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# STAFF REPORT

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| TO: | Pagosa Springs Town Council |
| FROM: | James Dickhoff, Development Director; Owen O'Dell, Planning Manager |
| DATE: | November 3, 2026 |
| STAFF REPORT: | Second Reading of Ordinance 1042 as Amended, Amending the Official Zoning Map and Approving a Planned Development Overlay District and a Planned Development Agreement for Property known as Ponderosa Mountain |

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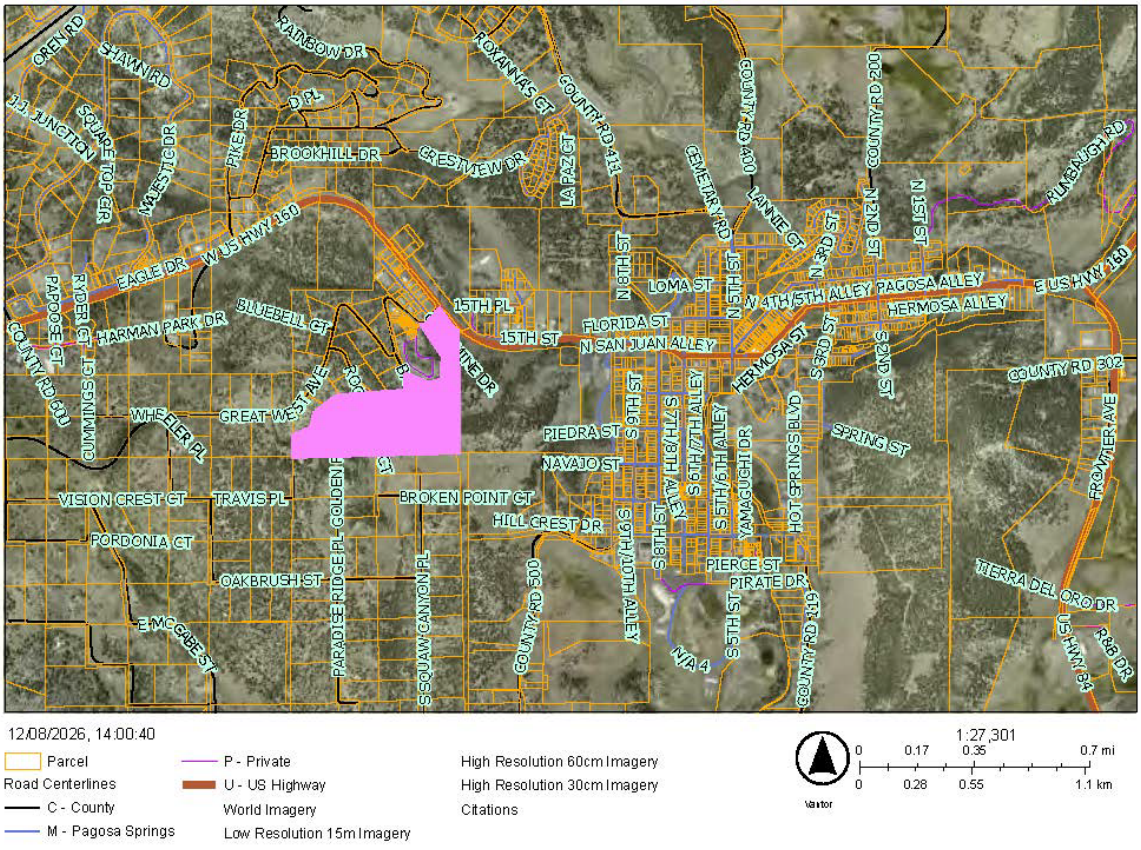
**EXECUTIVE SUMMARY**

Modern Community Builders LLC has applied for the Approval of Ponderosa Mountain **Major Subdivision, at Parcel #s 569914309001, 569914309004, 569914311011**. The Developer is proposing to fully develop the site, in phases, with a mix of residential and commercial uses seeking Planned Development Overlay entitlements.

Vicinity Map



**REVIEW PROCEDURE**

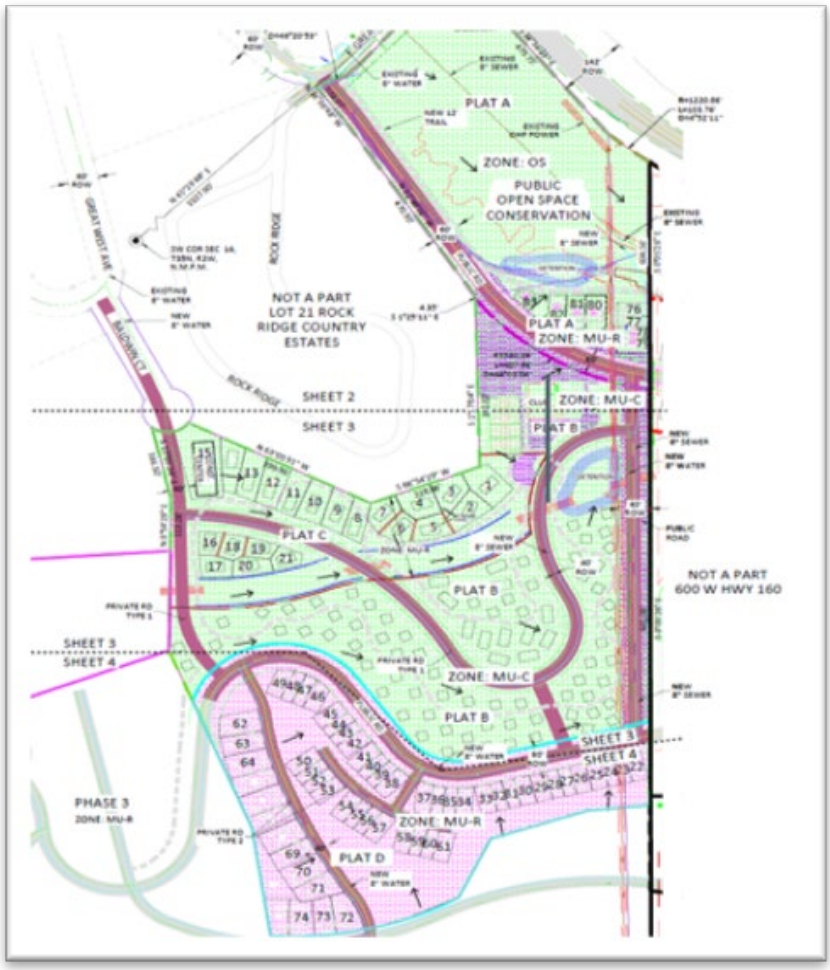
Article 2.4.2 D.2 of the *Town of Pagosa Springs' Land Use Development Code* ("the Code") requires the procedure for rezoning to the Planned Development overlay district to undergo public hearings before the Planning Commission and Town Council. The Planning Commission considered the comments and evidence presented in a public hearing on September 8, 2026, where they approved the presented PD Agreement with amendments.

