Archuleta County Planning Commission Minutes, Regular Meeting August 13th, 2026

The Archuleta County Planning Commission held a meeting on Thursday, August 13th, 2026, at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Chair Nobles called the meeting to order at 6:00 pm.

Commissioners in attendance:
Chair Matt Nobles, Vice Chair McAllister, Peter Vecvanags, Jeff Jones and Sandra Dillon were present establishing a quorum.

Staff in Attendance:
Cathleen Giovannini, County Attorney; Longinos Gonzalez, Jr.; Eva Kruse, Director of Development; Mark Olguin, Land Use Attorney; Valerie Capone, Planner; Katie Neher, Planner

Agenda Review:
Chair Nobles expressed concerns regarding items B and C being on the agenda for a special meeting rather than a regular meeting. He further emphasized the risk of setting precedent if they choose to approve the agenda as is. Vice Chair McAllister explained his understanding of Chair Nobles concerns but believed this would not set a precedent moving forward.

Commissioner Dillon moved to approve the Meeting Agenda, as presented. Commissioner Jones seconded the motion, and it was carried 4-1 with Chair Nobles voting nay.

Public Comment:
Chair Nobles opened the floor for public comments. There were no public comments regarding items not on the agenda.

Old Business:

A. **Consideration and Approval of Minutes from Planning Commission Regular Meeting on July 23, 2026**

Chair Nobles asked if all Commissioners were able to review the agenda and asked if there were any adjustments.

Chair Nobles adjusted the minutes to reflect the correct Commissioner who had adjourned the meeting. The minutes indicated Vice Chair McAllister adjourned, however, it was Chair Nobles.

Chair Nobles also adjusted the minutes to clarify that the tabling of PLN-BCUP-26-039 was due to the request of more documentation from Planning Staff, not the applicant.

Vice Chair McAllister moved to approve the Meeting Minutes for July 23, 2026 with the adjustments made. Commissioner Vecvanags seconded the motion and approved unanimously (5-0).

New Business:

A. **Discussion Item – Comprehensive Plan Update – Presented by HRGreen**

Ed Boik of HRGreen, the consulting firm hired by the County for the Comprehensive Plan Update, gave a brief presentation about the purpose, timeline, and current state of the Comprehensive Plan.

Concluding the presentation, Vice Chair McAllister asked if only one public outreach meeting would be held before the draft was completed. Ed confirmed this is the case because this is what the County scoped out in the request for proposals (RFP) as well as surveys and other online materials. Ed also added that there will be another public outreach meeting conducted once the draft is complete.

Chair Nobles asked how long until data stops being collected, in which Ed indicated an approximation of 2 weeks. Matt then asked where the survey was put out. Director of Development, Eva Kruse, said the survey was sent to all County

employees, posted on the County website, the County Facebook page, and there were paper copies provided at the public workshop on August 12th.

Commissioner Dillon wanted to ensure that the strict deadlines set by the State for specific elements, such as water supply and strategic growth, are being accounted for to allow plenty of comment period before the draft is complete.

Chair Nobles confirmed with Staff and HRGreen that adoption of the plan can be done in pieces.

Chair Nobles then opened the floor for public comment regarding this item.

Christa Chagra, 60 Lilac Ct, asked if the online survey could be completed more than one time by the same person. Eva and HRGreen confirmed that this is not possible.

David Laufer, 383 Rambling Pl, shared his opinion about how the comprehensive plan should be rewritten. He discussed how the plan should strategize for growth rather than focus on preservation. He did not believe there were sufficient means to meet community needs in terms of revenue. He believed incomes were too low compared to housing costs and noted that people were reluctant to support growth. He believed the narrative should focus on helping people understand that growth was necessary and needed to occur in the right way. Otherwise, the community would remain stuck. He noted that the community could no longer rely on snow and was losing more people while struggling to replenish the workforce.

Chair Nobles closed the floor for Public Comment.

B. PLN-REZ-26-050 Cloman Blvd – Administrative Rezoning

Development Director Eva Kruse presented the staff report for this project.

Vice Chair McAllister asked about airport easements. Eva explained that the avigation easements would not be completed until the property was ready for development and that they would be addressed during the site plan review stage.

County Attorney Cathie stated that the easements were in progress and had been submitted to the FAA.

