



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

AGENDA
Planning Commission
August 25, 2026 @ 5:30 PM

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.

I. CALL MEETING TO ORDER

II. ANNOUNCEMENTS

III. APPROVAL OF MINUTES

1. Approval of the July 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. Recommendation of Appointment of Mr. Michael Torres as a Regular Member of the Planning Commission**
- 2. Recommendation of Reappointment of Ms. Julie Gurule as a Regular Member of the Planning Commission**
- 3. Recommendation of Appointment of Mr. Mont McAllister as a Regular Member of the Planning Commission**

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

- 4. Rezoning properties located at 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive and 52 Village Drive**

VIII. REPORTS AND COMMENTS

IX. PUBLIC COMMENT

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 - 8/25/2026

FROM: Katelyn Tunnell

PROJECT: Approval of the July 14, 2026 Meeting Minutes

ACTION: Discussion and Action

PURPOSE/BACKGROUND:

ATTACHMENTS:

1. Planning Commission - 7142026_Minutes



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

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

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

**COMMISSIONERS
PRESENT:**

Commission Chair Pitcher, Commissioner Gurule, Commissioner Reid

**COMMISSIONERS
ABSENT:**

Commissioner Nobles

I. CALL MEETING TO ORDER

at 5:43 p.m.

II. ANNOUNCEMENTS

None.

III. APPROVAL OF MINUTES

1. Approval of June 23, 2026, Meeting Minutes

Commissioner Gurule moved to approve the meeting minutes, Commissioner Reid seconded. Motion Passed

IV. PUBLIC COMMENT

An opportunity for the public to provide comments and to address the Planning Commission on items not on the agenda.

None.

V. BOARD OF ADJUSTMENTS

VI. DESIGN REVIEW BOARD

1. The A's Lodging Facility, Major Design Review, Sketch Plan

Manager O'Dell presented the staff report. Member Gurule asked if the sidewalk along Wildwood Drive would be the length of road, or only the portion in front of the proposed development. Manager O'Dell answered that the fees in lieu would be more appropriate since there is no sidewalk connection on Piedra Road. He explained that those fees would go to the Town of Pagosa Springs for future connectivity. Member Gurule asked if there is a maintenance agreement for Wildwood Drive. Manager O'Dell answered that it would be strongly recommended. Member Gurule asked who currently maintains Wildwood Drive, and Manager O'Dell answered the Mountain Vista Townhome Association. Member Gurule asked if a fence will be required on the North side of the property near the existing pond. Manager O'Dell answered that a fence is discouraged from Colorado Parks and Wildlife. Member Reid asked if there are any FAA requirements due to its proximity to the airport. Manager O'Dell answered that there are height restrictions and aviation easements required for this property. Member Reid asked if PAWSD has any issued with water for this development. Manager O'Dell answered that the water modeling is the first step with this development, and PAWSD claims that this process can take 2-3 months. Armando and Ashley Lopez, applicants, introduced the project to the commission. Chair Pitcher asked if the roadway will be a loop. Mr. Lopez answered yes. Chair Pitcher asked if there will be an on site office. Mr. Lopez answered no. Chair Pitcher asked if there will be a site manager or anyone on the site. Mr. Lopez answered that they plan to be the managers. Member Gurule asked if there is enough parking on site. Mr. Lopez answered yes. Member Gurule asked if there will be storage sheds on the property. Mr. Lopez answered that they are considering that in the future. Chair Pitcher opened for public comment. Sheila Lagasse, 175 Wildwood Drive, was concerned about zone districts, short term rental regulations, short term rental taxes, impacts on the neighborhood, and impacts on hotels and motels. Bill Hudson commented that the metal facade design looks more suitable for our town and is better for fire protection. He suggested a walking path in the proposal for future connectivity preparation. Chair Pitcher closed for public comments.

Member Gurule moved to approved he A's, Lodging Facility, Sketch Plan at x County Road 600 (Parcel # 569916143002), as presented with the following conditions:

1. Applicant must submit an erosion control plan as part of the Final Major Design Review Application (LUDC 6.3B).
2. Applicant must submit a Grading and Drainage plan prepared by a licensed Colorado Professional Engineer for the addition of impervious surfaces associated with the lodging facilities and their parking (LUDC 6.3.2).
3. On the submittal for the Final Major Design Review, applicant must depict adequate space for snow storage at 1 sqft of space for every 2 sqft to be cleared (LUDC 6.3.3).
4. Pagosa Area Water and Sanitation District Review:
 - a. Complete the appropriate PAWSD meter sizing worksheet which can be located on our website – www.pawsd.org. Eu's will be determined when this is completed and received by the Connections Coordinator.
 - b. Complete modeling paperwork for the number of EU's determined by the meter sizing worksheet and pay a deposit for our engineer to run the model which will take approximately two months from the date it is approved by our District Manager.
 - c. PAWSD will determine if any fixes or upgrades are needed which may be in addition to the cost of the modeling.

- d. Once the Meter Sizing worksheet and modeling are complete, PAWSD will determine the meter size for the project.
 - e. If a project design change occurs after the modeling results are received, the District reserves the right to reassess fees, ability to serve, 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.
 - f. These comments do not commit the District to providing water 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.
 - g. Once connected, a monthly bill of at least the minimum base rate for water will be assessed which will be determined by the EUs needed and monthly water rates in place at the time.
 - 5. Applicant must install a fire hydrant on the north side of the depicted driveway loop as required by the Pagosa Springs Fire Protection District (LUDC 6.3.6) (PSFPD Review)
 - 6. This parcel is within a CPW-mapped black bear Human Conflict Area, due to a high number of reported incidents each year. To avoid these conflicts, we recommend that the project proponent provide wildlife-resistant trash containers and informational signage for occupants (LUDC 6.4.8) (CPW Review).
 - 7. Applicant must install a sidewalk along wildwood drive or provide fees in lieu to the Town of Pagosa Springs (LUDC 6.6.5 B2).
 - 8. Applicant must insure all sidewalks, walkways, and trails are universally accessible (LUDC 6.6.5 B7).
 - 9. Applicant must submit a light management plan in the Final Major Design Review Application (LUDC 6.6.5 B8).
 - 10. Applicant must depict the location and screening of a dumpster for this development proposal (LUDC 6.4.10 E).
 - 11. Applicant must submit a Sign Permit application for the signage associated with this proposal (LUDC 6.12.1 A).
 - 12. Applicant is strongly recommended to enter in a shared maintenance agreement with Mountain Vista Town homes for the use of the privately owned and maintained Wildwood Drive
- Member Reid seconded.