All public notice requirements in Article 2.3.6 and Table 2.3-1 have been complied with for this project.

**DISCUSSION**

The applicant, Modern Community Builders LLC, is proposing a multi-phased subdivision development, otherwise known as a major subdivision. The Sketch Plan of the major subdivision was also heard, and approved, by the Planning Commission on September 8, 2026. However, sketch plans for major subdivisions do not require Town Council approval. Town Council will have an opportunity to review the subdivision proposal at the Preliminary Plan review, after substantial engineering and site design is completed.

This subdivision is anticipated to be built in phases, with phase 1 focused on the commercial lodging development and the construction of 54 for-sale Single-Family Residences (SFR). Of the 54 homes, 30 of them would be required to be dedicated as Affordable Workforce Housing Ownership Units, with deed restrictions for AMI Categories ranging between 90%-120%. The remaining phases of this development are under a Residential Medium Density (R-12 = 12 units per acre) base zoning and requires a minimum of 12% of the housing units to be deed restricted Affordable Workforce Housing ownership units.



What is being presented before you today is specific to the request of a Planned Development overlay (rezone). Article 3.5.1 of the Land Use Development Code (LUDC) defines the intent of the Planned Development Overlay (OPD) to:

A. Allow and encourage compatible uses to be developed in accordance with a unified development plan in harmony with the environment and surrounding neighborhood;
B. Permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community; and
C. Encourage the preservation of critical environmental resources, provide above average open space and recreational amenities (as applicable), include exceptional and innovative design, and provide greater efficiency in the layout and provisions of roads, utilities, and other infrastructure.

The Planned Development agreement creates a PD Overlay district and defines specific development requirements, uses, design criteria and allowances that may vary from the adherence of base zoning regulations contained in the LUDC. The PD Agreement also identifies benefits to the Town that align with established needs and priorities. This agreement, if approved, will run with the land in perpetuity, unless the development does not move forward pursuant to the agreement terms, in which case the Town Council may reverse the PD Agreement approval and zoning map amendment. if the PD approval is kept in place, Items like workforce housing commitments will be required for anyone that aims to develop the land in the future. Planned Development agreements can be approved by Town Council by an ordinance, of which, is considered the first of two readings.

This OPD acts as an umbrella overlay zoning for the entire property with base zoning designations of Mixed Use Corridor (MU-C), Medium Density Residential (R-12), and Parks and Open Space (OS), all of which replacing the existing Rural Transition (R-T) zoning on the property. This property was identified as an Area of Change in the *2018 Comprehensive* Plan from Rural Transition to High Density Residential (R-22). The portion of land that is being allocated as the commercial lodging units is requesting a zoning designation of Mixed-Use Corridor, which staff finds appropriate given its proximity to U.S. Highway 160, and other surrounding commercial developments along the Hwy 160 corridor having commercial business exposure, in this case a lodging facility. In the initial PD application, that was presented to the Planning Commission, the applicant requested Mixed-Use Residential for all subsequent phases, but staff recommended R-22 to maintain alignment with the *Comprehensive Plan.* However, the Planning Commission, and numerous members of the public, felt that zoning designation would promote too high of density in the area given the adjacent neighborhoods to the south and west. It was negotiated that the subsequent phases beyond commercial development be considered Medium Density Residential (R-12).

Other aspects of this PD agreement worth noting would be the 5 acre open space dedication along the highway corridor, the green space at the northwest portion of the property and 10% of the gross acreage in each phase being dedicated open space. There are also design criteria for all SFRs and infrastructure development within the property.

Staff recommends, prior to the execution of the OPD, that the applicants own the property. They are currently applying for these approvals with the consent of the current property owner, Ruth Stanger. If approved, the OPD must be signed by the property owner and staff does not find it appropriate for Ruth to sign, rather the proposed developers once the purchase is completed.

## *DEVELOPMENT STANDARDS*

Article 2 of the Land Use Development Code outlines the approval criteria for the Planned Development Overlay for a Major Subdivision.

***LUDC 2.4.2.D.3.a Approval Criteria***

*The Town Council may approve rezonings to the PD overlay district and the associated concept plans, and the Planning Commission may recommend approval, if the rezoning meets all of the criteria for general rezonings in Section 2.4.2.C.2 and also the following criteria:*

**i. The PD addresses a unique situation, confers a substantial benefit to the Town, or incorporates creative site design such that it achieves the purposes of this Land Use Code and represents an**

**improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or increased choice of living and housing environments; and**

This PD request provides substantial benefit to the Town of Pagosa Springs with the workforce housing commitment. With 30 units in phase 1 and 12% in every subsequent phase, it aids in providing a missing commodity for the local residents. Additionally, the inclusion of the lodging establishment in close proximity to downtown will aid in tourism tax revenue, specifically taxation from the commercial tax placed on the property, lodgers' tax, and sales tax.

This proposal is also contributing to the Town to Lakes Communter Trail which has been a desire for the community for well over a decade. With funding sources at a minimum, requiring a private developer to contribute, and dedicate to the public, it takes the expense off of the local taxpayers. This will be executed through a Development Improvements Agreement (DIA) outlining the expectations from the Town for any public improvement. This agreement will identify cost as well as require the developer to post sufficient collateral, as determined by Town Council, to complete said improvements. This subdivision plat cannot be finalized prior to the finalization of a DIA.

