for proposed new uses. The gravel alleys may need to be converted into a one-way at some point in the future. Should identify other gravel alleys that are used for commercial access.
- (5) *The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and*  
Each newly developed or change of uses of existing properties will need to comply with the LUDC and Building Codes. Commercial traffic directed onto a gravel alley may create dust air quality and noise concerns for the existing residential uses. The gravel alleys may become an issue regarding air quality and noise impacts in the future.

*(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.*

The neighboring properties along S. 7<sup>th</sup> Street in Block 39, may eventually be impacted by additional commercial traffic associated with future uses in Block 40, however, Block 39 is also currently zoned MU-R consistent with the Block 40 proposed rezoning. MU-R allowable uses are identical to those allowed in Block 39.

Your proposed rezoning application will be publicly noticed and mailed to properties with 500 feet of Block 40, encouraging public hearing attendance and an opportunity for providing public comments.

Written and signed support from all Block 40 property owners will be needed to support your rezoning application.

With all that said, you have the right to apply for any zoning designation you believe is more appropriate. My comments are only provided for your consideration, based on my code review and professional experience.

Feel free to contact me with any questions. I'd be happy to discuss and review with you further prior to your investment in the application process.

*James Dickhoff, AICP*  
*Development Director*  
970-585-8633  
[jdickhoff@pagosasprings.co.gov](mailto:jdickhoff@pagosasprings.co.gov)



## Exhibit A

### Current Zoning: Town Residential – Medium Density (R-12)

Article 3.2.5 of the Land Use Development Code defines R-12 as:

The R-12 district is intended primarily for single-family residences, duplexes, and patio homes. The district is intended for locations closer to commercial centers and near downtown, and may serve as a transition between higher-density residential areas and lower-density, single-family neighborhoods. The district should have pedestrian-oriented, connected local streets and sidewalks, as well as accessibility to parks, open space, schools, and other civic activities. The maximum density is twelve (12) units per acre.

### Proposed Zoning: Mixed – Use Residential (MU-R)

Article 3.3.2 of the Land Use Development Code defines MU-R as:

The MU-R district is intended to allow for the vertical or horizontal mixing of uses, including some high-density residential. Mixed-use residential is appropriate near activity centers and near major arterial and collector streets. The district should promote self-supporting neighborhoods that contain housing predominantly, but could also include some retail, offices, and light trade. A range of residential housing types, including single-family residences, duplexes, patio homes, apartments, and live-work units, are allowed. A lesser portion of the site area shall be allocated to non-residential uses that are related to the neighborhood.

Table 4.1-1 below depicts the uses allowed in each zoning district. Where a 'P' is depicted that represents a use permitted by right, where a 'C' is depicted that represents a use is only allowed when reviewed and approved in accordance with Article 2.4.4 of the Land Use Development Code. When a column is blank, the use is not allowed in that zoning district. The column highlighted in green is the current zoning and allowable uses. While the column highlighted in blue represents the proposed zoning and the uses allowed in that district.

| TABLE 4.1-1 TABLE OF ALLOWED USES |          |             |        |        |             |        |             |             |             |                           |        |        |        |                          |
|-----------------------------------|----------|-------------|--------|--------|-------------|--------|-------------|-------------|-------------|---------------------------|--------|--------|--------|--------------------------|
| P = Permitted C = Conditional Use |          | Residential |        |        |             |        | Mixed-Use   |             |             | Non-Residential and Other |        |        |        | Use-Specific Regulations |
| Use Category                      | Use Type | R<br>A      | R<br>T | R<br>6 | R<br>1<br>2 | R<br>2 | M<br>U<br>R | M<br>U<br>C | M<br>U<br>C | C                         | L<br>I | O<br>S | P<br>S |                          |
| RESIDENTIAL USES                  |          |             |        |        |             |        |             |             |             |                           |        |        |        |                          |