VII. PLANNING COMMISSION

VIII. REPORTS AND COMMENTS

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

at 6:27 p.m.



AGENDA BRIEF

MEETING: Planning Commission - 8/25/2026
FROM: Katelyn Tunnell

PROJECT: Recommendation of Appointment of Mr. Michael Torres as a Regular Member of the Planning Commission
ACTION: Discussion and Action

PURPOSE/BACKGROUND:

The Planning Commission is asked to consider Resolution 2026-15, recommending that the Town Council appoint Mr. Michael Torres as a Regular Member of the Planning Commission. Mr. Torres has expressed interest in serving on the Planning Commission and has submitted an application to Planning Division Staff (attached). He is currently employed by Archuleta County as their Public Works Director. Mr. Torres is interested in being a part of the community and assisting as needed.

Mr. Torres meets the eligibility requirements outlined in LUDC Section 2.5.2.B.1, which states: "The Planning Commission shall consist of five (5) regular members and two (2) alternate members, who shall be appointed by the Town Council by resolution. All members shall be either (a) a Town Resident; or (b) an owner of a business located within the Town which business or owner also owns real property within the Town, and which owner is a resident of Archuleta County; or (c) the Chair or Co-Chair of the Archuleta County Planning Commission. An owner of a business includes a sole proprietor and the majority owner of a business entity such as a corporation, a limited liability company or a partnership. Non-Town residents shall be limited to two members at any one time." He is eligible to serve as he is the current Chair of the Archuleta County Planning Commission, complying with the eligibility requirements as stated in Municipal Code Chapter 21, Article 2, Section 2.5.2.B.1(c)

ATTACHMENTS:

1. Mike Torress 260716
2. Res 2026-15 Appointing Mike Torrez

RECOMMENDATIONS:

1. Move to Approve a Recommendation for Town Council to Approve Resolution 2026-15, Appointing Mr. Michael Torres to the Town's Planning Commission as a Regular Member for a 4-year term from September 1, 2026, through September 1, 2030.
2. Move to Direct Staff on other options



Board/Commission Membership Application

Date of Application: 7/16/2026

Please complete the following information in full and return to the Town Clerk. Appointments are made by the Town Council collectively. The Tourism Board and Parks & Recreation Advisory Board appointments also require approval by the County Commissioners. Do not attach additional information to this application, i.e., resume, cover letter.

Board or Commission Applying for: (select one)

- ☐ Town Council (appointment only) ☐ Combined Parks & Recreation Advisory Board
- ☐ Code Board of Appeals ☐ Pagosa Area Tourism Board
- ☒ Planning Commission/Design Review Board/Historic Preservation Board

Applicant Information

Torres Michael A 970-507-1770
Last Name First Name MI Cell Phone

510 S. 10th St. Pagosa Springs CO 81147
Physical Address Street Address City State Zip

PO Box 2606 Pagosa Springs CO 81147
Mailing Address (if different) PO Box City State Zip

Mtorres30253@gmail.com
Email Address

I have been a resident of Pagosa Springs (within town limits) for 8 years. Note: Town residency not required for Tourism Board or the Parks & Recreation Advisory Board or for two Planning Commission seats.

Are you currently serving, or previously served, on any Boards for the Town of Pagosa Springs? NO

Please list any training, experience, education, or skills that you believe would enhance your ability to serve on the board or commission you are interested in:

Current position as County Public Works Director.

Explain why you are seeking appointment to this board or commission:

Interested in being part of the community and helping as needed.

Affirmation and Signature

I hereby certify and affirm that all the information contained in this application is true, complete, and correct. I understand that false or misleading statements or omission of important information made on this application or any time during the process may disqualify me from volunteer work for the Town of Pagosa Springs. I understand that the Mayor and members of the Town Council must appoint members to Boards and Commissions.

[Signature]
Signature

7-16-26
Date

TOWN OF PAGOSA SPRINGS, STATE OF COLORADO

RESOLUTION NO. 2026-15

**A RESOLUTION OF THE TOWN OF PAGOSA SPRINGS,
COLORADO APPOINTING MICHAEL TORRES AS A
REGULAR MEMBER TO THE PLANNING COMMISSION.**

WHEREAS, Town Ordinance No. 745 adopting the Land Use Development Code which establishes powers and duties, qualifications, and terms for members of the Planning Commission; and

WHEREAS, Section 2.5.2.B.1 (amended by Ordinance 757, January 2011) of the Town of Pagosa Springs Land Use Development Code states that the “The Planning Commission shall consist of five (5) regular members and two (2) alternate members, who shall be appointed by the Town Council by resolution. All members shall be either (a) a Town Resident; or (b) an owner of a business located within the Town which business or owner also owns real property within the Town, and which owner is a resident of Archuleta County; or (c) the Chair or Co-Chair of the Archuleta County Planning Commission. An owner of a business includes a sole proprietor and the majority owner of a business entity such as a corporation, a limited liability company or a partnership. Non-Town residents shall be limited to two members at any one time.”

WHEREAS, Mr. Michael Torres is currently employed by Archuleta County as their Public Work Director, as well as a Town of Pagosa Springs resident, and is therefore eligible for appointment pursuant to the eligibility requirements set forth in Pagosa Springs Municipal Code Chapter 21, Article 2, section 2.5.2. B.1; and

WHEREAS, each member of the Planning Commission shall serve for terms of four (4) years.

