



Archuleta County  
Development Services  
1122 US Hwy 84 / P. O. Box 1507  
Pagosa Springs, Colorado 81147  
970-264-1390

## STAFF REPORT

TO: Archuleta County Planning Commission

FROM: Pamela Flowers, Development Director

DATE: July 26, 2023

STAFF  
REPORT: D'Aumeries Private Helipad BCUP (PLN 23-117)

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### EXECUTIVE SUMMARY

Baudouin D'Aumeries has applied for Approval of **PLN 23-117 a Private Helipad Board Conditional Use Permit (BCUP)** to construct a 100' x 300' landing strip and 45' x 45' helipad on the parcel located at 3700 Terry Robinson Rd. The parcel is zoned Agricultural Ranching (AR). Additionally, a 30' x 50' building will be added to the site as well for storage and vehicle parking.

All files associated with this application and its review are available for closer examination on the Archuleta County Website on the Planning Department's Planning Proposals Page at this link:

<http://archuletacounty.org/467/Planning-Proposals>

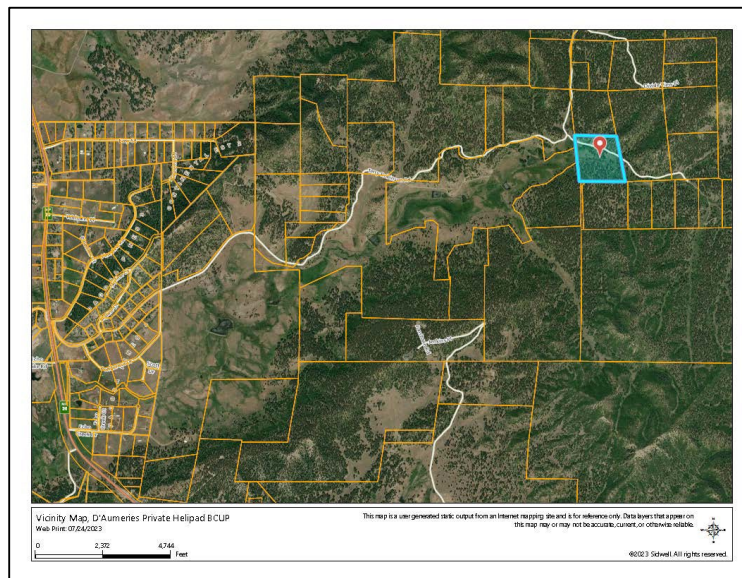


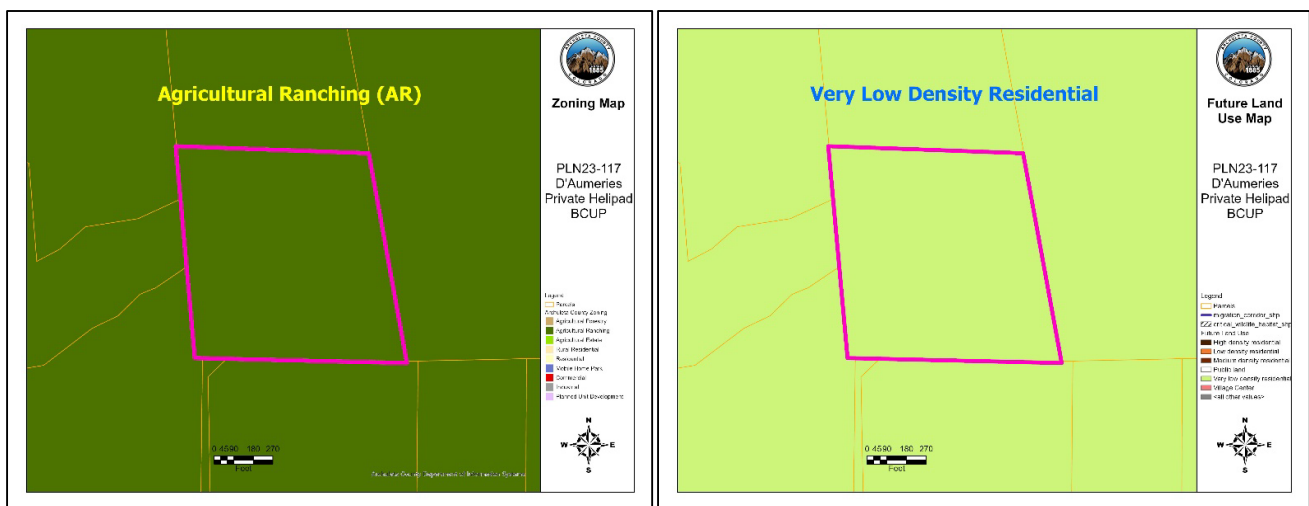
Table 3: Uses by Zoning District of the *Archuleta County Land Use Regulations* (“the Regulations”) allows a Helipad in the Agricultural Ranching (AR) zoning district with approval of a Board Conditional Use Permit (BCUP).

Public notice requirements outlined in Section 2.2.3 were met for this project.

## DISCUSSION

### *Future Land Use and Zoning Review*

The parcel is zoned Agricultural Ranching (AR). The Future Land Use Map designates this area as Very Low Density Residential. This use is consistent with this designation.