|                  |  |   |   |   |   |   |   |   |   |   |   |  |  |  |          |
|------------------|--|---|---|---|---|---|---|---|---|---|---|--|--|--|----------|
| Household Living | Dwelling, duplex                                 |   | C | P | P | P | P |   |   |   |   |  |  |  | 4.2.1.A. |
|                  | Dwelling, live/work                              |   |   |   |   |   | P | P | P | P | P |  |  |  | 4.2.1.B. |
|                  | Dwelling, factory built mftd. (HUD) and mobile   | C | C |   |   |   |   |   |   |   |   |  |  |  | 4.2.1.F  |
|                  | single-wide                                      | C | C |   |   |   |   |   |   |   |   |  |  |  |          |
|                  | double-wide                                      | C | C | P | P | P |   |   |   |   |   |  |  |  |          |
|                  | Dwelling, multi-family                           |   |   |   | C | P | P | P | P |   |   |  |  |  | 4.2.1.C  |
|                  | Dwelling, single-family detached (incl. modular) | P | P | P | P | P | P |   |   |   |   |  |  |  |          |
|                  | Dwelling, timeshare                              |   |   |   |   |   | C | C | C |   |   |  |  |  |          |
|                  | Dwelling, townhouse                              |   | C |   | P | P | P | P | P |   |   |  |  |  | 4.2.1.E. |
|                  | Mobile home park                                 | C | C |   |   |   |   |   |   |   |   |  |  |  | 4.2.1.D. |

|              |                                       |   |   |   |   |   |   |   |   |   |  |  |  |  |  |   |  |
|--------------|---------------------------------------|---|---|---|---|---|---|---|---|---|--|--|--|--|--|---|--|
| Group Living | Group living facility, large          |   |   |   |   |   |   | C | C | C |  |  |  |  |  |   |  |
|              | Group living facility, small (Type A) | P | P | P | P | P | P | P | C | C |  |  |  |  |  |   |  |
|              | Group living facility, small (Type B) |   |   |   | C | C | P | P | C |   |  |  |  |  |  |   |  |
|              | Nursing care home                     |   |   |   | P | C | P | P | P |   |  |  |  |  |  | P |  |
|              | Nursing care facility                 |   |   |   | C | C | C | C | C | C |  |  |  |  |  | P |  |

PUBLIC, INSTITUTIONAL, AND CIVIC USES

|                                   |                                     |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |  |
|-----------------------------------|-------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|--|---|--|
| Community and Cultural Facilities | Government adm. and civic buildings |   |   |   |   |   |   | C | P | P | P |   |   |   |  | P |  |
|                                   | Social, fraternal lodges            |   |   |   |   |   |   | C | P | P | P |   |   |   |  | P |  |
|                                   | Public assembly                     | C | C | C | C | C | P | P | P | P |   |   |   |   |  | P |  |
|                                   | Public safety facility              | C | C | C | C | C | C | C | P | P | P | P | P | P |  | P |  |

|                       |                   |   |   |   |   |   |   |   |   |   |  |  |  |  |  |   |  |
|-----------------------|-------------------|---|---|---|---|---|---|---|---|---|--|--|--|--|--|---|--|
| Child Care Facilities | Child care center |   |   |   | C | C | C | P | P | P |  |  |  |  |  | C |  |
|                       | Day care home     | C | C | C | C | C | C |   |   |   |  |  |  |  |  |   |  |

|                        |                                    |   |   |   |   |   |   |   |   |   |   |   |   |
|------------------------|------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| Health Care Facilities | Hospital                           |   |   |   |   |   | P | C | P | P |   |   |   |
|                        | Immediate care facility            |   |   |   |   |   | C | C | P |   |   | P |   |
|                        | Medical or dental office or clinic |   |   |   |   |   | P | P | P | P |   |   |   |
| Parks and Open Space   | Athletic fields and courts         | P | P | C | C | C | P | P | P | P | P | P | P |
|                        | Community garden                   | P | P | P | P | P | P | P | P | P | P | P | P |
|                        | Open space                         | P | P | P | P | P | P | P | P | P | P | P | P |
|                        | Park                               | P | P | P | P | P | P | P | P | P | P | P | P |
| Educational Facilities | College or university              | C | C |   |   |   | C | C | C | C |   |   | C |
|                        | Elementary or secondary school     | C | C |   |   |   | C | C | C | C | C |   | P |
|                        | Trade or vocational school         | C | C |   |   |   | C | C | C | C | C |   | C |
| COMMERCIAL USES        |                                    |   |   |   |   |   |   |   |   |   |   |   |   |