Finally, this proposal includes 2 substantial pieces of land to be preserved as open space totaling nearly 25% of the property. This preservation is an attempt to not only protect the existing wetlands but also create a buffer from Rock Ridge Estates and Pagosa Alpha as well as an undeveloped buffer between the Hwy and the lodging units. This is above any requirement within the Land Use Development Code for open space dedication. Only Conservation Subdivisions are required to allocate certain percentages of land as open space by clustering the development.

In addition to these benefits, Staff has inquired with the County's Transportation Coordinator, Andy Mylroie, on his desire for a Mountain Express Transit (MET) stop in the vicinity. He confirmed that his department has been considering stop in the area, specifically due to the density of Rock Ridge Country Estates Mobile Home Park. Moreover, MET has worked closely with the Town on the design of the Town to Lakes Trail and its ideal incorporation of a stop along the route. With the increased density, specifically workforce density, a MET stop would be a community need, and staff is recommending that Town Council consider a condition of approval requiring the proposed developer to contribute to the Town's desires for a multimodal transit system.

**ii. The PD rezoning and concept plan is consistent with the PD purpose statement in Section 3.5.1.**

To reiterate from the discussion portion of this Staff Report, Section 3.5.1 of the LUDC defines the intent of the PD Overlay with the following three provisions:

A. Allow and encourage compatible uses to be developed in accordance with a unified development plan in harmony with the environment and surrounding neighborhood;
B. Permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses un the development of a balanced community; and
C. Encourage the preservation of critical environmental resources, provide above average open space and recreational amenities (as applicable), include exceptional and innovative design, and provide greater efficiency in the layout and provisions of roads, utilities, and other infrastructure.

This development proposal aims to create a unified subdivision with a heavy focus on residential dwellings and the surrounding natural environment. They are proposing a commercial lodging establishment concurrently with 64 residential dwelling units in phase 1. The commercial component will be located along the highway corridor side of the property where existing commercial developments are

contiguous. From there it will be residential development with roughly 12 acres of preserved open space. The OPD also facilitates greater flexibility in the property's development with smaller setbacks. This development also aims to preserve the natural beauty of the property by allocating a total of 20.65 acres of dedicated Open Space. Beyond the depicted private open space (canyon), the public open space (wetlands), and the depicted park, the applicant is also providing roughly 112,467 square feet of open space preserve in the residential portion of phase 1, which translates to about 2.6 acres. Staff would recommend that every subsequent residential phase allocate the same amount of open space in the residential neighborhoods. They have also provided a meandering, internal, trail network in the MU-C portion of the proposal, which staff calculates as roughly 3,255 feet or about 6/10ths of a mile. Their contribution of the Town to Lakes Trail is measured at 826 feet or about 1.5/10ths of a mile. With all of this land in mind, the applicant is closer to 25 of the 71 acres being preserved or provided as public recreation space.

Further, they aim to preserve as many of the existing foliage as possible with the Colorado Wildfire Resiliency Code in mind and their provided tree survey. There will also be recreational amenities such as pickle ball courts, a club house, pedestrian networks, and their portion of the publicly available Town to lakes commuter trail. The Applicant intends to allow the general public to use these amenities for a fee and the subdivision residents use for a nominal fee.

**The approval criteria mentioned for general rezoning in Article 2.4.2.C.2 is as follows:**

1. **The rezoning will promote the public health, safety, and general welfare;**

   This OPD, accompanied with the major subdivision proposal, will promote the public's health, safety, and general welfare by the addition of the Town to Lakes Trail, internal meandering trail, parks and sport facilities, the Affordable Workforce Housing Commitment, and infrastructure improvements. By providing the trail, pedestrians can safely navigate that portion of highway without being on the shoulder of U.S. 160. This proposal, having a heavy emphasis on the natural environment, preserves land while also promoting outdoor activity. This subdivision will likely trigger infrastructure improvements to not only serve the new development but preserve or improve the existing infrastructure surrounding the property, but the extent of upgrades is not determinable until the Preliminary Plan Review.

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

   This rezone proposal is consistent with the Comprehensive Plan in the identified Area of Change (AOC) #9, where it was recognized as a viable option for high-density, infill development. Though the original intent was to rezone this property to R-22, the Town Planning Commission, after receiving public testimony, decided the density of R-12 would be more appropriate given the structure of the adjacent neighborhoods, and supported the proposed commercial resort lodging. The overall density including the lodging cabins is much less than the density allowances for the high density residential (R-22) zoning district. Further, the Comprehensive Plan identifies 63 major goals the community should strive for in categories such as Housing, Economic Vitality, Government, Infrastructure, Environment and Energy, Culture and Arts, and the Human Environment. Below, staff elaborated on the 25 goals this project directly addresses as well as additional discussion items identified in the Comprehensive Plan.

## Environment and Energy

### *Goal N-1: Protect and conserve water resources, water quality, the San Juan River corridor, streams, lakes, wetlands, and geothermal resources.*

**Summary**

- **Preserving wetland and canyon habitat**
- **Green Infrastructure installments**

This subdivision and Planned Development Overlay proposal aims to preserve the wetland habitat that sits along U.S. Highway 160 as well as the canyon that is along the western boundary of this property that is home to various types of wildlife. In addition, they are proposing to implement Green Infrastructure for the drainage of this development. While Green Infrastructure is not a goal within this section of the Comprehensive Plan, it was identified as a desire and approach for the Town. Green Infrastructure is a sustainable approach to managing and protecting water resources. By integrating bioswales, instead of concrete curb and gutter, the applicant is contributing to a more sustainable approach to water management. Bioswales are landscape features that remove silt and pollution from surface runoff before that water can contaminate groundwater sources. These are typically achieved with vegetated channels along streets to direct storm water flows. Bioswales generally take more space than traditional curb and gutter, but they lend themselves to a cleaner environment and more aesthetically pleasing subdivision design that is compatible with the desires of the Town of Pagosa Springs.