Chair Nobles asked whether there was a development plan or proposed development plan and expressed concerns about wetlands on the parcel. He also asked what the purpose of the rezone would be because a Board Conditional Use Permit had previously been approved for Intermountain Propane as use in the Agriculture Ranching zoning district.

Eva explained that no development plan had been proposed. She also noted that the property that Intermountain Propane operates on is not the only parcel being proposed for this rezoning. Additionally, she noted that one of the parcels proposed for rezoning had previously been denied for use as a transfer station, insinuating that this rezone would allow for the County to move forward with that potential use.

Chair Nobles expressed doubt that the rezoning would bring businesses to the area and raised concerns about the potential impacts of rezoning without a specific development plan.

Eva clarified that a development plan had not been requested.

Chair Nobles stated that he agreed the property should be zoned Industrial but continued expressing concern about moving forward with a rezone without a development plan.

Vice Chair McAllister asked for confirmation that the rezoning decision was ultimately a County decision, and Eva confirmed that it was.

Chair Nobles opened the floor to public comment.

Suzanne Dimeff, 1266 Oren Rd, asked about the airport master plan and requested there to be integration between this plan and the Comprehensive Plan.

Chair Nobles closed public comment.

Commissioner Vecvanags also expressed concerns regarding the review criteria, particularly the statement that there would be no adverse effects.

Chair Nobles stated that he believed the County should work with the applicant to develop a development plan, given that the County had a 10% ownership stake in the property.

Commissioner Dillon asked whether Chair Nobles was suggesting that a development plan be prepared, and Chair Nobles confirmed that he was.

County Manager Longinos Gonzalez, Jr. stated that he would ensure those discussions took place and would explain that a development plan was not required as part of a rezoning request.

Chair Nobles stated that he understood, but expressed concern because this was the largest rezoning request and involved rezoning the property to Industrial.

Vice Chair McAllister motioned to approve the rezone request. Commissioner Jones seconded. The motion passed 3-2 with Vice Chair McAllister, Commissioner Jones, and Commissioner Dillon voting aye, and Chair Nobles and Commissioner Vecvanags voting nay.

C. PLN26-051 – Archuleta Air Industrial – Minor Subdivision Final Plat

The staff report for the project was presented by Eva Kruse.

Commissioner Dillon asked whether the larger lot could be divided and, if so, whether the resulting parcels would have adequate access. Eva explained that access would be provided from Cloman Boulevard and that an access permit would be required.

Chair Nobles explained that the proposed division would only be possible if the rezoning request was approved.

The floor was opened for the applicant to speak his case.

Ronnie Urbanzyk of Silesia Properties plead his project's case.

Vice Chair McAllister asked whether the four-acre parcel would be sold. Ronnie explained that he intended for the four-acre Intermountain Propane parcel to remain separate.

Chair Nobles opened the floor for public comment. No public comment provided.

Commissioner Dillon motioned to approve the subdivision request with the condition that an avigation easement be attached to the final plat for recording. Commissioner Jones seconded. The motion unanimously passed 5-0.

Director's Report

Staff met with the San Juan Water Conservancy District.

Staff also held focus groups with stakeholders and HRGreen. A summary of the focus group discussions was received and would be provided to the Commissioners.

Staff continued to meet monthly with the Pagosa Lakes Property Owners Association (PLPOA) and explained that the association represented a large residential area.
Staff received more than 212 responses to the community survey.

One project was scheduled for the next meeting.

Vice Chair McAllister asked about the integration of the 1300 Workforce Housing initiative and the Comprehensive Plan. Eva explained that the Housing Action Plan had been incorporated into the Comprehensive Plan and was part of the data set being collected.

County Manager Longinos Gonzalez, Jr. stated that Jeff Sams was in the final stages of updating the Housing Action Plan.

Commissioner Dillon asked about Cerulean Skies and when the requested information would be provided. Staff explained that the information would be provided the following day.

County Manager Longinos Gonzalez, Jr., apologized for the misunderstanding regarding the special meeting agenda items.

Commissioner Comments

Chair Nobles stated that his term would expire in October and that he would conclude his service at the end of September.

Next Meeting:
August 27, 2026, at 6:00 pm

Adjourn:
Motion to adjourn made by Vice Chair McAllister and seconded by Commissioner Dillon. Vote was unanimously "Aye."

Chair Nobles adjourned the meeting at 7:13 pm.

Approved this 27th day of August 2026.