



Town Hall 551 Hot Springs Blvd
Pagosa Spring, CO 81147

MINUTES
Planning Commission Meeting
June 23, 2026 @ 5:30 PM

A regular meeting of the Planning Commission was called to order on June 23, 2026 at 5:30 PM in the Town Hall 551 Hot Springs Blvd.

**COMMISSIONERS
PRESENT:**

Commission Chair Pitcher, Commissioner Gurule, Commissioner Reid,
Commissioner Nobles

**COMMISSIONERS
ABSENT:**

I. CALL MEETING TO ORDER

at 5:31 p.m.

II. ANNOUNCEMENTS

None.

III. APPROVAL OF MINUTES

1. June 9, 2026 Minutes Approval

Commissioner Gurule moved to approve the June 9, 2026 meeting minutes, Commissioner Nobles seconded.

IV. PUBLIC COMMENT

Emily Lashbrook, CDC, gave an update on affordable housing within the community and urged the commission to continue their support for housing within the community.

V. PLANNING COMMISSION

1. Major Subdivision, Sketch Plan Review, Pagosa West

Brad Ash, applicant representative, presented his project. Manager O'Dell presented the staff report. Member Gurule asked if the four way intersection is proposed for Talisman

Drive or Pinon Causeway. Manager O'Dell answered Pinon Causeway. Member Gurule asked if this intersection had been approved by CDOT. Director Dickhoff answered that the traffic signal was reviewed by CDOT as part of the approval of the Access Control Plan. Member Nobles asked if the only roadway proposed in Phase 1 would be located off of South Pagosa Blvd. Brad Ash answered yes, with a dead end roundabout until the next phase. Member Nobles asked if the entire roadway could be constructed now to provide secondary access. Brad Ash answered that Pagosa West Boulevard is proposed in its current alignment to maximize the site's development potential. He explained that the roadway was relocated to allow the initial apartment buildings and fuel station to be placed as far as possible while still complying with the grant funding requirements for the housing project. Member Reid asked if there is a requirement from CDOT to widen South Pagosa Blvd. Mr. Ash answered that it is required. Member Nobles asked how small the lots proposed along the southeast property boundary would be. Mr. Ash answered that the lots had been combined from the original three smaller single family lots into larger lots. Member Reid noted that the applicant has incorporated previous public comments into this application. Chair Pitcher noted that he would like to prioritize connecting to the Town to Lakes Trail to help jump start that connectivity. He also would like to see regional and phased stormwater plans completed early to to be proactive and avoid hiccups in the future. Chair Pitcher asked staff to describe the requested boundary line adjustments and the process for completing them. Manager O'Dell answered that the proposed future uses fit the zoning on these lots. He said the boundary line adjustments were proposed by the applicant. He explained that this is an allowable use and would be completed through a plat amendment. He noted that this is an administrative process. He stated that the adjustments would reduce the size of two of the three lots to accommodate a gas station and apartments. The remaining property would be one parcel that would be considered through a major subdivision application. Chair Pitcher opened for public comment. Bill Hudson noted that this is a much better presentation and said he was happy to hear there is a possibility of a park. He also noted that there are not any parks uptown. Sharon Carter expressed concerns about the property and environmental impacts. She urged the Town to purchase the property for a park. Jane Weitzel expressed appreciation for the applicant's attempts to address setbacks and for the presentation. She expressed concerns about the proposed future gas station. Evie Ausen was concerned about large homes on the now proposed larger properties, tree preservation, and the proposed gas station. Sherry Vanatta was concerned about traffic congestion. Patricia Cooney was concerned about the proposed gas station and contaminants that could result from a fuel station. Laurey Cruiser asked if the public comments would impact the decision making process. She asked how many years it would take to complete the project and noted that construction is disruptive. Robin May expressed concern about wetlands, lighting, and drought landscaping. Ronnie Maez spoke about change within Pagosa Springs and the approval process. John Chromie noted that the project proposal has improved but is still concerned about lot sizes. Evie Ausen asked if there will be an alternate way to get into town instead of Highway 160. Chair Pitcher closed public comment. Director Dickhoff clarified that the boundary line adjustment is an administrative decision, but the Town wanted to be transparent about the applicant's intentions. He also noted that all improvements are required as part of the Major Subdivision application.