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS,

1. **Appointment of Town Planning Commissioners:** Mr. Michael Torres is hereby appointed to serve as a Regular member of the Town Planning Commission, commencing a four (4) year term beginning September 1, 2026 concluding on September 1, 2030.
2. **Severability:** If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.
3. **Effective Date:** This Resolution shall take effect and be enforced immediately upon its approval by the Town Council.

ADOPTED THIS ____ DAY OF _____, 2026, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, BY A VOTE OF ____ IN FAVOR, ____ AGAINST.

TOWN OF PAGOSA SPRINGS

By: _____
Shari Pierce, Mayor

ATTEST:

By: _____
April Hessman, Town Clerk



AGENDA BRIEF

MEETING: Planning Commission - 8/25/2026

FROM: Katelyn Tunnell

PROJECT: Recommendation of Reappointment of Ms. Julie Gurule as a Regular Member of the Planning Commission

ACTION: Discussion and Action

PURPOSE/BACKGROUND:

The Planning Commission is asked to consider Resolution 2026-16, recommending that the Town Council reappoint Ms. Julie Gurule as a Regular Member of the Planning Commission.

Ms. Gurule has served on the Town Planning Commission for the past four years and has gained experience and knowledge to continue another four-year term.

Ms. Gurule meets the eligibility requirements outlined in LUDC Section 2.5.2.B.1, which states: "The Planning Commission shall consist of five (5) regular members and two (2) alternate members, who shall be appointed by the Town Council by resolution. All members shall be either (a) a Town Resident; or (b) an owner of a business located within the Town which business or owner also owns real property within the Town, and which owner is a resident of Archuleta County; or (c) the Chair or Co-Chair of the Archuleta County Planning Commission. An owner of a business includes a sole proprietor and the majority owner of a business entity such as a corporation, a limited liability company or a partnership. Non-Town residents shall be limited to two members at any one time." He is eligible to serve as he is the current Chair of the Archuleta County Planning Commission, complying with the eligibility requirements as stated in Municipal Code Chapter 21, Article 2, Section 2.5.2.B.1(c)

ATTACHMENTS:

1. Res 2026-16 Appointing Reappointing Gurule
2. Gurule Planning Commission app 2026

RECOMMENDATIONS:

1. Move to Approve a Recommendation for Town Council to Approve Resolution 2026-16, Reappointing Ms. Julie Gurule to the Town's Planning Commission as a Regular Member for a 4-year term from September 1, 2026, through September 1, 2030.
2. Move to Direct Staff on other options

TOWN OF PAGOSA SPRINGS, STATE OF COLORADO

RESOLUTION NO. 2026-16

**A RESOLUTION OF THE TOWN OF PAGOSA SPRINGS,
COLORADO REAPPOINTING JULIE GURULE AS A
REGULAR MEMBER TO THE PLANNING COMMISSION.**

WHEREAS, Town Ordinance No. 745 adopting the Land Use Development Code which establishes powers and duties, qualifications, and terms for members of the Planning Commission; and

WHEREAS, Section 2.5.2.B.1 (amended by Ordinance 757, January 2011) of the Town of Pagosa Springs Land Use Development Code states that the “The Planning Commission shall consist of five (5) regular members and two (2) alternate members, who shall be appointed by the Town Council by resolution. All members shall be either (a) a Town Resident; or (b) an owner of a business located within the Town which business or owner also owns real property within the Town, and which owner is a resident of Archuleta County; or (c) the Chair or Co-Chair of the Archuleta County Planning Commission. An owner of a business includes a sole proprietor and the majority owner of a business entity such as a corporation, a limited liability company or a partnership. Non-Town residents shall be limited to two members at any one time.”

WHEREAS, Ms. Julie Gurule has served a four year term on the Town Planning Commission and is a resident of the Town of Pagosa Springs, and is therefore eligible for reappointment pursuant to the eligibility requirements set forth in Pagosa Springs Municipal Code Chapter 21, Article 2, section 2.5.2. B.1; and

WHEREAS, each member of the Planning Commission shall serve for terms of four (4) years.

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS,

1. **Appointment of Town Planning Commissioners:** Ms. Julie Gurule is hereby appointed to serve as a regular member of the Town Planning Commission, commencing a four (4) year term beginning September 1, 2026 concluding on September 1, 2030.
2. **Severability:** If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.
3. **Effective Date:** This Resolution shall take effect and be enforced immediately upon its approval by the Town Council.

ADOPTED THIS ____ DAY OF _____, 2026, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, BY A VOTE OF ____ IN FAVOR, ____ AGAINST.

TOWN OF PAGOSA SPRINGS

By: _____
Shari Pierce, Mayor

ATTEST:

By: _____
April Hessman, Town Clerk

Board/Commission Membership Application

Date of Application: 06/29/2026

Please complete the following information in full and return to the Town Clerk. Appointments are made by the Town Council collectively. The Tourism Board and Parks & Recreation Advisory Board appointments also require approval by the County Commissioners. Do not attach additional information to this application, i.e., resume, cover letter.

Board or Commission Applying for: (select one)

- ☐ Town Council (appointment only) ☐ Combined Parks & Recreation Advisory Board
- ☐ Code Board of Appeals ☐ Pagosa Area Tourism Board
- ☒ Planning Commission/Design Review Board/Historic Preservation Board

Applicant Information

Gurule	Julie	A	(970) 749-7214		
Last Name	First Name	MI	Cell Phone		
	440 Apache St		Pagosa Springs	CO	81147
Physical Address	Street Address		City	State	Zip
	PO Box 583		Pagosa Springs	CO	81147
Mailing Address (if different)	PO Box		City	State	Zip
jewlz_2169@hotmail.com					
Email Address					

I have been a resident of Pagosa Springs (within town limits) for 30 years. *Note: Town residency not required for Tourism Board or the Parks & Recreation Advisory Board.*

Are you currently serving, or previously served, on any Boards for the Town of Pagosa Springs? ☒ Yes ☐ No

Please list any training, experience, education, or skills that you believe would enhance your ability to serve on the board or commission you are interested in:

I have served on the Planning Commission for the last 4 years and feel I have gained the experience and knowledge to continue another term. I actively attend School Board and PSCDC meetings to keep myself informed about the wants and needs of the community.