### *Referral Agency Review*

The project was staffed to all the required agencies as listed in Section 2.2.5 of the Regulations. Received comments are included in the conditions recommended below and are attached.

### *Planning Staff Review*

The Staff conducted a detailed review of requirements for this application and has completed the Standards & Criteria Review Matrix resulting in additional recommended conditions. Staff also considered the concerns expressed in neighbor opposition comments, and those items are also included in the matrix review. This matrix is attached.

### Review Criteria

- (1) The relationship and impact of the use on the development objectives of Archuleta County.
- (2) The effect of the use on light and air, distribution of population, transportation facilities, utilities, schools, parks and recreation facilities, and other public facilities.
- (3) The effect of the use upon traffic, with particular reference to congestion, vehicular and pedestrian circulation, safety and convenience, traffic flow and control, access, maneuverability, and removal of snow from the roads, sidewalks and parking areas.

- (4) The effect of the use upon the character of the area in which the proposed use is to be located, including the scale and bulk of the proposed use in relation to surrounding uses.
- (5) The adequacy of the design features of the site to accommodate the proposed use, including but not limited to accessibility, service areas, parking, loading, landscaping, and buffering, lighting, etc.
- (6) The effect of the use upon the natural resources and wildlife habitat areas.
- (7) Such other factors and criteria as the Planning Commission and the Board of County Commissioners deems applicable to the proposed use.

#### Necessary Findings

- (1) That the proposed location of the use, the proposed access to the site, and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
- (2) That, if required by the proposed use, there are adequate and available utilities and public services to service the proposed use, without reduction in the adequacy of services to other existing uses. These utilities and public services may include, but are not necessarily limited to, sewage and waste disposal, water, electricity, law enforcement, and fire protection.
- (3) That the proposed use will be compatible with adjacent uses, including but not limited to site design and operating factors, such as the control of any adverse impacts including noise, dust, odor, vibration, exterior lighting, traffic generation, hours of operation, public safety, etc.

#### RECOMMENDATION AND FINDINGS

**Based on the evidence provided, if the Applicant has met the goals and objectives of the Land Use Regulations, then the Planning Commission would find that:**

- a. The application **DOES MEET** the review *criteria* for a Board Conditional Use Permit in Sec 3.2.3.4 of the Regulations, and
- b. The application **DOES MEET** the required *findings* for a Board Conditional Use Permit in Sec 3.2.3.5 of the Regulations, and

That the **Planning Commission RECOMMENDS APPROVAL of PLN23-117 the D'Aumeries Private Helipad Board Conditional Use Permit** as presented with the following conditions:

1. Applicant must ensure stormwater containment is maintained throughout construction.
2. Applicant must provide a Wetlands Development Permit from US Army Corps of Engineers prior to commencement of any development.
3. Applicant must limit site construction activities to the months of May through November to reduce impacts on wintering elk populations.
4. Applicant must submit updated Title Work and Site Plan identifying all easements of record and proper setbacks for development on the parcel.
5. Applicant must include location of the ditch and stream present on the parcel on the updated Site Plan to ensure no negative impacts from planned development.

6. Applicant must provide adequate fire protection equipment (extinguisher) as required by NFPA 10 at the site.
7. Applicant must ensure Helipad has accidental fuel spill containment measures adequate to capture potential spilled jet fuel as required by IFC, NFPA, and approved by PFPD.

#### PROPOSED MOTION

**I move to RECOMMEND APPROVAL PLN 23-117, the D'Aumeries Private Helipad Board Conditional Use Permit with findings A and B, and condition 1-7, as presented.**