### *Goal N-3: Preserve, restore, and enhance natural habitats, forests, and open spaces.*

**Summary**

- **Provided Tree Survey**
- **Defensible space contributions in alignment with CWRC**

Beyond the preserved land mentioned above, the applicant has also provided a tree survey in an attempt to preserve as many mature trees as possible on this site, while still considering the implication of the Colorado Wildfire Resiliency Code (CWRC). One of the action items for this goal reads:

***Action F. Develop standards and incentives for defensible space on our public and private lands. Consider developing standards and incentives for the design and construction materials to reduce the potential of property damage and increase public safety.***

While the Town did not implement these alluded standards, they are being enforced because of the CWRC. The applicant and their design and construction team have been meeting with the Building Department to better understand the materials needed to construct fire resistant homes that would protect their development and surrounding communities in the event of a locally isolated wildfire.

### *Goal N-4: Maintain the scenic beauty of the natural environment.*

**Summary**

- **Designed with the natural environment in the forefront**
- **Infill Development**
- **Will follow Dark Sky International standards for exterior lighting**

While the argument could be made that this proposal is disrupting the scenic beauty of the area, the reasonable use of the privately owned property must also be considered. In addition, Action Item A for this goal reads:

***Action A. Consider amending the LUDC to develop standards to protect the scenic quality of ridgelines (e.g., ridgeline and hilltop protections, vegetation preservation, low building massing, natural colors, landscape buffering) while also allowing for the reasonable use of the property or rezoning to realize the goals of this Plan.***

This action item realized the potential contradiction of this goal and further clarified that prohibiting development is not the intent, rather curating developments with cognizance to the natural environment that is within the Town limits. This action item also explicitly states that land should be used with reason to realize the goals that are within the Comprehensive Plan. This property in

particular was identified as an ideal location for infill development and rezoning to combat the ever-growing housing crisis within our community. Another action item tied to this goal reads:
***Action D. Amend the LUDC to specify that exterior lighting be low-level and shielded or otherwise protected to prevent light trespass onto adjacent properties and minimize light pollution.***
The LUDC has not been amended yet to reflect this action, however, Town Council approved Staff's initiative to enact a Dark Sky Steering Committee to obtain the highly coveted Dark Sky Place designation. Within those application requirements, the Town must create a Lighting Management Plan which would directly impose standards that mirror action D., and this development would be required to oblige with those lighting standards. Our current lighting standards found in Article 6.11 of the LUDC are close to those expectations now and Town Staff is strongly encouraging all new lighting to comply with the desires of Dark Sky International.

### *Goal N-5: Maintain clean air.*

**Summary**

- **Paved road networks to reduce particulate matter**

This goal speaks for itself. The community is built around the lush natural environment of the San Juan Mountains, which possesses some of the cleanest air in the country. This community's short-fall is proper road maintenance, specifically unpaved roads that exude particulate matter. This problem was identified through action item C, which reads:
**Action C.** ***Work to reduce particulate matter (PM-10) through proper road, alley and parking lot surface treatment.***
This proposal would be obligated to pave all vehicular access points (roads, alleys, parking areas, etc.) including the currently unpaved Baldwin Court. This practice significantly reduces the particulate matter in the air we breath contributing to a cleaner life.

### *Goal N-7: Reduce the community's contribution to climate change and prepare for a future that is adapted to a changing climate.*

**Summary**

- **Walkability to downtown**
- **Multimodal transportation/ MET stop**
- **Future trail connectivity**

This proposal is about 6/10ths of a mile from the walking district, which currently reaches as far west as 8$^{th}$ Street. Though the current connectivity is not built, beyond the shoulder of U.S. Highway 160, it is contemplated for the future. Creating a development, both residential and commercial, that is within walking distance to downtown would significantly reduce the carbon footprint and greenhouse gas emission is the Town. In addition to the walkability, staff is also recommending the integration of a MET stop for the local community which enhances multimodal transportation efforts and reduces the community's contribution to climate change.

## Alternative Energy

### *Goal AE-1: Support and promote geothermal resources for recreation and energy production in the Pagosa Springs area.*

**Summary**

- **Utilizing ground sourced geothermal**

The applicant has indicated their desire to utilize ground sourced geothermal heat pumps throughout the development for some of the buildings. In addition, they plan to install hydronic

tubing in the pickleball courts to allow year-round access. The applicant may explore the use of geothermal water use for the development

## Human Environment

This chapter opens with an introduction of the human environment within the Town, that has been perpetuated by the land use patterns, transportation systems, and the built environment. It noted the significant growth that the Town, and County, was undergoing in 2018 that has yet to subside. It identified the need to support housing, specifically for the local workforce, but also the importance of integration. Where affordable and attainable housing choices are available should also be in areas that are multi-faceted with a balance of land uses.

The document went on to identify the lack of housing stock for the workforce and explicitly stated that the research conducted showed that 70-80% of the new homes built in the area are being built for second homeowners. The demand for workforce, or attainable housing, far exceeds the available supply, which any economist could conclude would be a significant contributor to rising housing costs. To compound the issue, employment growth rate has been rising at approximately 2.1% per year.

Another issue for housing, and our human environment, is the demographic age of our area. Archuleta County is one of the oldest counties per capita in Colorado. At the time of the creation of the Comprehensive Plan, the median age of the County residents had grown from 40.8 years old in 2000 to 48.8 years old in 2018. Now, the median age is 52.1 years old compared to the state average of 37.7 years old. Pagosa Springs has become a retirement community, which is difficult to sustain. As the quantity of older adults rise, communities like Pagosa Springs can face challenges related to labor supply, productivity, and economic growth. These residents rely heavily on the already depleted workforce, without significant change in the housing stock the problem could potentially compound to significantly worse conditions.