Explain why you are seeking appointment to this board or commission:

I have engaged with many local Builders and community members from an array of organizations and believe everyone has the same common goal to see Pagosa Springs thrive. I enjoy seeing a project from start to finish and seeing the beneficial impacts development brings to the community. Pagosa Springs and Archuleta County will continue to grow and should grow following the correct guidelines and codes.

Affirmation and Signature

I hereby certify and affirm that all the information contained in this application is true, complete, and correct. I understand that false or misleading statements or omission of important information made on this application or any time during the process may disqualify me from volunteer work for the Town of Pagosa Springs. I understand that the Mayor and members of the Town Council must appoint members to Boards and Commissions.

Julie Gurule
Signature

6/29/26
Date



AGENDA BRIEF

MEETING: Planning Commission - 8/25/2026

FROM: Katelyn Tunnell

PROJECT: Recommendation of Appointment of Mr. Mont McAllister as a Regular Member of the Planning Commission

ACTION: Discussion and Action

PURPOSE/BACKGROUND:

The Planning Commission is asked to consider a recommendation, via resolution 2026-17, to the Town Council to appoint Mr. Mont McAllister as a Regular Planning Commission Member. Mr. McAllister has expressed interest in serving on the Planning Commission and has submitted an application to Planning Division Staff (attached). He is currently serving as the Co-Chair of the Archuleta County Planning Commission and believes there should be a representative on each board.

Mr. McAllister meets the eligibility requirements outlined in LUDC Section 2.5.2.B.1, which states: "The Planning Commission shall consist of five (5) regular members and two (2) alternate members, who shall be appointed by the Town Council by resolution. All members shall be either (a) a Town Resident; or (b) an owner of a business located within the Town which business or owner also owns real property within the Town, and which owner is a resident of Archuleta County; or (c) the Chair or Co-Chair of the Archuleta County Planning Commission. An owner of a business includes a sole proprietor and the majority owner of a business entity such as a corporation, a limited liability company or a partnership. Non-Town residents shall be limited to two members at any one time."

He is eligible to serve as he is the current Co-Chair of the Archuleta County Planning Commission, complying with the eligibility requirements as stated in Municipal Code Chapter 21, Article 2, Section 2.5.2.B.1(c).

ATTACHMENTS:

1. McAllister App
2. Res 2026-17 Appointing McAllister as Regular PC Member

RECOMMENDATIONS:

1. Move to Approve a Recommendation for Town Council to Approve Resolution 2026-17, Appointing Mr. McAllister to the Town's Planning Commission as a Regular Member for a 4-year term from September 1, 2026, through September 1, 2030.
2. Move to Direct Staff on other options

Board/Commission Membership Application

Date of Application: 8-24-26

Please complete the following information in full and return to the Town Clerk. Appointments are made by the Town Council collectively. The Tourism Board and Parks & Recreation Advisory Board appointments also require approval by the County Commissioners. Do not attach additional information to this application, i.e., resume, cover letter.

Board or Commission Applying for: (select one)

- ☐ Town Council (appointment only) ☐ Combined Parks & Recreation Advisory Board
- ☐ Code Board of Appeals ☐ Pagosa Area Tourism Board
- ☒ Planning Commission/Design Review Board/Historic Preservation Board

Applicant Information

McALLISTER MONT G. 303-898-3969
 Last Name First Name MI Cell Phone
130 INSPIRATION DR. PAGOSA SPRINGS CO 81147
 Physical Address Street Address City State Zip
56 TALISMAN DR. UNIT 3-131 PAGOSA SPRINGS CO 81147
 Mailing Address (if different) PO Box City State Zip
MONTMC@GMAIL.COM
 Email Address

I have been a resident of Pagosa Springs (~~within town limits~~) for 9 years. Note: Town residency not required for Tourism Board or the Parks & Recreation Advisory Board or for two Planning Commission seats.

Are you currently serving, or previously served, on any Boards for the Town of Pagosa Springs? NO

Please list any training, experience, education, or skills that you believe would enhance your ability to serve on the board or commission you are interested in:

I WORKED AS A COMPUTER CONSULTANT, LANDLORD, & PROPERTY
MANAGER IN MY CAREERS. POSITIONS INCLUDED,
MANAGING PROJECTS AND RESOURCES.

Explain why you are seeking appointment to this board or commission:

I'M ON THE COUNTY PLANNING BOARD & WE NEED
A REPRESENTATIVE ON THE TOWN PLANNING
COMMISSION.

Affirmation and Signature

I hereby certify and affirm that all the information contained in this application is true, complete, and correct. I understand that false or misleading statements or omission of important information made on this application or any time during the process may disqualify me from volunteer work for the Town of Pagosa Springs. I understand that the Mayor and members of the Town Council must appoint members to Boards and Commissions.

Mont Mc

8-24-26

Signature

Date

TOWN OF PAGOSA SPRINGS, STATE OF COLORADO

RESOLUTION NO. 2026-17

**A RESOLUTION OF THE TOWN OF PAGOSA SPRINGS,
COLORADO APPOINTING MONT MCALLISTER AS A
REGULAR MEMBER TO THE PLANNING COMMISSION.**

WHEREAS, Town Ordinance No. 745 adopting the Land Use Development Code which establishes powers and duties, qualifications, and terms for members of the Planning Commission; and

WHEREAS, Section 2.5.2.B.1 (amended by Ordinance 757, January 2011) of the Town of Pagosa Springs Land Use Development Code states that the “The Planning Commission shall consist of five (5) regular members and two (2) alternate members, who shall be appointed by the Town Council by resolution. All members shall be either (a) a Town Resident; or (b) an owner of a business located within the Town which business or owner also owns real property within the Town, and which owner is a resident of Archuleta County; or (c) the Chair or Co-Chair of the Archuleta County Planning Commission. An owner of a business includes a sole proprietor and the majority owner of a business entity such as a corporation, a limited liability company or a partnership. Non-Town residents shall be limited to two members at any one time.”

