

**ARCHULETA COUNTY PROCEEDINGS
BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners held a Regular Meeting on August 05, 2025, noting County Commissioners Veronica Medina, Warren Brown and John Ranson, County Manager Jack Harper, County Attorney Cathleen Giovannini and Clerk & Recorder Kristy Archuleta present.

Chairman Medina called the meeting to order at 1:30 p.m. with the Pledge of Allegiance and a moment of silence.

Chairman Medina explained the policy for Public Comments. She stated the Board would hear public comments on any topic during the Public Comment portion of the regular meeting. Public comments would no longer be heard at the end of each meeting. A Request for Public Comment form must be completed and handed to an Administrative Staff member before the meeting begins.

Disclosures and/or Conflicts of Interest

There were none.

Approval or Adjustments to Agenda

Executive Session per C.R.S. 24-6-402(4) the Board reserves the right to meet in executive session for any purpose allowed and announced prior to voting. Commissioner Brown requested for Item B on New Business be moved to the Consent Agenda which would become Consent Agenda Item N. **Commissioner Brown moved to approve the Agenda as amended. Commissioner Ranson seconded the motion and it carried unanimously.**

Public Comments for the Board of County Commissioners

Shawna Snarr, 705 Buttercup Dr., started off by showing the commissioners pictures of water stations in Aspen Springs the residents have access to. She was concerned the corrosion on the water stations is damaging the concrete and questioned what it was doing to their water pipes. Ms. Snarr stated there were no turning lanes in Aspen Springs and it was difficult to get water runs daily in a safe manner due to the high traffic on Hwy 160.

Abatement Hearing

A. Petition for Abatement of Taxes for Account R017381, Parcel #61607400066 at 18241 State Highway 151, Ignacio, CO 81137

Johanna Tully-Elliott, County Assessor, presented an abatement for account R017381 for tax year 2023, owned by Marie and Justin Murphy located at 15807 Hwy 151. The petitioner had appealed the classification of the land for 2023. The parcel was reclassified to vacant land for 2023 after several attempts to obtain documents that would support the ag classification. The account was flagged after several attempts were made to obtain ag documentation. No documentation was submitted even after multiple conversations. The Assessor recommended denial of this abatement. **Commissioner Ranson moved to agree with the recommendation of the County Assessor and that the petition be denied for Account R017381 for Marie and Justin Murphy as presented. Commissioner Brown seconded the motion and it carried unanimously.**

B. Petition for Abatement of Taxes for Accounts R030665 and R003710, Parcel #569313201015 at 435 Blue Jay Circle, Pagosa Springs, CO 81147

Johanna Tully-Elliott, County Assessor, presented an abatement for account R020665 for tax year 2024 and R003710 for tax year 2023, Aspen Springs Subdivision 4 Block 2 Lot 6. The owner was Virginia Wimmer located at 435 Blue Jay Circle in Pagosa Springs, CO. The petitioner was appealing the classification of the vacant land for tax year 2023 and 2024. For the classification to change, improvements were required to be completed by January 1st. Upon reinspection the property did not meet the criteria for reclassification. The recommendation was to deny the abatement. **Commissioner Brown moved to agree with the recommendation of the County Assessor and that the petition be denied for accounts R030665 and R003710 for Virginia Wimmer as presented. Commissioner Ranson seconded the motion and it carried unanimously.**

Chairman Medina recessed the Regular Meeting and convened the Land Use Public Meeting at 1:42 p.m.

Land Use Public Meeting

Chairman Medina swore in Owen O'Dell, Interim Development Director, for testimony

A. Public Hearing for Consideration of Approval of PLN-25-057 Cornett, Cox East Allison, Amendment 2025-01, Final Plat at 119 Cox Circle

Owen O'Dell, Interim Development Director, stated Cynthia Cornett had applied for approval of PLN-25-057 the Cox East Allison, Amendment 2025-01, Final Plat at 119 Cox Circle. The purpose of this action was to subdivide the approximately 9-acre parcel into two parcels. Lot 4AZ would be approximately 4 acres and Lot 4BZ would be approximately 5 acres. The current parcel was zoned Commercial.

Chairman Medina opened the floor for public comment.

Jessie Sanchez, 307 Cox Circle, stated the subdivision had one entrance. She was concerned with one entrance and having more traffic. She also worried for emergency crews having access.

Chairman Medina closed public comment.

Commissioner Ranson moved to approve PLN-25-057 Cornett, Cox East Allison, Amendment 2025-01, Final Plat at 119 Cox Circle with Findings A and B and with Conditions 1 and 2 as presented. Commissioner Brown seconded the motion and it carried unanimously.