#### ATTACHMENTS

Attachment 1: Initial Site Plan

Attachment 2: Review Matrix

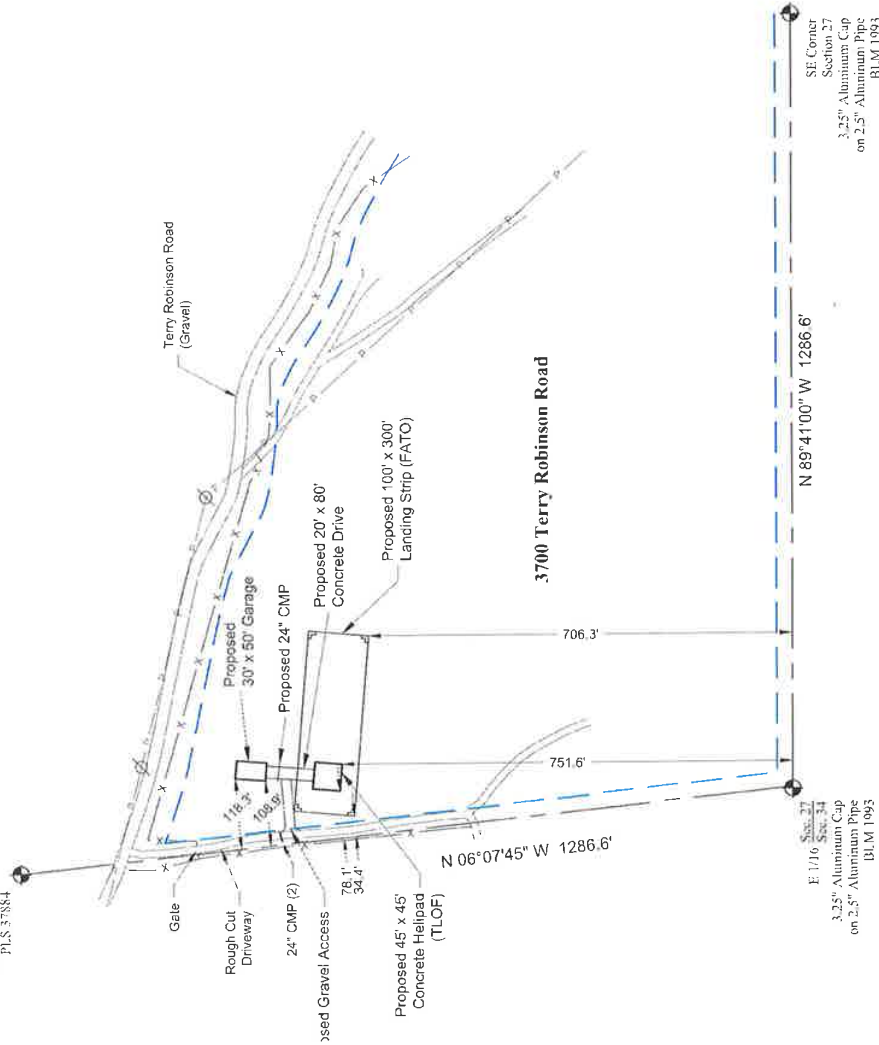
# PROPOSED SITE PLAN

## 3700 Terry Robinson Road

Lying within the SE1/4 SE1/4 Section 27, T.35N R.1W, N.M.P.M.,  
ARCHULETA COUNTY, COLORADO



SE 1/16  
Section 27  
2.5" Aluminum Cap  
on 3.4" Rebar  
PLS 37884



**PROPERTY DESCRIPTION:**

The SE1/4SE1/4 of Section 27, Township 35 North, Range 1 West, N.M.P.M., Archuleta County, Colorado.

**SURVEYOR'S STATEMENT:**

I, David J. Murrey, a Professional Land Surveyor licensed in the State of Colorado, do hereby state to, and only to, Baudouin Daumeries that this Proposed Site Plan is an accurate representation of the ground surface and existing features except for underground utilities; that said survey was made on the ground by me or under my direct supervision, responsibility and checking during the month of July 2022 and is correct to the best of my knowledge, information and belief. Said survey is not a Land Survey Plat or Improvement Survey Plat.



### PROPOSED SITE PLAN

#### 3700 Terry Robinson Road

Lying within Section 27, T. 35N R. 1W, N.M.P.M.,  
ARCHULETA COUNTY, COLORADO

PROJECT NO: 22151.1	SCALE: 1" = 200'
DRAWN BY: MTC	MURREY LAND SURVEYING
CHECKED BY: DJM	PO BOX 5532
SURVEYED BY: DJM	PAGOSA SPRINGS, CO 81147
	(970) 946-1043

**NOTES:**

- Bearings and distances shown hereon are approximate.
- Utility connections may be located under and through each residence and lot shown hereon for service to adjacent residences and lots. Only those utilities visible at the time of this survey are shown. The location of underground connections are unknown.
- Estimated area of disturbance for proposed improvements = ± 0.780 Acres (33,980 Sq. ft.).
- Archuleta County zoning designation AR (Agricultural Ranching).
- It shall be the responsibility of the contractor and property owner to notify adjacent lot owners and acquire permission for any intrumentation upon or usage of their respective property during construction.
- The entire helipad building site as shown hereon is on slope grades less than 20%.

Building Setback Limits per Archuleta County zoning designation AR (Agricultural Ranching) (50' Front/ 25' Sides & Rear)