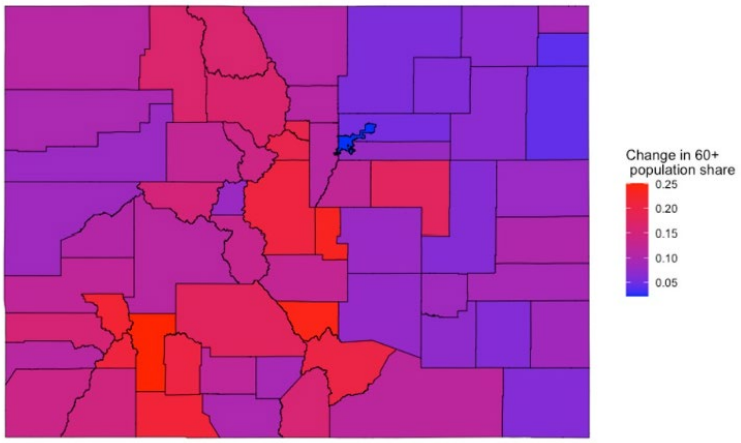



Figure 1. Change in Colorado Share of Population Age 60+, 2000–2020

### *Goal H-1: Collaborate with Archuleta County to establish an organizational structure and/or entity to encourage the creation of housing and promote policies that reduce barriers and provide access to housing choices across all income levels.*

**Summary**

- **Contributes to much needed Affordable Workforce Housing units**
- **Providing for-sale units allowing local workforce to generate wealth**
- **Incentivizes younger (workforce) residents to stay in the community**

If approved, the Planned Development Agreement will guarantee attainable housing contributions at every phase of development. It will facilitate an easier path toward development while providing housing options from 90% to 120% AMI. It has been noted that the cost is too high, but what is failed to be addressed is the cost of labor and materials. This is an expensive community to receive freight, inflation is at 3.4%, and the overall economy is bleak. The AMI charts are not locally established nor are they quantified by the developer. At the end of the day, the applicant has to make this project pencil out and it is their decision to sell at the high end of the AMI tables. In addition, it has been noted that the community needs more affordable rentals, not for sale units. However, providing for-sale units will allow the workforce to generate wealth that would otherwise be forgotten if they were to be placed into a rental.

The 2025 Housing Needs Assessment dives much deeper into the workforce housing needs of our community and quantifies the number of units needed between 2025 through 2035, being approximately 1,225 affordable/attainable housing units and approximately 250 units needed today (adjusted to recognize the approximately 70 units completed in 2025-2026). The HNA also identifies that the housing vacancy rate was .5%. Though our vacancy rate appears to have increased to .8%, this is far below a healthy vacancy rate of 5%. The result, young families are moving out of Pagosa Springs due to lack of affordable housing options. Young families are the work force needed to serve the aging demographic of our community, now at 55% of our community being over 60 years old, an approximate 8% increase since 2021. Local workforce is needed to fulfilled staffing needs for businesses, hospital, EMS, police, medical/dentist/eye doctor clinics, restaurants, schoolteachers, contractors, retail, etc. The State Demographers office identifies Pagosa Springs/Archuleta County demographics will continue as one of the fastest aging communities in Colorado.

### *Goal H-2: With Archuleta County, collaborate to create an environment that supports affordable housing development and home buying through resource allocation, LUDC amendments, and policy.*

**Summary**

- **Financial burden for infrastructure will be entirely on the developer**
- **Allows Town Council to avoid future involvement in the housing business**
- **PD Agreement is a tool for Council to achieve community needs**
- **Increased variety of affordable housing stock**
- **Significant commitment to deed restricted workforce housing stock**
    - **37% in Phase 1**
    - **12% in every subsequent phase**

This development proposal is curated through this goal. Local resources that need allocation to better serve this application include, but are not limited to, water, sewer, geothermal, electrical, fiber, and governance. This project aims to build the capacity needed to adequately bring these needed utilities to the site. It will be the financial responsibility of the applicant to adequately supply the subdivision with these basic necessities.

It has been stated by Council members that the Town of Pagosa Springs should not be in the housing business, rather private entities. This is an ideal situation for the Town to actualize the housing needs through this development proposal. The Planned Development Agreement is intended to be a tool to facilitate the needs of the community. By requiring the applicant to provide a certain percentage of deed restricted, workforce ownership housing, we are achieving a community need at the cost of a private development. It is important to note, that **a Planned Development Agreement is the only tool the Town has to require the inclusion of affordable housing in a development**.
Action item D in for this goal realizes the need to establish a minimum contribution for the applicant, which reads:

***Item D: Establish a threshold for establishing an Affordable/Attainable Housing Program that may include requirements for mandatory affordable housing units or payment in-lieu***

While the program has yet to be formalized, we have established a multi-jurisdictional housing coordinator, received grant funding, and successfully deed restricted affordable housing in our community.. The PD agreement on the other hand acts as that "program" to ensure the Town's needs are met when considering housing. The sole purpose of the PD, as stated above, is to gain benefits for the greater community while allowing flexibility for the developer, including *"increased choice of living and housing environments"*.
Further, Action item E for this goal states:

***Item E: Amend the LUDC to only allow the maximum density as envisioned under the Future Zoning Map if 10% or more of the density is restricted to affordable or attainable housing by a housing deed restriction. Or, consider allowing a density increase if a certain percentage of the units are deed restricted for affordable or attainable housing.***

The second portion of that action item has been formalized through our Density Bonus program, but that is not what is being requested. What has been requested by the applicant is exactly the desires of the first sentence of this action item. The applicant, through the guidance of Town staff, identified the AOC #9 and the intent to rezone the parcel to R-22, and has requested that designation while committing 37% of the housing units in phase 1 as workforce housing and 12% in every subsequent phase. The request for R-22 has been denied and suggested at R-12, but the applicant, out of good faith, is still sticking with their original workforce housing commitment.

## *Goal H-3: Apply housing strategies and practices to ensure high quality housing for all Pagosa Springs area families, households, and employees with a mix of dwelling and unit types that meet the needs of residents of different income levels.*

**Summary**

- **Mix of housing types in the 90-120% AMI**
- **Centrally located housing close to downtown core**
- **Planned in close proximity to existing main infrastructure lines**
- **Each home provides storage space for recreation equipment**
- **Resort amenities available for general public at a nominal fee**
- **Contribution to multimodal transit**

With a mix of unit types, from single-family residents to fourplexes, this proposal is creating a community and providing options for those that would qualify in the 90-120% AMI categories. The applicant is also proposing that market rate (non-deed restricted) homes will be identical to the homes that are reserved for the workforce. This creates a robust subdivision design without segregating the different income levels and promoting a sense of community and inclusivity.