|                            |                                    |   |   |   |  |   |   |   |   |   |  |  |          |
|----------------------------|------------------------------------|---|---|---|--|---|---|---|---|---|--|--|----------|
| Agriculture                | Farming, traditional or ranch uses | P | C | C |  |   |   |   |   |   |  |  | 4.2.2.B. |
|                            | Stables                            | P | C |   |  |   |   |   | P |   |  |  |          |
| Animal-Related Services    | Kennel                             | C | C |   |  |   | P |   | P | P |  |  | 4.2.2.D. |
|                            | Veterinary clinic/hospital         | P | P |   |  |   | P |   | P | P |  |  |          |
| Financial Services         | With drive-through                 |   |   |   |  | C | C | C | P | P |  |  |          |
|                            | Without drive-through              |   |   |   |  | C | P | P | P | P |  |  |          |
| Food and Beverage Services | Bar or nightclub                   |   |   |   |  | C | P | P | P |   |  |  |          |
|                            | Restaurant, with drive-through     |   |   |   |  |   | P | C | P |   |  |  |          |
|                            | Restaurant, no drive-through       |   |   |   |  | C | P | P | P | P |  |  |          |

|                                      |                                     |   |   |   |   |   |   |   |   |   |   |  |   |          |
|--------------------------------------|-------------------------------------|---|---|---|---|---|---|---|---|---|---|--|---|----------|
| Lodging Facilities                   | B&B or inn                          | C | C |   |   |   | C | P | P | C |   |  |   |          |
|                                      | Campground, guest ranch, or RV park | C |   |   |   |   |   |   |   | P |   |  |   |          |
|                                      | Hotel, motel, or lodge              |   |   |   |   |   |   | P | P | P |   |  |   |          |
|                                      | Vacation rental                     | C | C | C | C | C | C | P | P |   |   |  |   |          |
| Offices, Business and Professional   | 4,000 s.f. or less                  |   |   |   |   |   | C | P | P | P | P |  |   | 4.2.2.E. |
|                                      | More than 4,000 s.f.                |   |   |   |   |   |   | P | P | P | P |  |   |          |
| Personal Services                    | Dry cleaning and laundry service    |   |   |   |   |   |   | P | P | P | P |  |   |          |
|                                      | General personal services           |   |   |   |   |   | P | P | P | P | P |  |   |          |
| Recreation and Entertainment, Indoor | Adult entertainment                 |   |   |   |   |   |   |   |   | C |   |  |   | 4.2.2.A. |
|                                      | Art gallery                         |   |   |   |   |   | P | P | P | P | P |  | P |          |
|                                      | Movie theater                       |   |   |   |   |   | C | P | C | P |   |  |   |          |

|                                       |  |   |   |  |  |  |   |   |   |   |   |   |          |
|---------------------------------------|--|---|---|--|--|--|---|---|---|---|---|---|----------|
| Recreation and entertainment, outdoor | General outdoor recreation, commercial | C | C |  |  |  | C |   | P |   | C | C |          |
|                                       | Golf course or driving range           | C | C |  |  |  |   |   | C |   |   | C |          |
| Retail Sales                          | Greenhouse or nursery, commercial      | C |   |  |  |  | C | P | C | P | P |   |          |
|                                       | Grocery store                          |   |   |  |  |  | C | P | P | P |   |   | 4.2.2.C. |
|                                       | Liquor store                           |   |   |  |  |  | C | P | P | P |   |   | 4.2.2.E. |
|                                       | Retail, general, over 4,000 s.f.       |   |   |  |  |  |   | P | P | P |   |   |          |
|                                       | Retail, general, 4,000 s.f. or less    |   |   |  |  |  | C | P | P | P | P |   |          |
| Vehicles and equipment                | Parking lot/structure                  |   |   |  |  |  | C | C | C | P | P |   |          |
|                                       | Gasoline sales                         |   |   |  |  |  |   | C | C | P | P |   |          |
|                                       | Vehicle sales and rental               |   |   |  |  |  |   | C |   | P | P |   |          |
|                                       | Vehicle service and repair             |   |   |  |  |  |   | C |   | P | P |   | 4.2.3.F. |
| INDUSTRIAL USES                       |  |   |   |  |  |  |   |   |   |   |   |   |          |