**STANDARDS AND CRITERIA REVIEW**  
**PLN 23-117 / DAUMERIES / PRIVATE HELIPAD BCUP / 3700 TERRY ROBINSON**

Item #	Reference	Standard/Criteria	Comparison	Meet / Not Meet	Condition #
	<b>5.2.1</b>	<b>Preservation of Surface Water Resources</b>			
		<b>Water Quality Control.</b> The Federal Clean Water Act and the National Pollutant Discharge Elimination System (NPDES) are intended to reduce pollutants entering streams, rivers, lakes, and wetlands as a result of runoff from residential, commercial, and industrial areas. State of Colorado regulations control storm water discharges from construction activities that disturb at least one (1) acre of land or is part of a larger common plan of development or sale that will disturb at least the minimum land area.	Disturbed site less than 1 acre.	NA	
<b>1</b>	5.2.1.1				
<b>2</b>	Subsection (1)	Best management practices should be used to mitigate potential pollutants in stormwater runoff, during construction and for the life of the project.	Applicant must ensure stormwater containment is maintained during construction.	NOT	1
<b>3</b>	Subsection (2)	CDPHE, Water Quality Control Division (WQCD) requires persons responsible for land disturbance to obtain a stormwater discharge permit associated with construction activities through the Colorado Discharge Permit System (CDPS) before construction.	See Item #1	NA	
<b>4</b>	Subsection (3)	Disturbance of any area of land in a Special Flood Hazard Area (SFHA) or Floodplain Overlay District (FO) may also require a Floodplain Development Permit under Section 10 of the Regulations.		NA	
<b>5</b>	5.2.1.2	<b>Water Body Setbacks.</b> All roads and driveways, and all structures and improvements, shall be located a minimum of twenty-five (25) feet from the Ordinary High-Water Mark (OHWM) of any perennial Water Body.		NA	
<b>6</b>	5.2.1.3	<b>Wetlands Protection.</b> Delineated wetlands shall be shown on Site Plans, and mitigation measures described in the narrative for any Land Use Permit.	Applicant must provide a Wetland Development Permit from US Army Corps of Engineers prior to commencement of any development.	NOT	2
	<b>5.2.2</b>	<b>Preservation of Natural Features and Resources</b>			
		<b>Natural Features:</b> Provisions shall be made to preserve natural features of the site, such as unusual rock formations, lakes, rivers, streams, and trees.			
<b>7</b>	5.2.2.1	<b>(1)</b> Significant vegetation, including dominant or mature trees and shrubs and endangered species, should be retained where possible and in accordance with Community Wildfire Protection Plan requirements. When regenerating sites, replacement trees or shrubs shall be selected from		NA	

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		indigenous species native to the region (Ponderosa Pine, etc.). Provisions shall be made to provide adequate hydration and appropriate soil for the replacement trees to ensure successful growth.		
<b>8</b>	<b>5.2.2</b>	<b>Archaeological Resource, Cultural Resource, or Historical Resources:</b> Provisions shall be made to preserve archeological, cultural, or historical resources on the site.		NA
	<b>5.2.3</b>	<b>Mitigation of Natural Hazards</b>		
		<b>Steep Land:</b>		
		<b>(1)</b> Any structure <b>built upon</b> slopes of greater than twenty (20) percent shall meet the “County Typical Foundation for Slopes” or require engineered foundation plans.		
<b>9</b>	5.2.3.1	<b>(2)</b> Slopes of thirty-three (33) percent or greater shall not be <b>built upon</b> with habitable structures unless a geotechnical investigation and report proves no geologic hazards exist such as excessive erosion, landslides, rock falls, collapsible soils, etc., or unless appropriate provisions identified in the report are incorporated into engineered foundation plans to eliminate or control the hazard(s).		MEETS
		<b>(3)</b> Habitable structures <b>built adjacent to</b> slopes of thirty-three (33) percent or greater must meet setbacks outlined in the Adopted Building Code, or as identified in a geotechnical investigation and report. Any roads, trails, or driveways shall only be built in accordance with <i>Archuleta County Road and Bridge Design Standards</i> , except for the purpose of forestry management or wildfire protection.		
<b>10</b>	5.2.3.2	<b>Geologic Hazard Areas:</b> The County shall not approve any development if the proposed project is located in an identified geologic hazard area or is suspected by the County to be in a geologic hazard area, unless the developer can submit adequate evidence, prepared by a Colorado registered professional engineer or qualified geologist, that the proposed project meets the following criteria.		MEETS
<b>11</b>	5.2.3.3	<b>Flood Hazard Areas:</b> The County shall not approve any development if the proposed project is located in an identified flood hazard area or is in an area suspected by the County to be a flood hazard area, unless the developer can submit adequate evidence from a Colorado registered professional engineer or FEMA, that the proposed project is not in a flood hazard area or unless the proposed project		MEETS

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		meets the requirements of the Archuleta County Floodplain Management Regulations [Section 10] within said flood hazard area. Under no circumstances shall dwelling units be constructed in the floodway.			
<b>12</b>	5.2.3.4	<b>Wildfire Hazard Areas:</b> The County shall not approve any development if the proposed project is located in an identified wildfire hazard area, or is suspected by the County to be in a wildfire hazard area, unless the developer can submit adequate evidence, prepared by a qualified professional forester, that the proposed project meets the following criteria:	See Item #22	NOT	
<b>13</b>	5.2.3.5	<b>Radiation Hazard Areas:</b> The County shall not approve any development plan if the proposed project is in an area identified by a qualified geologist as a radiation hazard area, unless the developer can submit adequate evidence, prepared by a Colorado registered geologist, that the proposed project meets the following criteria:		NA	
<b>14</b>	5.2.2.3	<b>Wildlife Habitat Protection:</b> Verify wildlife mitigation corridors and critical habitat as designated in the Community Plan.	Applicant must limit site construction activities to the months of May through November to reduce impacts on wintering elk populations.	NOT	3
<b>CDOW Comments</b>					
<b>5.3.1 Access Plan Required</b>					
		<b>Purpose and Authority.</b> This section is enacted pursuant to the authority granted under Colorado Revised Statute § 30-28-110 (3) (a). The purpose of this Section is to ensure that roads serving parcels of thirty-five (35) acres or more, which divisions are otherwise exempt from subdivision review by Archuleta County, provide adequate access, especially emergency vehicle access, to and from the public road system to such parcels. This Section shall not require any other review or approval beyond requiring adequate access and road design and construction.		NA	
<b>15</b>	5.3.1.1			NA	
		<b>Roads:</b> Road improvements such as graveling, paving, width of surfaced roadway, grades, shoulders, culverts, bridges, signs, upgrading of existing roads (which may include County accepted and maintained roads, or upgrading of access roads to the proposed project) shall be approved by the County Engineer and shall comply with <i>County Road and Bridge Design Standards</i> and/or State specifications which exist at the time the roads are submitted to the County	Applicant must submit updated Title Work and Site Plan identifying all easements of record and proper setbacks for development on the parcel.	NOT	4
<b>16</b>	5.3.2			NOT	