This goal is accompanied with action item B, which reads:
***Item B: Ensure housing is located in close proximity to existing or planned infrastructure, services, intermodal transit connections, trails and employment.***
This development is centrally located on a desirable lot for infill development. It is within walking distance to downtown, will provide a transit stop for easy access to uptown, and will contribute the Town to Lakes Trail. Most employment opportunities are within a few minutes (car, walk, or bike) to this location. Main infrastructure lines are located on the adjacent highway corridor, allowing for an easier connection to services.

This proposal also meets the intent of action item C:
***Item C: Provide appropriate amenities for housing, such as childcare, adequate storage area for sports and outdoor equipment, trail connectivity, and public transit connectivity.***
The trails and transit factors were mentioned above. In addition, the applicant is mandating that all dwelling units either have a storage location or garage to store equipment like skis, bikes, snowmobiles, dirtbikes, and more. The use chart (Appendix C on PD Agreement) also facilities the potential inception of a childcare facility by continuing to allow that use in the designated zoning districts, though that is not currently a plan for this development.
Additionally, the applicant proposes that the amenities associated with the resort will also be available to the general public for a fee and subdivision residents for a reduced fee.

## Transportation and Mobility

### *Goal T-1: Create high-quality, convenient, and safe connections for pedestrians and bicyclist. The Town aims to provide a variety of opportunities to both residents and visitors for recreation and transportation.*

**Summary**

- **Contribution to the Town to Lakes Communter Trail**
- **Contribution of MET stop**

This proposal includes an interconnected pedestrian network through the meandering trail in the MU-C zone, sidewalk connectivity along internal road networks, and the contribution of the Town to Lakes Commuter Trail segment. It will also, on the suggestion of staff, be obligated to provide a MET stop, furthering the connectivity for residents and visitors and reducing the congestion on existing road networks.

### *Goal T-3: Invest in a quality transit system that connects important local and regional destinations for both residents and visitors. In providing viable transit options, Pagosa Springs will address how to move people throughout the Town and to neighboring jurisdictions and amenities. As Pagosa Springs continues to grow as a resort community, creating non-automobile dependent destinations will alleviate transportation issues that arise during peak tourist seasons.*

**Summary**

- **Contribution to the Town to Lakes Commuter Trail**
- **Contribution to MET stop**
- **Improved, full-movement, intersection at Great West and 106 in accordance with the adopted Access Control Plan**
- **Provides future connectivity opportunities to 10$^{th}$ Street**

This goal is met under the identical justification for goal T-1. In addition, it also meets the desires of action items A and E. Action item A reads:

**Item A:** ***Encourage (since the Town does not operate transit) high quality, frequent transit during peak time periods, connecting Pagosa Lakes, Downtown Pagosa Springs, and the Wolf Creek Ski Area. Identify the needs of the users in the development of the frequency and routes.***

By working with the County's MET and designing a stop that meets their needs, the development will guarantee regular stops increasing the ease of connectivity.

***Item E: Ensure development along the Highway 160 corridor complies with the 2010 US Hwy 160 Access Control Plan (ACP) for the dedication of right-of-way and secondary roadway network improvements.***

This proposal, if directed by CDOT would install the full-movement, lighted intersection, that was originally contemplated in the 2010 jointly adopted (Town, County, and CDOT) Access Control Plan. The development provides for future connectivity opportunities to the property to the east (Pagosa Views) that will result in future local roadway connectivity to 10th Street.

## Land Use

### *Goal LU-1: Guide development and growth within an Urban Service Area.*

**Summary**

- **Infill development preventing urban sprawl**
- **More affordable development due to proximity to main infrastructure lines**

This goal has four associated action items, with the first action prompting the collaboration with Archuleta County and local utility providers to establish the boundary of an Urban Service Area. That collaboration has not come to fruition, but the Sustainable Development Code Organization (a non-profit focused on aiding local governments in building a more resilient, environmentally conscious, economically secure, and socially equitable community) defines an Urban Service Area as:

**An area in which a municipality provides access to public services, such as water, sewer, and transit.**

The intent is to guide growth and development in practical areas, near services and infrastructure. This practice helps prevent urban sprawl, resulting in more preservation of greenspace outside of the jurisdictional boundaries. This proposal is focused on infill development along the U.S. Highway 160 corridor where utility mainline infrastructure is centrally located. This creates a more affordable development and a less invasive process.

### *Goal LU-2: Promote a land use pattern as envisioned by the Future Zoning Map* in this Comprehensive Plan.*

**Summary**

- **Aligns with the desires of the Future Land Use Map, AOC#9**
- **This property was identified in the 1978 plat for Rock Ridge Country Estates as potential for future connectivity and development**

Staff recommended the approval of this proposal to the Planning Commission, who recommended approval to Town Council, by utilizing the adopted Comprehensive Plan which identified this parcel as AOC #9, focused on infill residential development. As mentioned, the density was reduced to make this proposal more complementary to the subdivision south and west of this parcel. This parcel was identified as a prime location, in 2018, due to its proximity to the downtown core. The main intent for recommending the rezoning of this parcel was to establish a transition from lower intensity zoning categories to higher intensity zoning categories in order to carry out the principles and goals of the Comprehensive Plan for smarter, more efficient growth. Additionally, this property was identified on the recorded Rock Ridge Country Estates Plat amendment #170 (1978), for future

subdivision that contains a wide property interface to Baldwin Court cul=de-sac with the cul-de-sac noted as temporary. This is very typical when future roadway extensions and connectivity is contemplated.

## *Goal LU-3: Target investment and development in the Downtown and other areas with existing infrastructure.*

**Summary**

- **Infill development, providing a sense of belonging and community for the local workforce**
- **Bolsters local economy**
- **Prevents relocation of workforce to bedroom communities**
- **Prevents time-theft for commuters**
- **Facilitates a private-public partnership**

By targeting investment and development on this property, Town Council would be realizing the goals and desires that were established in the 2018 Comp Plan, informed by the community and adopted by Town Council. Focusing on infill development bolsters the local economy and provides a sense of purpose and belonging for the workforce. It allows the workforce to stay local and be part of the community they work in, instead of finding themselves in a Bedroom Community, a small community that has no major industry and is inhabited by residents who commute to other towns for work.