B. Public Hearing for Consideration of Approval of PLN-25-047 Gonzales Minor Subdivision, Amendment 2025-01, Final Plat at 335 Rob Snow Road

Owen O'Dell, Interim Development Director, stated Lucia Gonzales had applied for approval of PLN-25-047 the Gonzales Minor Subdivision, Amendment 2025-01, Final Plat at 335 Rob Snow Road. The purpose of this action was to divide Lot 1 into two separate parcels. The applicant was planning on keeping the parcel she resides on and giving the other to her son. The existing parcel was zoned as Residential.

Chairman Medina opened the floor for public comment.

Chairman Medina closed public comment.

Commissioner Brown moved to approve PLN-25-047 Gonzales Minor Subdivision, Amendment 2025-01, Final Plat at 335 Rob Snow Road with Findings A and B, and with Conditions 1-9 as presented. Commissioner Ranson seconded the motion and it carried unanimously.

C. Public Hearing for Consideration of Approval of PLN-25-049 Risk, Rio Blanco Subdivision A, Amendment 2025-01, Final Plat at 92 Wilshare Court

Owen O'Dell, Interim Development Director, stated the Risk and Grover families had applied for approval of PLN-25-049 the Rio Blanco Subdivision A Amended, Amendment 2025-01, Final Plat. The purpose of this action was to amend and consolidate the original 9 platted lots by creating 2 new lots and to vacate a small portion of the Wilshare Court Right-of-Way. Lot 15XZ, located at 92 Wilshare Court would be approximately 12.244 acres and Lot 21XZ located at 1224 County Road 335 would be approximately 9.875 acres in size. The existing parcels were zoned Agricultural Estates.

Chairman Medina opened the floor for public comment.

Chairman Medina closed public comment.

Commissioner Ranson moved to approve PLN-25-049 Risk, Rio Blanco Subdivision A, Amendment 2025-01, Final Plat at 92 Wilshare Court with Findings A and B, and Conditions 1-3 as presented. Commissioner Brown seconded the motion and it carried unanimously.

D. Public Hearing for Consideration of Approval of PLN23-153 Project Sanctuary, Wilderness Lodge, Board Conditional Use Permit Renewal

Owen O'Dell, Interim Development Director, stated Heather Ehle, representing Project Sanctuary, Wilderness Lodging Establishment, Board Conditional Use Permit Renewal at 1099 Blue Creek Road to operate a wilderness lodge as a sanctuary hosting therapeutic retreats for veterans and their families. The parcel was currently being operated by Project Sanctuary as a Wilderness Lodge, Patriot Pines. The parcel was currently zoned Agricultural Ranching.

Chairman Medina opened the floor for public comment.

Heather Ehle Ray, 160 Pinon Cswy, stated they purchased a retreat center to run a retreat center. She believed all of the neighbors knew the retreat was at the end of the road when they purchased their properties. She said the property would only be used 116 days for 12 events. She asked the Board to approve so they can continue to service military and first responders along with their families.

Andrew Hockman, 215 Shadow Pl., after serving in the US Airforce and retiring he has lived here for 15 years. He stated him and his wife serve on the Board of the Sanctuary. He served our country for 40 years. He gave some of his history while he was on active duty and he believed these type of establishments were very beneficial to men and women that gave to our country.

Rick Walker, 60 Stephens Cir., stated he is the president of the Vets for Vets here in Archuleta County. He was in favor of Project Sanctuary. He stated it was important to support our veterans and their families because when veterans are sent off to war, its unknown if the person leaving will be the same one coming back home. There are few entities that serve the whole family rather than just the veteran. He thought this was beneficial to the whole family instead of just giving medicine like the VA.

Jacque Fahrion, 251 Blue Creek Rd., she is not against the organization. She stated it was for the safety and concern for their neighborhood. She believed they were misled and were given incorrect information. She was concerned for emergency services to access any of the houses in case of an emergency. She stated Blue Creek Road was very narrow and the water delivery truck drives down the middle of the road and two vehicles

Richard Sabastian, 459 Evergreen Dr., stated all veterans have sworn to put their lives on the line for the service of their country. He believed all of the veterans deserved support from their community and have access to Project Sanctuary and be able to heal.

Jill Mondragon, 9 Rodriguez Rd. in New Mexico, wanted to express what Project Sanctuary means to her family. Her husband was a veteran and when he came home from active service, he was not the same person. Her family visited Project Sanctuary and learned coping skills to learn to deal with the emotions and suicidal thoughts. She was in favor of Project Sanctuary and asked the Board to approve it.