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		Commissioners for approval as part of the Improvement Agreement.			
<b>17</b>	<b>5.3.4</b>	<b>Drainage System:</b> Unless waived by the County Engineer, a professional engineer licensed in the State of Colorado will conduct a drainage study of the area to be developed and adjacent areas that affect the development. The results of the study shall be used by a developer to implement the design and construction of drainage facilities necessary to the development.	County Engineering Department does not require Grading and Drainage Plan for this small area of development and non-commercial use.	MEETS	
<b>18</b>	5.3.5.4	Residential, commercial, or industrial developments shall provide a network of public sidewalks that provide access from the public parking areas to the public buildings. Residential, commercial, or industrial developments should also provide a sidewalk or trail where property is adjacent to the right-of-way. This sidewalk or trail should run parallel to the right-of-way along the entire length of the property adjacent to the right-of-way.	NA		
<b>19</b>	<b>5.3.6</b>	<b>Utility Location</b>	LPEA Comments	MEETS	
<b>20</b>	<b>5.3.7</b>	<b>Sewage Facilities</b>		MEETS	
<b>21</b>	<b>5.3.8</b>	<b>Water Supply</b>	Applicant must include location of Echo Ditch on the Site Plan to ensure no negative impacts to the ditch from planned development.	NOT	5
<b>22</b>	<b>5.3.9</b>	<b>Fire Protection</b>	Applicant must provide adequate fire protection equipment (extinguisher) as required by NFPA 10 at the site.	NOT	6
	<b>5.4.1</b>	<b>Commercial Design Site Development Standards</b>			
	5.4.1.1	<b>Architectural Features</b>			
<b>23</b>	Subparagraph (1)	Building design and architectural styling should represent the historic nature of Archuleta County. Among those architectural styles are "Lodge" and "Territorial" and other architectural styles as noted by the Planning Department.		NA	
<b>24</b>	Subparagraph (2)	Architectural review is primarily a service of an Owners Association. The requirements of this section 5.4.1 shall be minimum standards, which property owners are encouraged to exceed.		NA	
<b>25</b>	Subparagraph (3)	Box-like structures and buildings with generic or brand name architectural design are discouraged.		NA	
	5.4.1.2	<b>Building Facades</b>			
<b>26</b>	Subparagraph (1)	Primary Facades. Ground floor facades abutting public roads and/or parking lots shall have arcades, display windows, entry areas, awnings, or other such features. Animating		NA	

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		features such as these must total no less than (60) percent of their horizontal length.			
<b>27</b>	Subparagraph (2)	Secondary Facades. Any façade, other than a primary façade, shall include an expression of architectural or structural bay through a change in plane of no less than twelve (12) inches in width, such as offsets, reveals, or projecting ribs.		NA	
<b>28</b>	5.4.1.3	<b>Building Entrances:</b> Primary facades of large retail buildings shall have clearly defined, highly visible customer entrances that feature unique architectural features including but not limited to: canopies, overhangs, recesses, arcades, peaked roof forms, arches, outdoor patios, display windows, and integral planters.		NA	
	5.4.1.4	<b>Building Materials and Color</b>			
<b>29</b>	Subparagraph (1)	Predominant exterior building material on all sides shall be high quality material, including the following and other materials with similar appearances and characteristics: brick, sandstone, other native stone, wood, and logs.		NA	
<b>30</b>	Subparagraph (2)	Color shades shall be used to facilitate unifying the development. Façade colors should be low reflectance, subtle, neutral or earth tone colors.		NA	
<b>31</b>	Subparagraph (3)	Exterior building material shall not include smooth-faced concrete block, aluminum or vinyl siding, or prefabricated steel panels.		NA	
	5.4.1.5	<b>Building Roof</b>			
<b>32</b>	Subparagraph (1)	Parapets concealing flat roofs and rooftop equipment, such as HVAC units, from public view are encouraged. Average height of such parapets shall not exceed fifteen (15) percent of the supporting wall.		NA	
<b>33</b>	Subparagraph (2)	Overhanging eaves should extend no more than three (3) feet past the supporting wall.		NA	
<b>34</b>	Subparagraph (3)	Sloping roof that does not exceed the average height of the supporting wall is strongly encouraged.		NA	
<b>35</b>	5.4.2.1	<b>Volume of Sound Generated:</b> Every use shall conform to the Archuleta County Noise Ordinance, as it may be amended, and be so operated that the volume of sound inherently and recurrently generated does not exceed fifty-five (55) decibels with a maximum increase of ten (10) decibels permitted for a maximum of fifteen (15) minutes in any one (1) hour at any point of any boundary line of the property on which the use is located. <i>If required by Planning Commission and or the Board of County Commissioners,</i>	Meets FAA Requirements for noise limits.	MEETS	