WHEREAS, Mr. Mont McAllister is currently serving as the Co-Chairman of the Archuleta County Planning Commission and is therefore eligible for appointment pursuant to the eligibility requirements set forth in Pagosa Springs Municipal Code Chapter 21, Article 2, section 2.5.2. B.1; and

WHEREAS, each member of the Planning Commission shall serve for terms of four (4) years.

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS,

1. **Appointment of Town Planning Commissioners:** Mr. Mont McAllister is hereby appointed to serve as a Regular member of the Town Planning Commission, commencing a four (4) year term beginning September 1, 2026 concluding on September 1, 2030.
2. **Severability:** If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.
3. **Effective Date:** This Resolution shall take effect and be enforced immediately upon its approval by the Town Council.

ADOPTED THIS ____ DAY OF _____, 2026, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, BY A VOTE OF ____ IN FAVOR, ____ AGAINST.

TOWN OF PAGOSA SPRINGS

By: _____
Shari Pierce, Mayor

ATTEST:

By: _____
April Hessman, Town Clerk



AGENDA BRIEF

MEETING: Planning Commission - 8/25/2026

FROM: Katelyn Tunnell

PROJECT: Rezoning properties located at 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive and 52 Village Drive

ACTION: Discussion and Action

PURPOSE/BACKGROUND:

The Town of Pagosa Springs Planning Division is proposing a staff-initiated rezoning of the properties located at 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive, and 52 Village Drive, including all units associated with those addresses, to the Mixed-Use Town Center (MU-TC) zoning district.

ATTACHMENTS:

1. Staff Report

RECOMMENDATIONS:

Move to RECOMMEND APPROVAL of the 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive, and 52 Village Drive Rezone, as presented without conditions.

Move to RECOMMEND DENIAL of the 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive, and 52 Village Drive Rezone.

Move to TABLE the 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive, and 52 Village Drive Rezone and Direct Staff

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: August 25, 2026

STAFF
REPORT: Rezoning properties located at 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive and 52 Village Drive

EXECUTIVE SUMMARY

The Town of Pagosa Springs Planning Division is proposing a staff-initiated rezoning of the properties located at 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive, and 52 Village Drive, including all units associated with those addresses, to the Mixed-Use Town Center (MU-TC) zoning district. The image below identifies the properties proposed for rezoning, highlighted in blue.



REVIEW PROCEDURE

Article 2.4.2 of the Land Use Development Code states 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 Town of Pagosa Springs Planning Division is recommending that the Planning Commission consider the rezoning of the properties located at 189, 190, and 191 Talisman Drive, 46 Eaton Drive, and 52 Village Drive from Town Residential - Low Density (R-6) and Commercial (C) to Mixed-Use Town Center (MU-TC). The request is staff-initiated and is intended to align the zoning of the subject properties with the existing pattern of development and land uses within the area.

Article 3 of the Land Use and Development Code (LUDC) establishes the purpose and intent of the Town's zoning districts. The R-6, Commercial (C), and Mixed-Use Town Center (MU-TC) districts are defined as follows:

- The R-6 Zone District is defined as: "The R-6 district is intended primarily for single-family residences and duplexes. 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 six (6) units per acre."
- The Commercial (C) Zone District is defined as: "The C district is intended for retail and office uses. The district includes existing retail centers that provide shopping service to surrounding neighborhoods and the community."
- The Mixed-Use Town Center (MU-TC) Zone District is defined as: "The MU-TC district is intended to promote a wide range of residential and non-residential land uses in the downtown. The district is intended to maintain and improve the vibrant downtown area as an environment that has employment and shopping opportunities, a range of housing types, and parks, lodging, open space, and civic uses. New development should occur in traditional development patterns-with narrower streets, smaller blocks, and smaller lots. The MU-TC district is intended to encourage predominantly vertical with some horizontal mixed-use in a pedestrian-friendly environment that is not dominated by one (1) land use or housing type.."

Section 3.3.1 of Article 3 of the Land Use and Development Code (LUDC) establishes the general purposes of all mixed-use districts. The mixed-use districts are established to:

- A. Promote higher-density residential development near and within downtown and commercial centers, and other areas as appropriate;
- B. Concentrate higher-intensity commercial and office employment growth efficiently in and around the downtown and other centers of community activity;

- C. Encourage mixed-use redevelopment, conversion, and reuse of aging and underutilized structures and areas, and increase the efficient use of available commercial land in the Town;
- D. Create pedestrian-oriented environments that encourage transit use and pedestrian access;
- E. Ensure that the appearance of residential and nonresidential uses are of high and unique aesthetic character and quality; and
- F. Ensure that residential and nonresidential uses are integrated with one another and the character of the area in which they are located.

The subject properties are located within an area that contains a mix of commercial, residential, office, and community-serving uses. The property located at 52 Village Drive is occupied by Axis Health. 46 Eaton Drive and 190 Talisman Drive contain multiple business tenants. 191 Talisman Drive contains condominium residential units and commercial businesses, while 189 Talisman Drive is occupied by commercial businesses. The properties immediately south of the subject area are also developed with commercial and mixed-use development, including City Market and other commercial businesses.

The existing zoning does not fully reflect the established pattern of land uses within the subject area. The business uses located at 189 Talisman Drive are located on property zoned R-6, a district intended primarily for single-family residences and duplexes. 191 Talisman Drive contains condominium residential units within the Commercial (C) zoning district, which is intended for retail and office use. The proposed MU-TC zoning district would recognize the existing mix of uses while providing a zoning designation that more closely reflects the way the subject properties are currently developed and used.

No physical site improvements are proposed as part of this rezoning request. Existing businesses and residential uses would not be required to change because of the proposed rezoning. Any future development or land use proposals would remain subject to the applicable review processes and standards of the Land Use and Development Code.

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;

Staff finds that the proposed rezoning meets this approval criterion. The proposed MU-TC zoning district more accurately reflects the existing pattern of land uses within the subject area and creates a more consistent zoning pattern with the surrounding area. No physical improvements are proposed as part of this request.