If the Town inadvertently pushes the workforce outside of the immediate community, they will have to relocate to areas such as Chama, Aspen Springs, South Fork, Alison, or Bayfeild. This is commonplace in the more expensive mountain towns like Jackson Hole, Telluride, Aspen, or Vail. This results in time theft, a concept that the working class has to spend more time in their commute than what would be reasonably viable. If local workers are spending 1-2 hours per day on their commute, they lose that time with their family or loved ones. Not to mention the rising costs of fuel and goods further depletes their hard-earned money.

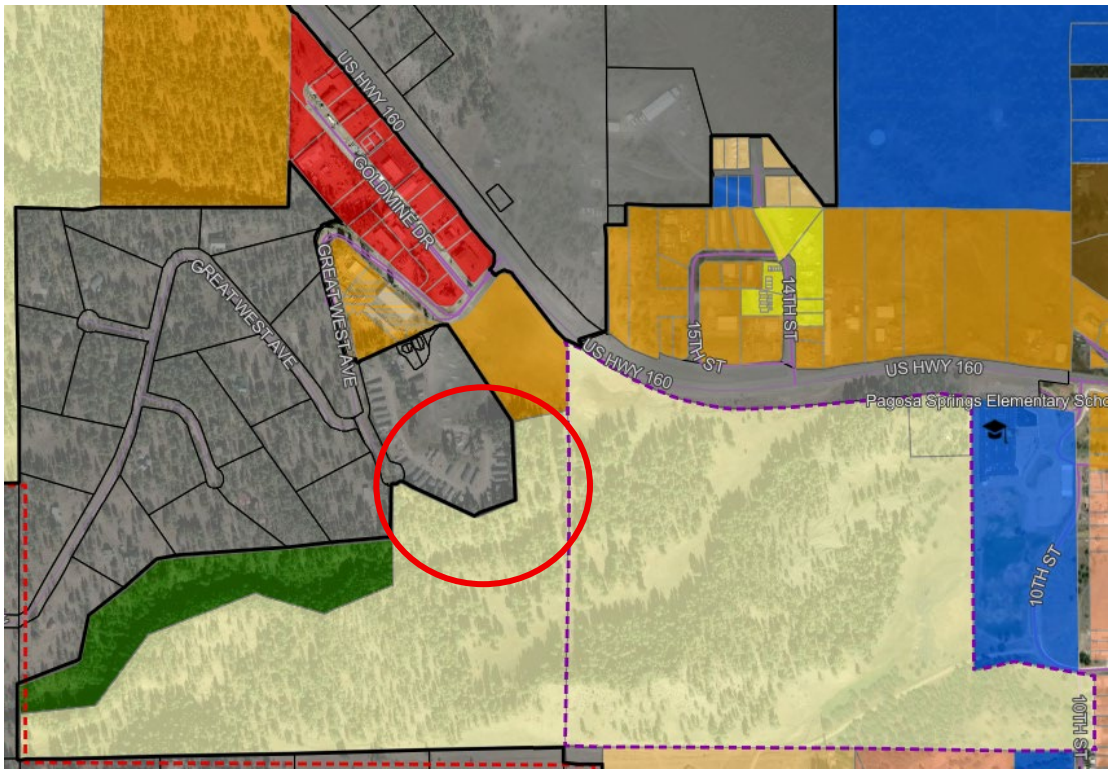
This goal's action items place a large emphasis on infill development and the ways that it can be obtained. Action item E states:
***Item E: Utilize public-private partnerships to promote infill or redevelopment in opportunity areas.***
This PD agreement is the public-private partnership that would bring this goal, and the desires of the Comprehensive Plan to life. As mentioned in this report, it is the Town's bargaining tool to secure community benefits and public infrastructure by allowing the rezone and increased density.

## *Goal LU-4: New development shall complement existing residential, commercial and other development and shall incorporate principles of livable and sustainable design including green spaces, walkable and bikeable environments, sensible connections to existing development and other desired amenities.*

**Summary**

- **Provides ample greenspace and preserves**
- **Sustainable design**
- **MU-C zone is compatible with adjacent uses and creates a buffer from the residential portion of the subdivision**
- **Lodging provides a greater tax contribution than Short-Term Rentals**
- **Less invasive lodging establishment than a conventional resort or hotel**

This proposal meets the full intent of this goal. They are providing ample greenspace, walkability, sensibly connected to surrounding infrastructure and development, and provides a livable design. Though it was not contemplated in the Comprehensive Plan, Staff has concluded that allowing the small portion of MU-C (commercial activity) on this property is compatible with the area and ensures there's a buffer from the highway corridor for the residential component of this proposal.




The area circled in red on the above image shows the approximate location of the commercial portion of this development proposal. Adjacent, or within 1000', of this area includes:

- Commercially zoned (red) properties along Goldmine Drive
- Mixed-Use Corridor zoned (orange) properties in the Rock Ridge Commercial Park Subdivision along Great West Avenue
- Mixed-Use Corridor zoned properties in the Pine Crest Subdivision between 14th and 15th Street (north side of hwy 160)

This area along the highway corridor is already heavily commercial with growth and development anticipated for the coming years. In addition to its alignment with adjacent uses, allowing a Lodging Establishment would bring in more tax revenue for the Town. Unlike Short-Term Rentals, commercial lodging establishments pay commercial property tax which is four times higher than residential, on top of the local lodger's tax and sales tax. This lodging establishment unlike a large scale hotel or resort will be more visually aesthetic with smaller single-family style units, creating a smooth transition to the residential portion of this subdivision and surrounding subdivisions.

### *Goal LU-6: Pagosa Springs will recognize differences between areas of the community and work to address unique needs of different neighborhoods within and near the Town.*

**Summary**

- **Reduced initial density desires to be complimentary to surrounding residential subdivisions**

- **Jurisdictional boundary creates contradictions in density desires**

There have been comments from the adjacent subdivision neighbors, Rock Ridge County Estates and Pagosa Alpha, being opposed to this proposal due to the density and general concerns regarding traffic, water and sewer. Because of the concerns of a rezone to R-22, the Planning Commission recommended a lesser density of R-12 to be more compatible with those subdivisions. This creates a smoother transition to those neighborhoods, which are zoned by Archuleta County as Rural Residential and Agricultural Estates. Archuleta County's Land Use Regulations allow for 2 dwelling units in those districts, so long as the property contains 3 or more acres. Because of the jurisdictional boundary, it is difficult to mirror their zoning compared to the desires of the Town for higher density in core areas.