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			<i>data from monitoring of existing noise levels shall be gathered prior to the commencement of the use; then the area shall be monitored after establishment of the use.</i>		
<b>36</b>	5.4.2.2		<b>Vibration Generated:</b> Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point of any boundary line of the property on which the use is located.	NA	
<b>37</b>	5.4.2.3		<b>Smoke Emission:</b> Non-agricultural prescribed fire use must comply with CDPHE regulations. Every use shall be operated so emissions do not exceed a maximum of twenty (20) percent opacity or as required under regulation of the CDPHE, as verified by a CDPHE certified opacity reader.	NA	
<b>38</b>	5.4.2.4		<b>Emission of Particulate Matter.</b> Every use shall be operated in compliance with CDPHE, Air Quality Control Commission standards for particulate matter. Monitoring of certain uses may be required to establish whether compliance is being achieved.	NA	
<b>39</b>	5.4.2.5		<b>Emission of Heat, Glare, Radiation, and Fumes.</b> Unless otherwise permitted by the CDPHE, every use shall be operated so that it does not emit heat, glare, radiation, or fumes beyond the boundary line of the property on which the use is located.	NA	
	5.4.2.6		<b>Outdoor Storage</b>		
<b>40</b>	Subparagraph (1)		Outdoor storage may be a principle or accessory use of property. As a principle use for commercial purposes (in conjunction with a commercial enterprise or for fee or payment) is restricted to zoning districts shown in Table 3. a. All outdoor storage must meet the requirements of the Nuisance ordinance as it may be amended, in addition to these Regulations.	NA	
<b>41</b>	Subparagraph (2)		Except in the Industrial (I) zone, all outdoor storage shall be enclosed by a fence, barn, landscaping, wall, or other screening approved by the Director of Development, which will minimize visual contact of such storage from adjacent properties and roads. No materials or wastes shall be deposited upon a property in such form or manner that they may be transferred off the property by natural causes or forces. Materials and wastes shall be stored and/or disposed of only as approved by the Planning Department, in compliance with appropriate local, state, and federal waste disposal regulations.	NA	
<b>42</b>	Subparagraph (3)			NA	

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<b>43</b>	Subparagraph (4)	Outdoor storage of materials which might cause fumes, dust, fire hazard, or which may be attractive to rodents or insects is prohibited unless such storage is within enclosed containers and is specifically approved by the Planning Department.		NA	
<b>44</b>	Subparagraph (5)	<p>Outdoor storage of fuel, flammable or explosive liquids shall comply with the requirements of the adopted Fire Code.</p> <p>a. The Director, Planning Commission, and/or Board of County Commissioners may deny the establishment of uses which require such storage if the location of such use would create a danger or nuisance to the surrounding area and/or the general public.</p>	Applicant must ensure Helipad has accidental fuel spill containment measures adequate to capture potential spilled jet fuel as required by IFC, NFPA, and approved by PFPD.	NOT	7
<b>45</b>	5.4.2.7	<b>Water Pollution:</b> Surface water shall be retained on site or may be eliminated by a drainage system approved by the Planning Commission and/or the Board of County Commissioners, in accordance with the regulations of the CDPHE and the US Environmental Protection Agency. The quality and quantity of ground water shall not be negatively affected by the use, and proposed use of or effects to ground water shall be approved by all appropriate local, state, and federal agencies. All operations under this Section shall have an approved permit for non-point or point discharges from the CDPHE, Water Quality Control Division, if such permit is applicable to the use. Chemicals and other potential pollutants shall be disposed of only as permitted by state and federal agencies responsible for such activities. Monitoring may be required to determine compliance with state and/or federal standards.		NA	
	<b>5.4.3</b>	<b>Landscape Requirements</b>			
<b>46</b>	5.4.3.1	A minimum of fifteen (15) percent of developed commercial and industrial sites shall be landscaped.		NA	
<b>47</b>	5.4.3.2	All commercial and industrial development located along US Highways 160, 84, and 151 shall be buffered by a landscaped area a minimum of forty (40) feet wide, measured from the property line.		NA	
<b>48</b>	5.4.3.3	A landscaped buffer zone of five (5) to ten (10) feet shall be created between commercial and industrial parking areas along any major arterial or major pedestrian route.		NA	
<b>49</b>	5.4.3.4	The use of native landscaping (drought tolerant) materials is encouraged in required landscaped buffer areas as a method of reducing both water usage and nutrient runoff.		NA	