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

The request is consistent with the goals and policies of the Pagosa Springs Forward Comprehensive Plan related to mixed-use development and the downtown area.

The Comprehensive Plan Steering Committee created the Future Land Use Map as a tool to identify recommended zoning changes throughout the Town. The Eaton Drive properties are identified as Area of Change #20, which recommends changing the zoning from Mixed-Use Commercial (MU-C) to Mixed-Use Town Center (MU-TC) for consistency with the area zoning, current uses, and development pattern. The current Official Zoning Map identifies these properties as Commercial (C) rather than MU-C.

While the remaining subject properties are not specifically identified within an Area of Change, staff finds the request is consistent with the overall intent of the Comprehensive Plan and the purposes of the Land Use and Development Code. The subject properties are currently developed with a mix of residential, commercial, office, and community-serving uses that are not fully reflected by the existing zoning. The proposed MU-TC zoning district would better align the zoning with the existing pattern of development and create a more consistent zoning pattern with the surrounding area.

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

Staff finds that this approval criterion has been met. As provided in the definition above, the proposed MU-TC zoning district is intended to accommodate a mixture of residential and non-residential land uses. The existing uses within the subject area are consistent with the stated purpose of the proposed zoning district.

(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;

No physical improvements or redevelopment are proposed as part of this rezoning request. The subject properties are currently served by existing public facilities and services, and any future development would be reviewed in accordance with the requirements of the Land Use and Development Code.

(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.

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, that the **Planning Commission RECOMMENDS APPROVAL of located at 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive and 52 Village Drive without conditions.**

PROPOSED MOTION

Move to RECOMMEND APPROVAL of the 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive, and 52 Village Drive Rezone, as presented without conditions.

ALTERNATE MOTIONS

Move to RECOMMEND DENIAL of the 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive, and 52 Village Drive Rezone.

Move to TABLE the 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive, and 52 Village Drive Rezone and Direct Staff

ATTACHMENTS:

- 1: Notice Letter to Property Owners
2. Map of Proposed Properties
3. Comprehensive Plan Definition and Future Land Use Map

P.O. Box 1859
551 Hot Springs Boulevard
Pagosa Springs, CO 81147



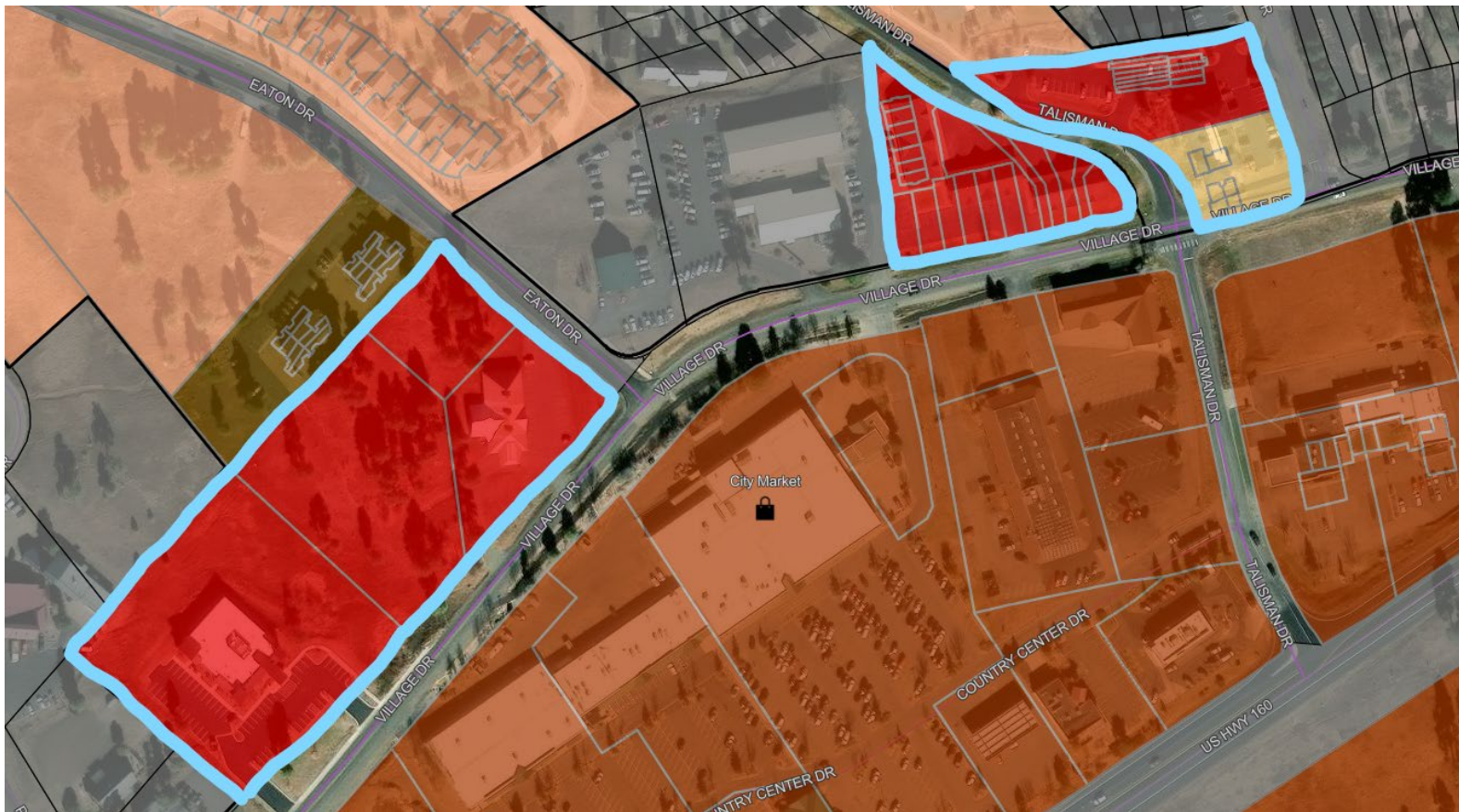
Phone: 970.264.4151
Fax: 970.264.4634
www.pagosasprings.co.gov

Planning Division

July 15, 2026

Dear Property Owner,

The Town of Pagosa Springs Planning Division is proposing a staff-initiated rezoning of the properties located at 189 Talisman Drive, 190 Talisman Drive, 191 Talisman Drive, 46 Eaton Drive, and 52 Village Drive, including all units associated with those addresses, to the Mixed Use-Town Center (MU-TC) zoning district. The proposed rezoning would amend the zoning designation of the subject properties. The image below identifies the properties proposed for rezoning, highlighted in blue.