Member Gurule move to approve the Arena Labs LLC, Major Subdivision, Amendment

2026-01, Sketch Plan at 80 S. Pagosa Blvd, 100 S. Pagosa Blvd, and 3800 W. US Hwy 160, as presented with the following conditions:

1. Applicant must, on the Preliminary Plan Review submission, provide a preliminary subdivision plat meeting the Town's criteria for such (Planning Staff Review).
2. Applicant must provide a full utility build-out analysis including a lighting plan for roadways and pedestrian networks, water and sewer, fiber, and electric in their submission for their Preliminary Plan Review (LUDC 7.3.6).
3. Applicant must set and depict reference monuments for all perimeter boundaries within the proposed major subdivision development (LUDC 7.3.9).
4. Applicant must submit a Drainage Study, prepared by a Licensed Colorado Professional Engineer, with runoff rates determined using the NRCS TR-20 method, to include detention for all roads, sidewalks, and trails. This study must also identify the current condition of the drainage culverts that would divert water under Highway 160 (LUDC 6.3.2).
5. Applicant should provide written justification from a wetland professional for appropriate buffer distances between development activities and riparian areas to avoid conflict with delineated wetlands as well as protection measures during construction activities (Planning Staff Review).
6. Applicant must provide native, drought tolerant, landscaping treatments along the 5-foot buffer between the sidewalk and curb and gutter, at subdivision entrances, and in public open spaces (Planning Division Review).
7. Applicant must, for the individual site developments, contact the Town of Pagosa Springs Planning Division for respective development application permitting (Planning Staff Review).
8. Applicant must enter into a Development Improvement Agreement with the Town of Pagosa Springs to set specific timelines on the phases of this proposal, at Final Subdivision application (Planning Staff Review).
9. Applicant must install a temporary cul-de-sac during Phase 1 to accommodate the dead end of the depicted Pagosa West Boulevard (LUDC 6.6.2 E.).
10. Staff recommends the northern access for fuel station be reconstructed to only gain access from the depicted Pagosa West Boulevard. Roads entering a roadway from opposite sides of the road shall either be directly across from each other or offset by at least one hundred twenty-five (125) feet from centerline to centerline or sight distance requirements, whichever is greater (LUDC 6.6.3 B.3.I(vi)).
11. Applicant should contact U.S. Fish and Wildlife Service pertaining the active osprey nest located adjacent to the proposed development for preservation and protection. Colorado Parks and Wildlife recommends a ¼ mile buffer of No Surface Occupancy around active osprey nests, with no permitted, authorized or human encroachment activities within ¼ mile between the dates of March 15th to August 15th (Colorado Parks and Wildlife Review).
12. Colorado Parks and Wildlife recommends the use of wildlife-resistant trash containers at both residential and commercial developments to reduce the potential for conflicts with black bears (Colorado Parks and Wildlife Review).
13. Colorado Parks and Wildlife recommends keeping any fencing around the property to a minimum. If boundary fencing is use, "wildlife friendly" fencing is recommended, allowing the safe passage of deer, elk, and other wildlife (Colorado Parks and Wildlife Review).
14. Pagosa Springs Fire Protection District Requirements:
 - a. Fire hydrants shall be spaced at a maximum of 500 feet throughout the subdivision.
 - b. Hydrants shall be located within 400 feet of all buildings.

c. Buildings requiring fire sprinkler systems, shall have a hydrant located within 150 feet of the Fire Department Connection (FDC).

d. The roadways shall maintain a minimum inside turning radius of 28 feet to allow adequate maneuverability for fire apparatus.

15. Pagosa Springs Area Water and Sanitation District Requirements:

a. Water and wastewater modeling are required and conditions of service will be predicated on the results of the modeling. All modeling fees to be paid for by the applicant.

b. PAWSD requires a 24" by 36" and a digital copy of the Final Recorded Plat be provided to the District. There will be a \$135 mapping fee added to the account(s) of any and all newly created lots upon recordation of the plat map.

c. Existing vacant lots and any and all newly created vacant lots will be placed on Availability of Service until the water and wastewater connections are accomplished.

d. All existing easements will remain in effect and any and all new easements are a condition of service.

e. Connection Permit Application for water and wastewater service submitted by someone with signatory authority for the project must be approved by the District.

f. Applicant must pay all costs required to complete the connection(s) for the project to the District's water and wastewater services.

g. If applicable, a Mainline Extension Agreement and Permit for water and/or wastewater service submitted by someone with signatory authority must be approved by the District.

h. Connection to District services is contingent upon multiple conditions, not all of which may be apparent at the time of issuance of these comments. Any project design changes may affect the approval of connections and void any previous approvals and/ or agreements.

i. If a project design change occurs after modeling results are received, the District reserves the right to reassess fees, availability, and project responsibilities based on the District's Rules and Regulations in place at the time notwithstanding any statements made in these comments or any other documents.

j. These comments do not commit the District to providing water and wastewater services until the project has formally requested services including, but not limited to as provided herein, fulfilled all of the District's requirements, and executed all infrastructure improvement agreements if so required by the district.

k. Any and all other conditions required by the District's Rules and Regulations in place at the time and/or District Board of Director requirements apply.

Member Reid seconded.

VI. REPORTS AND COMMENTS

VII. PUBLIC COMMENT

None.

VIII. ADJOURNMENT

at 7:33 p.m.