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		<b>Outdoor Lighting</b>	Lighting compliance will be validated during the building permitting process.	
<b>50</b>	<b>5.4.4</b>	<b>Outdoor Lighting</b>		
<b>51</b>	<b>5.4.5</b>	<b>Parking:</b> Areas shall be provided for off-street parking of vehicles for all development.		NA
<b>52</b>	5.4.5.1	A minimum of two (2) surfaced off-street parking spaces shall be provided for each residential lot or dwelling unit. The minimum size of each off-street parking space shall be one hundred sixty-two (162) square feet and measuring nine (9) feet wide by eighteen (18) feet long.		NA
<b>53</b>	Subparagraph (1)	Appropriate additional parking shall be provided for other facilities such as clubhouses, service facilities, etc.		NA
<b>54</b>	Subparagraph (2)	Auxiliary parking within a multi-family residential project shall be provided at a ratio of one parking space per two lots or per two dwelling units.		NA
<b>55</b>	5.4.5.2	Multi-family parking areas shall be paved, when required by the <i>Archuleta County Road &amp; Bridge Design Standards</i> , at the discretion of the County Engineer.		NA
<b>56</b>	5.4.5.3	All non-residential projects shall provide off-street parking as necessary for the proposed occupancy of the building(s).		NA
<b>57</b>	Subparagraph (1)	With any Development or Change of Use of property, Applicants shall demonstrate how they have calculated minimum necessary parking, such as the Institute of Traffic Engineers (ITE) Parking Generation manual, International Code Council Standards, or an original study.		NA
<b>58</b>	Subparagraph (2)	Handicapped parking shall be provided as required by the Americans with Disabilities Act (ADA).		NA
<b>59</b>	Subparagraph (3)	Additional parking for large vehicles such as trailers and recreational vehicles may be required, depending on usage.		NA
	5.4.5.4	<b>Design of Non-Residential and Multi-Family Parking Areas</b>		
<b>60</b>	Subparagraph (1)	Parking should be located at the rear or side of a non-residential building.		NA
<b>61</b>	Subparagraph (2)	Large parking lots should be divided into smaller component lots by landscaping and other appropriate features. Landscaping and accent paving are recommended to provide shade and indicate pedestrian linkages.		NA
<b>62</b>	Subparagraph (3)	Parking lots should provide adequate security and lighting and should limit visual clutter, parking lot signs, and equipment.		NA
<b>63</b>	Subparagraph (4)	Complementary uses of parking lots, such as evening entertainment and daytime offices, may be allowed to share		NA

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		parking to reduce the number of required parking spaces and is encouraged.			
<b>64</b>	Subparagraph (5)	<p>Parking Area Landscaping: When a site provides parking for more than ten (10) vehicles, at least ten percent (10%) of the total area of the parking lot shall be used for landscaping and/or aesthetic treatments. In addition:</p> <ul style="list-style-type: none"> <li>a. A minimum of one (1) tree (planted in tree islands) for each five (5) parking spaces shall be located within the parking area/lot.</li> <li>b. Tree islands shall be installed intermittently, have a length equal to a parking stall, be four (4) feet by four (4) feet in dimension at a minimum to protect plantings from vehicles and foot traffic and to accommodate a tree root system.</li> <li>c. All unimproved earth areas shall be planted, restored, or otherwise protected from erosion.</li> <li>d. Ongoing maintenance, including the replacement of dead or unhealthy plants shall be provided by the parking area owner/leaseholder.</li> </ul>	NA		
<b>65</b>	5.4.5.5	All non-residential parking areas shall be paved when required by the <i>Archuleta County Road &amp; Bridge Design Standards</i> . Variance to those standards may be appropriate for those uses which are located in the more rural areas of the County, and where the County Engineer and the Planning Department have determined that paving would be unnecessary.	NA		
<b>66</b>	5.4.5.6	Access and parking shall be designed to assure public convenience and safety, as required by the <i>Archuleta County Road &amp; Bridge Design Standards</i> . The parking layout and traffic flow pattern shall be approved by the County Engineer.	NA		
<b>67</b>	Subparagraph (1)	Parking areas shall be located so vehicles need not back out onto a public road.	NA		
<b>68</b>	Subparagraph (2)	Bicycle parking should be provided.	NA		
<b>69</b>	Subparagraph (3)	On-street parking may be used for auxiliary parallel parking on private streets and driveways, and other roads as permitted by the County Engineer, providing the paved surface is widened by a minimum of nine (9) feet on each side where parking is to be allowed.	NA		
<b>70</b>	<b>5.4.6</b>	<b>Buffers and Screening:</b> The perimeter of a development site may need to be buffered or screened with landscaping to	NA		