The Mixed Use – Town Center (MU-TC) zoning district is intended to promote a vibrant, pedestrian-friendly environment that accommodates a variety of residential and commercial uses. The district encourages a mix of housing, employment, shopping, lodging, open space, and civic uses that serve both residents and visitors. By allowing a range of compatible uses, the MU-TC district supports a diverse and active community while maintaining the character of the downtown area.

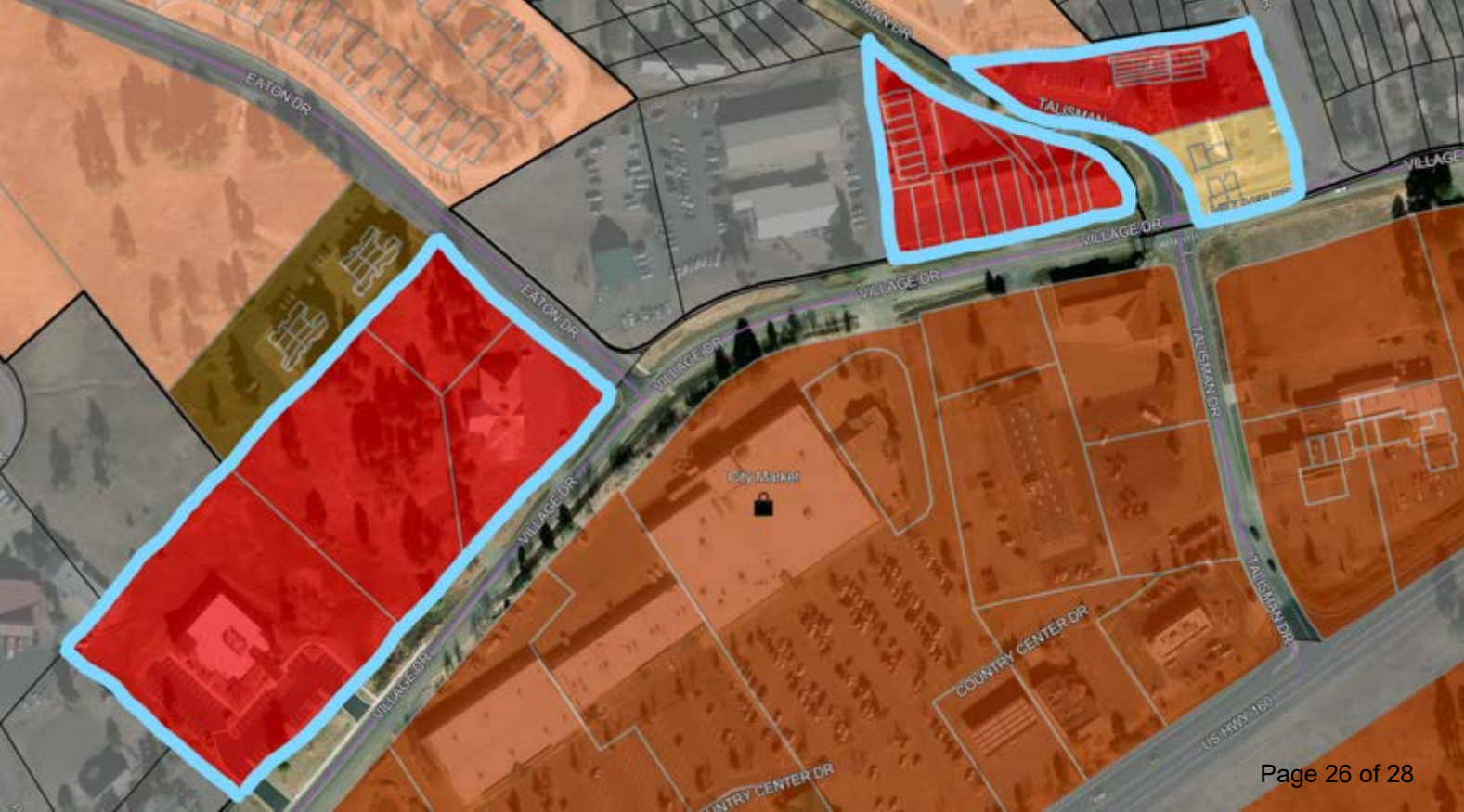
While the proposed rezoning does not require any immediate action by property owners, it is important to understand the scope of the change. If approved, future use and development of the subject properties would be governed by the standards and allowable uses of the Mixed Use – Town Center (MU-TC) district. As stated in Article 3.4.1 of the Land Use and Development Code, the mixed-use districts are established to:

- A. Promote higher-density residential development near and within downtown and commercial centers, and other areas as appropriate;
- B. Concentrate higher-intensity commercial and office employment growth efficiently in and around the downtown and other centers of community activity;
- C. Encourage mixed-use redevelopment, conversion, and reuse of aging and underutilized structures and areas, and increase the efficient use of available commercial land in the Town;
- D. Create pedestrian-oriented environments that encourage transit use and pedestrian access;
- E. Ensure that the appearance of residential and nonresidential uses are of high and unique aesthetic character and quality; and
- F. Ensure that residential and nonresidential uses are integrated with one another and the character of the area in which they are located.

Existing developments and businesses would not be required to change as a result of the proposed rezoning. Instead, the proposed MU-TC zoning district would recognize the existing mix of residential and commercial uses already present within the area while providing additional opportunities for compatible mixed-use development and redevelopment in the future.