|                                |                             |  |  |  |  |  |   |   |   |   |  |          |          |
|--------------------------------|-----------------------------|--|--|--|--|--|---|---|---|---|--|----------|----------|
| Industrial Service             | Building materials sales    |  |  |  |  |  | C | C | P | P |  |          |          |
|                                | General industrial service  |  |  |  |  |  |   |   | C | P |  |          |          |
|                                | Natural resource processing |  |  |  |  |  |   |   | C | P |  |          |          |
| Manufacturing and Production   | Assembly, light             |  |  |  |  |  | P |   | P | P |  |          |          |
|                                | Manufacturing, heavy        |  |  |  |  |  |   |   |   | C |  |          |          |
|                                | Manufacturing, light        |  |  |  |  |  | C |   | C | P |  |          |          |
| Warehouse and Freight Movement | Mini-storage                |  |  |  |  |  | C |   | P | P |  |          | 4.2.3.A. |
|                                | Storage yard                |  |  |  |  |  |   |   |   | P |  |          |          |
|                                | Warehouse                   |  |  |  |  |  |   |   | C | P |  |          |          |
|                                | Wholesale establishment     |  |  |  |  |  | C | C | C | P |  |          |          |
| Telecomm                       | Tower/antenna of any height |  |  |  |  |  |   |   | P | C |  |          |          |
| Waste and Salvage              | Salvage, junk yard          |  |  |  |  |  |   |   | C |   |  | 4.2.3.B. |          |

**NEIGHBORHOOD REZONING AGREEMENT**

I, Benjamin Gallegos, the owner(s) of 173 S 6th St #318156 Pagosa Springs, CO 81147, consent to rezoning my parcel along with the entirety of Block 40 of the Town of Pagosa Springs Subdivision. Jason and Wendy Dockter wish to rezone the block from Residential 12 (R-12) to Mixed-Use Residential (MU-R) with the intent of establishing a Bed and Breakfast. As a property owner, I fully understand the implications of the change in zoning for my property, including the difference in allowable uses for my property and the neighborhood as noted in the attached Exhibit A.

**PROPERTY OWNER**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 11<sup>th</sup> day of February, 2026.

Benjamin Gallegos  
(Property Owner)

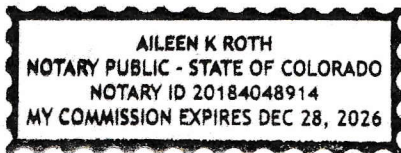
\_\_\_\_\_  
(Property Owner)

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARCHULETA )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of February, 2026 by Benjamin Gallegos

Witness my hand and official seal.

My commission expires: 12/28/2026



Aileen K Roth  
Notary Public

**NEIGHBORHOOD REZONING AGREEMENT**

I, Eleanor Lujan, the owner(s) of 189 S. 6th St. Pagosa Springs, CO 81147, consent to rezoning my parcel along with the entirety of Block 40 of the Town of Pagosa Springs Subdivision. Jason and Wendy Dockter wish to rezone the block from Residential 12 (R-12) to Mixed-Use Residential (MU-R) with the intent of establishing a Bed and Breakfast. As a property owner, I fully understand the implications of the change in zoning for my property, including the difference in allowable uses for my property and the neighborhood as noted in the attached Exhibit A.

**PROPERTY OWNER**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 11 day of February, 2026.

Eleanor Lujan  
(Property Owner)

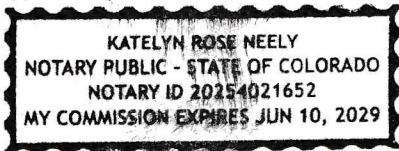
\_\_\_\_\_  
(Property Owner)

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARCHULETA )

The foregoing instrument was acknowledged before me this 11th day of February, 2026 by Eleanor Lujan.

Witness my hand and official seal.

My commission expires: June 10th, 2029



Katelyn Rose Neely  
Notary Public

**NEIGHBORHOOD REZONING AGREEMENT**

I, Brenda G. Caves, the owner(s) of 141 South 6<sup>th</sup> St Pagosa Springs, CO 81147, consent to rezoning my parcel along with the entirety of Block 40 of the Town of Pagosa Springs Subdivision. Jason and Wendy Dockter wish to rezone the block from Residential 12 (R-12) to Mixed-Use Residential (MU-R) with the intent of establishing a Bed and Breakfast. As a property owner, I fully understand the implications of the change in zoning for my property, including the difference in allowable uses for my property and the neighborhood as noted in the attached Exhibit A.

**PROPERTY OWNER**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 13 day of Feb., 2026.

Brenda G. Caves  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

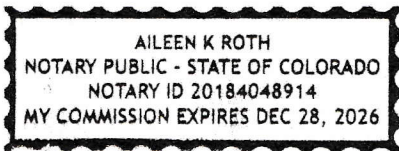
STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARCHULETA )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February 2026 by Brenda Caves

Witness my hand and official seal.