**STANDARDS AND CRITERIA REVIEW**  
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		create a noise and visual buffer or screening zone from the adjoining property, except for those portions used for ingress and egress. Interior buffers or screening may also be required to visibly separate one use from another.			
<b>71</b>	5.4.6.1	Earthen berms, fences, landscaping and/or open space may be used for a buffer or screening to mitigate adverse influence on adjacent uses.			
<b>72</b>	Subparagraph (1)	Buffering or screening shall be either a strip at least ten (10) feet wide of densely planted shrubs or shall be trees, at least four (4) feet high at the time of planting (or equivalent natural growth), of a type that will form a year-round dense screen at least six (6) feet high.			
<b>73</b>	Subparagraph (2)	Dumpsters shall be screened on at least three sides by an opaque fence, or by a wall within setbacks. A snow roof over dumpsters is encouraged, within setbacks.			
<b>74</b>	<b>5.4.7</b>	<b>Vision Clearance Area:</b> A Sight Distance Triangle shall be provided at all intersections within the vision clearance area as specified in Section 27.1.6.3 of the <i>Archuleta County Road &amp; Bridge Design Standards</i> .		NA	
<b>75</b>	5.4.7.1	The Corner Sight Triangle along road shall be measured on the frontage property line(s) or edge of an access easement. The Corner Sight Triangle along driveways shall be measured along the edge of the improved surface. In all zoning districts the minimum distance shall be twenty-five (25) feet or at driveways and alleys ten (10) feet.		NA	
<b>76</b>	5.4.7.2	A vision clearance area shall contain no plantings, walls, structures, or temporary or permanent obstructions exceeding three and one-half (3 ½) feet in height measured from the existing grade.		NA	



# Archuleta County Sheriff's Office

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Wednesday, July 12, 2023

## **Helipad Application Statement**

PAGOSA SPRINGS, Colo.

Good morning Pam,

In response to the current Private Helipad Board Conditional Use Permit Application submitted by Mr. Baudouin D'Aumeries for a property located on Terry Robinson Rd, Archuleta County Sheriff's Office (ACSO) is neither in support, nor in opposition of the application.

Archuleta County Sheriff's Office has had preliminary discussions with the operator on the potential for use as a Search & Rescue resource. The ACSO is constantly exploring opportunities in which to provide a more efficient service to anyone requiring assistance in the backcountry. All missions are reviewed individually and the decision to deploy aerial assets is made based on the mission specifics.

Currently there are no formal agreements in place for **any** aerial assets exclusive to search and rescue operations. The location from which aerial assets are deployed has no impact on whether they are utilized or not. Resources are deployed from any location.

Mike Le Roux  
Sheriff  
Archuleta County Sheriff's Office





## Pagosa Fire Protection District



June 20, 2023

Pamela Flowers  
Development Director  
Archuleta County Building Services  
P.O. Box 1507  
Pagosa Springs, CO 81147

Re: D'Aumeries Private Helicopter Pad (PLN23-117)

Ms. Flowers,

D'Aumeries will need to provide a fire extinguisher that meets the requirements of NFPA 10 for the helicopter pad. Do they need FAA approval for a private helicopter pad?  
The Pagosa Fire Protection District has no objections to the aforementioned helicopter Pad.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Robertson".

Kelly Robertson  
Captain Fire Prevention Director



# COLORADO

## Parks and Wildlife

Department of Natural Resources

Durango Area 15 Office  
151 East 16<sup>th</sup> Street  
Durango, CO 81301  
P 970.247.0855 | F 970.382.6672

7/24/2023

Pamela Flowers  
Archuleta County Development Services  
1122 HWY 84 | PO Box 1507  
Pagosa Springs, CO 81147

RE: D'Aumeries, Private Helipad BCUP (PLN23-117)

Dear Pamela Flowers,

Thank you for the opportunity to comment on the D'Aumeries Private Helipad construction proposal in Archuleta County. Colorado Parks and Wildlife (CPW) has a statutory responsibility to manage all wildlife species in Colorado; this responsibility is embraced and fulfilled through CPW's mission to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has reviewed the proposal and would like to offer the following comments on potential impacts to wildlife.

The location of the proposed project is Section 27, T:35N R:1W on private property owned by the applicant. The applicant is seeking to construct a 45'X45' helipad over a 100'X300' landing strip with a 30'X50' foot garage to serve as a hanger for the helicopter. It is stated within the application that this helicopter will be utilized for Archuleta County Search and Rescue. The land surrounding the project site consists of privately owned parcels ranging from 40 to 230 acres in size.

The project site falls within the following CPW's mapped High Priority Habitats (HPH): migration corridor for mule deer; migration corridor and winter concentration area for elk; aquatic native species conservation waters. Several other species of wildlife may frequent the area throughout the year including songbirds, raptors, foxes, coyotes, black bears, mountain lions, and other small mammals.

CPW recommends that construction activities do not take place in elk winter concentration areas from December 1 through April 30 in order to reduce impacts on wintering elk. Due to the close proximity of the intermittent stream on the property, which is mapped as aquatic native species conservation waters, CPW recommends that best management practices be utilized during construction in order to reduce the risk of sedimentation entering the stream and that construction site design and layout not impact the stream, high water mark, or any wet meadows associated with the stream corridor.



Additional recommendations to avoid and minimize impacts to wildlife from land use development within CPW mapped HPH can be found [HERE](#).

CPW appreciates the opportunity to be actively involved throughout this planning process, and would be happy to discuss wildlife issues in greater detail with the county upon request. If you have any questions, please contact the Southwest Region Land Use Coordinator, Peter Foote, at (970) 375-6713.

Sincerely,

Doug Purcell  
District Wildlife Manager

cc: SW Region file; Area 15 file; Adrian Archuleta -Area Wildlife Manager (CPW)