Please contact Katelyn Tunnell at ktunnell@pagosasprings.co.gov or 970.585.8636 to discuss this matter in more detail.

Katelyn Tunnell
Senior Planner



AOC #17

- Change from MU-C to C.
- This area is mostly all developed and many of the existing uses are an allowable use by right in the C district such as auto repair, lumber yard, gas station.
- These existing uses are only allowable with a conditional use permit in the MU-C District, making most uses legal non-conforming to the MU-C District.
- Changing this area back to C District allows for legal conforming uses.

AOC #18

- Change from R-6 to R-22.
- This parcel is being consider for a future workforce housing development.
- Supporting higher residential density close to Downtown Core and additional density will help support the investment in infrastructure to support such new development.

AOC #19

- Change for R-6 to R-12.
- Supporting higher residential density close to Downtown Core and additional density will help support the investment in infrastructure to support such new development.

AOC #20

- Change from C to MU-TC.
- Proposed as MU-TC for consistency with area zoning, current uses and development pattern in the area. Mixed uses in this area will carry out the vision, as spelled out in this Comprehensive Plan.

AOC #21

- Keep OS zoning, no change.
- Although no zoning change is proposed, it is worth noting the repurposing the property is being considered and could include uses like a new Public Works Facility, Public Park and/or expansion of sports complex, and Housing for example. Once repurposing property is determined, re-zoning considerations should occur.

AOC #22

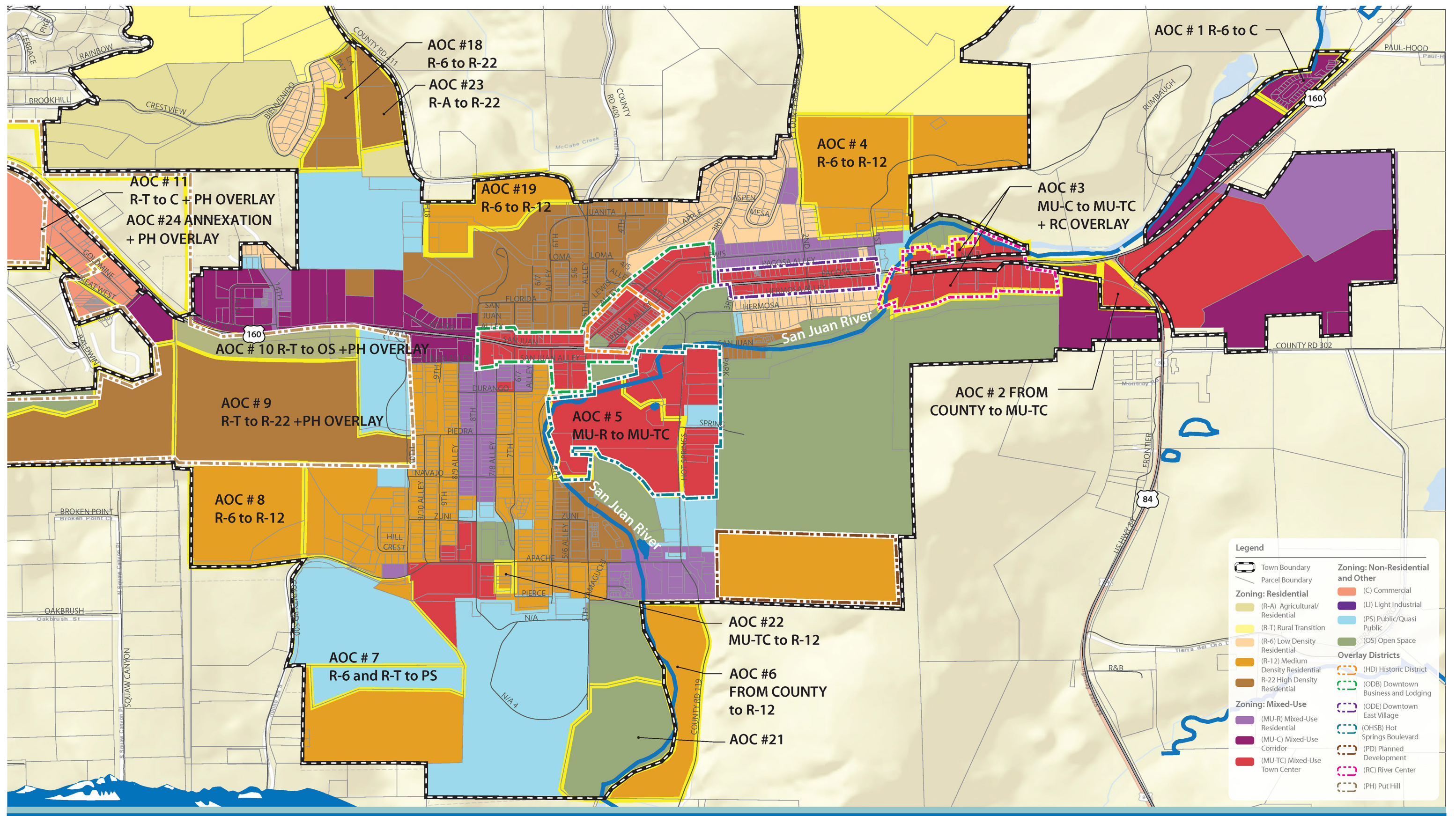
- Change from MU-TC to R-12.
- This change would put the zone in conformance with current uses and provides a transition between residential areas and mixed-use areas.

AOC #23

- Change from R-A to R-22.
- Supporting higher residential density close to Downtown Core and additional density will help support the investment in infrastructure to support such new development.

AOC #24

- These areas are recommended for annexation from the County. This would create more continuity in development character between uptown and downtown. In this stretch the County owns most of the north side of Highway 160 while the Town owns the south side.
- Although no Town of Pagosa Springs zoning category is identified for them, they are recommended to be within the Put Hill Overlay District.



PAGOSA SPRINGS FORWARD |Downtown Future Zoning Map