My commission expires: 12/28/2026

Aileen K Roth  
Notary Public





## PLANNING DIVISION MONTHLY REPORT

MAY 2026

KATELYN TUNNELL / OWEN O'DELL

### PLANNING DIVISION AND PLANNING COMMISSION:

**The Dark Sky Steering Committee** hosted a booth at the Earth Day event on April 26, where committee members and staff spoke with approximately 60 community members about Dark Sky initiatives. Overall feedback from attendees was positive, and the event provided a great opportunity for public outreach and education regarding dark sky preservation efforts.

**The Planning Commission** held its most recent regular meeting on April 14, 2026. During the meeting, acting as the Design Review Board, the Commission reviewed and approved the Sketch Major Design Review for Mattie Mae's Social at 702 San Juan Street. The Commission also heard an appeal of the Director's decision regarding the Neel Plat Amendment application for 144 Wildwood Drive and 505B County Road 600. Following discussion, the Planning Commission voted to affirm Director Dickhoff's decision. The Planning Commission also recommended the appointment of Mr. Matt Nobles to the Planning Commission as a Regular Member for Town Council. Staff has also conducted multiple pre-application meetings for upcoming projects and anticipates several of these applications will be brought forward to the Planning Commission and Design Review Board in the second quarter. The next Planning Commission meeting will be held on May 26<sup>th</sup> at 5:30 p.m.

**The Planning Division staff** has issued 6 Outdoor Commercial Establishment (OCE) permits in 2026. In addition, 8 sign permits have been approved. Staff have already begun receiving inquiries from businesses regarding both permit types for the 2026 season. Additionally, Staff has reviewed 7 plat amendments and held pre application meetings for 5 additional amendments. We have met with numerous other citizens pursuing various commercial businesses.

**Town Development Staff** are continuing preparations for the implementation of the Colorado Wildfire Resiliency Code (CWRC), which was adopted on March 17, 2026, and will take effect on July 1, 2026. Staff continue to participate in ongoing education and coordination efforts with Headwaters Economics to support a smooth transition to the new standards. Manager O'Dell participated in a news story in coordination with Wildfire Adapted and Christi Bodie and also attended the Colorado Resiliency Office's Wildfire Conference. Development Staff attended the Western Matters Conference in Durango on April 24 to further regional coordination and wildfire resiliency education efforts.

## **CURRENT DEVELOPMENT PROPOSAL UPDATES:**

**South 6<sup>th</sup> Street Rezoning:** Staff received a complete rezoning application for a portion of Block 40. The request is to rezone 141, 157, 173, 181, and 189 S 6<sup>th</sup> Street from R-12 to MU-R. The application will be reviewed by the Planning Commission at their May 26, 2026 meeting.

**702 San Juan Street, Mattie Mae's Social:** Staff received a complete Sketch Major Design Review application for 702 San Juan Street, Mattie Mae's Social. The applicant proposes revitalizing the existing building on site, incorporating new structures as a food hall with indoor and outdoor dining areas. The project is intended to function as a community-centered food and gathering place. This application was approved by the Design Review Board at their April 14, 2026 meeting.

**Pagosa West Sketch Major Subdivision Application:** The vacant land is comprised of 3 total parcels via the Pagosa Lakes Plaza Minor Impact Subdivision. The applicant is proposing commercial development and residential housing. The application was originally considered at the Planning Commission meeting on March 25, 2025. The application has since been redesigned and was reheard on the October 28, 2025, meeting. Following the October meeting the applicant withdrew their application and resubmitted it in November of 2025. Staff received an incomplete Sketch Major Subdivision application for the 100-acre vacant land located on the SE corner of S. Pagosa Blvd and Hwy 160. After staff determined the application to be incomplete, an official Application Incomplete Letter was provided to the applicant to better guide them forward, highlighting the required documents that are missing. The applicant has since returned a rebuttal to the application incomplete letter addressing the missing components of the application. The Development Direct has since provided a Letter of Determination based on their response.

**209 Harman Park Drive, Pagosa Bible Church:** Staff received a complete Final 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 approved by the Design Review Board at their September 9, 2025, meeting.

**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 23, 2024. Subsequently, the applicant requested and was granted a one-year extension at the June 24, 2025, Planning Commission meeting.

**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.

**2911 Cornerstone Drive, Circle K Stores:** Town staff have not heard back from the design and construction team in 9 months and are currently uncertain if this project is moving forward.

**600 W. Highway 160, Pagosa Views PUD:** The applicant has shifted their intent to develop the western property gaining access from Great West. Staff has received an application submission that will be reviewed later this week for completeness.