Chairman Medina closed public comment.

Commissioner Brown moved to approve PLN23-153, the Project Sanctuary, Wilderness Lodging Establishment, Board Conditional Use Permit Renewal at 1099 Blue Creek Road with Findings A and B, and Conditions 1-11 as presented. Commissioner Ranson seconded the motion and it carried unanimously.

Chairman Medina recessed the Land Use Regulations Public Hearing and convened the Liquor Board at 2:40 p.m.

Chairman Medina had to step out and hand the meeting over to Vice-Chair Brown.

Liquor Board

Vice-Chair Brown swore in Micayla Porter, Administrative Assistant, for testimony.

A. Consideration of Approval of a Special Events Permit for Pagosa Lakes Property Owners Association

Tonya McCann, Executive Assistant/Paralegal, presented an application for a Special Events Permit for Pagosa Lakes Property Owners Association to sell Malt, Vinous and Spiritous Liquor at 45 Eagles Loft Circle, Pagosa Springs, CO for their 2025 Triathlon, scheduled for August 23, 2025. The Sheriff had been notified of this event and the proper fees had been collected. The premises was posted for the required ten days prior to the event. **Commissioner Ranson moved to approve a Special Events Permit for Pagosa Lakes Property Owners Association for the**

2025 Triathlon on August 23, 2025 as presented. Commissioner Brown seconded the motion and it carried.

B. Consideration and Approval of a Festival Permit for Wood’s High Mountain Distillery

Tonya McCann, Executive Assistant/Paralegal, presented an application for a Festival Permit for Wood’s High Mountain Distillery, LLC for the 2025 Grillin & Distillin Event to be held on August 23, 2025 from 12:00-5:00 p.m. at the Archuleta County Fairgrounds located at 344 Hwy 84 in Pagosa Springs, CO. This permit would allow Wood’s High Mountain Distillery, LLC to hold a festival where they may conduct joint tastings and engage in any retail operations authorized by their licenses. The Sheriff had been notified of this event, the applicant had provided the control plan as required by the state and the proper fees had been collected. **Commissioner Ranson moved to approve a Special Event Festival Permit for Wood’s High Mountain Distillery for the 2025 Grillin’ & Distillin’ event on August 23, 2025 as presented. Commissioner Brown seconded the motion and it carried.**

Vice-Chair Brown adjourned the Liquor Board and reconvened the Regular Meeting at 2:44 p.m.

Consent Agenda

A. Payable Warrants and Purchase Cards

Payable Warrants for dates of JUL 16 2025-AUG 05 2025	
General Fund Payable	\$ 605,567.80
Road and Bridge Fund Payable	\$ 2,528,542.20
Department of Human Services Fund Payable	\$ 15,527.02
Public Health	\$ 17,174.06
1A Fund	\$ -
All Combined Dispatch Fund Payable	\$ 4,432.76
Conservation Trust	\$ 9,003.15
Justice System Capital Fund	\$ -
Solid Waste Fund Payable	\$ 245,801.24
Airport Fund Payable	\$ 6,150.79
Fleet Fund Payable	\$ 147,195.62
Total	\$ 3,579,394.64

Payable ACH/Wire Transfers for dates of JUL 16 2025-AUG 05 2025	
General Fund Payable	\$ 8,668.50
Road and Bridge Fund Payable	\$ 974.17
Department of Human Services Fund Payable	\$ 747.25
Public Health	\$ 548.39
1A Fund	\$ -
All Combined Dispatch Fund Payable	\$ 5,065.33
Conservation Trust	\$ -
Justice System Capital Fund	\$ -
Solid Waste Fund Payable	\$ 558.82
Airport Fund Payable	\$ 148.75
Fleet Fund Payable	\$ 17,538.81
Total	\$ 34,250.02
Payable Purchase Card Items for dates of JUL 16 2025-AUG 05 2025	
General Fund Payable	\$ 25,787.58
Road and Bridge Fund Payable	\$ 710.28
Department of Human Services Fund Payable	\$ 4,392.25
Public Health	\$ 2,863.65
1A Fund	\$ -
All Combined Dispatch Fund Payable	\$ -
Conservation Trust	\$ -
Justice System Capital Fund	\$ -
Solid Waste Fund Payable	\$ 160.06
Airport Fund Payable	\$ 163.52
Fleet Fund Payable	\$ 5,741.24
Total	\$ 39,818.58

- B. Consideration of Resolution 2025-41 Lot Consolidation in Aspen Springs Subdivision No. 3, Owned by Zhen and Shanta Tucker
- C. Consideration of Resolution 2025-42 Lot Consolidation in Aspen Springs Subdivision No.3, Owned by Zhen and Shanta Tucker
- D. Consideration of Resolution 2025-43 Lot Consolidation in Aspen Springs Subdivision No. 3, Owned by Zhen and Shanta Tucker
- E. Consideration of Resolution 2025-44 Lot Consolidation in Aspen Springs Subdivision No.1, Owned by Quiller.....
- F. Consideration of Resolution 2025-45 Lot Consolidation in Pagosa Highlands Estates, Owned by Andrew and Edward Green
- G. Consideration and Approval of the Legal Lot Certification IDP25-067
- H. Consideration of Approval of a Letter of Support for Aspen House
- I. Consideration of Approval of a Letter to State Representative for Bipartisan Actions Regarding Unfunded State Mandates
- J. Ratification of the Chair’s Signature on an Agreement with Woolpert, Inc. for the Construction of Airport Parking Lot

- K. Consideration of Approval of a Contract with Pagosa Community Initiative for the Archuleta County Collaborative Management Program
- L. Consideration of Approval of an Amendment to the Contract with Pictometry International Corporation
- M. Consideration and Authorization of the Release of Insurance Funds from CTSI to Ronnie Urbanczyk
- N. Consideration of Approval of the Animal Shelter Management and Services Agreement with Humane Society of Pagosa Springs

Jack Harper, County Manager, read the Consent Agenda for the record.

Commissioner Ranson moved to approve the Consent Agenda as presented. Commissioner Brown seconded the motion and it carried.

New Business

A. Second and Final Reading of Ordinance No. 25-2025 for Safe Use of Public Property to Limit Public Camping and Prohibit Temporary Structure on Public Property Within Archuleta County

Mike Le Roux, County Sheriff, stated this ordinance was approved on first reading at the July 1, 2025 Regular Meeting of the Board of County Commissioners. The ordinance was published in full in the Pagosa Sun on July 16, 2025 and there have been no changes to the ordinance except for the certification page from the first reading. **Commissioner Ranson moved to adopt the second reading of the Ordinance 25-2025 concerning Safe Use of Public Property to Limit Public Camping and Prohibit Temporary Structure on Public Property within Archuleta County and order it published one time by title only in the Pagosa Sun and on the county website as presented. Commissioners Brown seconded the motion and it carried.**

B. Consideration of Approval of the Animal Shelter Management and Services Agreement with Humane Society of Pagosa Springs

This Item was moved to the Consent Agenda as Item N

C. Consideration of Approval to Order the ADA Ford Transit Electric Van from Rae Consultants, Inc., Davey Coach

Andrew Mylroie, Transportation Director, stated this item was to order the ADA Ford Transit Electric Van for the Archuleta County Transportation Department. The cost for this van was \$199,300.00 which was funded in full by the Electric Transit Subaward Grant awarded to Archuleta County on January 30, 2024. **Commissioner Ranson moved to approve the order of the ADA Ford Transit Electric Van from Rae Consultants, Inc., Davey Coach for an amount not to exceed \$199,300.00 which is funded 100% by the Electric Transit Subaward Grant awarded to Archuleta County on January 30, 2024. Commissioner Brown seconded the motion and it carried.**

D. Consideration of Approval of a Contract with AEC-West Consultants, Inc.

Owen O'Dell, Interim Development Director, presented a contract with AEC-West Consultants, Inc. for building inspections and plan review services. **Commissioner Ranson moved to approve**

a contract with AEC-West Consultants, Inc. for building inspections and plan review services for Archuleta County. Commissioner Brown seconded the motion and it carried.

E. Consideration or Entering into a Lease Agreement with Wyndham Vacation Resorts, Inc. for Temporary Office Space for the Offices of the County Assessor, Clerk & Recorder, Treasurer/Public Trustee and the Department of Human Services

Cathleen Giovannini, County Attorney, presented a lease between Wyndham Vacation Resorts, Inc. and Archuleta County for temporary office space for the offices that were displaced by the fire on June 12, 2025 at the 449 San Juan Street building. **Commissioner Ranson moved to enter into a Lease Agreement with Wyndham Vacation Resorts, Inc. for temporary office space for the offices of the Assessor, Clerk & Recorder, Treasurer/Public Trustee and the Department of Human Resources. Commissioner Brown seconded the motion and it carried.**

Commissioner Comments

There were none.

With no further business coming before the Board, the meeting was adjourned at 3:06 p.m.

Approved this 5th day of May 2026.

Kristy Archuleta
Archuleta County Clerk & Recorder

Veronica Medina, Chairman