### *Goal LU-9: The Town's new neighborhoods will contain a variety of housing types that complement the traditional pattern and style of older neighborhoods.*

**Summary**

- **Mix of housing types**
- **Complementary architectural style**
- **Providing trails, parks, open space, and recreation amenities**

This proposal contains of mix of housing types from detached single-family, townhomes, duplexes, and fourplexes. By working with their builder familiar with mountain communities, the architectural style of the mountain west will be compatible. The applicant has also taken the existing topography and vegetation into consideration when placing lots in phase 1 to be as nonobtrusive as possible. In addition, Action Item C states:
***Item C: Amend the LUDC to require that new developments, especially PUDs, contain a variety of housing types, styles, lot sizes, unit sizes and amenities such as play areas, parks, trails, or open space.***
While the amendment has not taken place, the requested PD agreement is providing the items desired by this action like trails, parks, open space, recreation amenities, and a variety of housing types.

## Economic Vitality

### *Goal E-1: Help retain and expand existing local businesses.*

**Summary**

- **Infill downtown supports existing businesses**
- **Allocation of workforce housing provides strengthens the local workforce and their ability to remain in the area**
- **Introduction of affordable housing boosts the economy**

The addition of the proposed infill development will bring more full-time residents centrally located in the downtown core. Currently, most of our community's residents live uptown, spending most of their time and money uptown. In addition, Action Item E for this goal states:
***Item E: Ensure Comprehensive Plan housing goals and implementation measures can provide housing for the current and future local workforce.***
This action item, pared with Goal E-1, highlights the need to introduce housing to support the already established businesses in the Town. The allocation of workforce housing units is key in bolstering the local workforce and economy.

### *Goal E-2: Support new businesses that complement the distinct character and community values of Pagosa Springs and Archuleta County.*

**Summary**

- **Comprehensive Plan puts a major emphasis on supporting tourism**
- **Enhancing existing lodging needs in Pagosa Springs**
- **Tourism is the bread and butter of Pagosa Springs that should not be ignored**

It was noted by a Council member that Pagosa Springs has a single point of economic failure that is the tourism industry. While that is a valid concern, and one that should be addressed, the Comprehensive Plan also identified that tourism is the driving force of our economy, much like many other mountain and rural resort towns in Colorado. While this proposal is not advocating for a "new business" they are enhancing an existing industry that Pagosa Springs excels in. In addition, the introduction of more commercial lodging establishments has been known to significantly reduce the number of homes used as short-term rentals. Tourism is the Town's bread and butter and should not be ignored while pursuing diversification of our economy.

### *Goal E-3: Continue to support the tourism economic base.*

**Summary**

- **Attracts tourists to a more diverse lodging facility**
- **Lodging components will financially support the Affordable Workforce Housing**

As mentioned above, tourism is the driving force of our local economy and there is no indication that is going to subside in the coming years. Pagosa is known for its proximity to the San Juan Mountains, Wolf Creek Ski Area, boater recreation, anglers, hunters, hot air ballons, and the hot springs. This variety of recreation-based tourism keeps our community thriving, but these tourists need places to stay, ideally not consuming our local housing stock (STRs). Action item F states:
***Item F: Support businesses and public and private improvements that further attract tourists to the community.***
By supporting this proposal, Town Council will be actively acting on the action item to realize the goals of the Comprehensive Plan. The lodging component of this proposal will satisfies Goal E-3 by supporting our Tourism economy and will aid the applicant's ability to raise capital to then invest and contribute to affordable workforce housing units.

## Infrastructure

### *Goal I-1: Ensure there is adequate infrastructure to support existing, zoned and planned development in the area working with Archuleta County, PAWSD, the FPD, CDOT, the USJHSD and other applicable agencies.*

**Summary**

- **Town staff works closely with agency partners**
- **Infrastructure needs are actualized at the Preliminary Plan**
- **Improvement costs are the responsibility of the applicant**
- **Contribution to the Town to Lakes Commuter Trail**
- **Contribution to MET stop**
- **Alignment with the jointly adopted 2010 Access Control Plan**

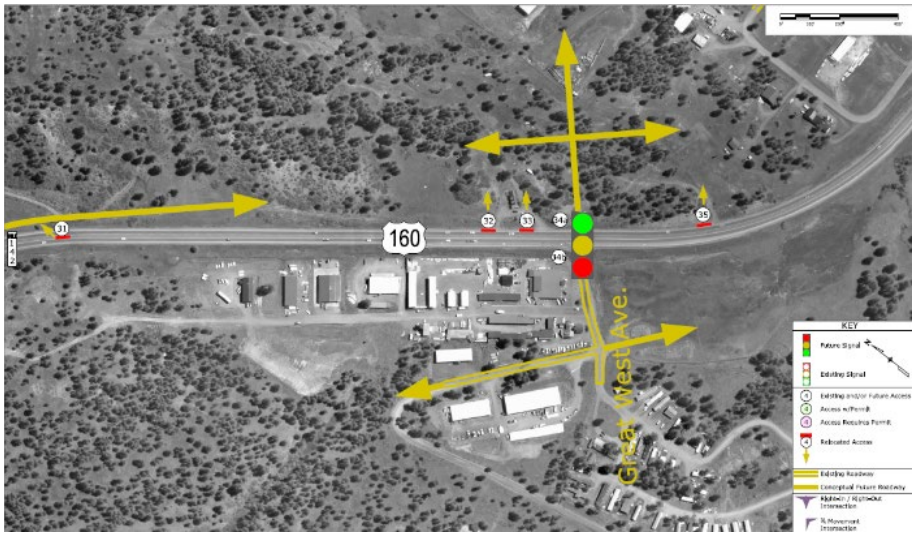
While the current infrastructure in this area to serve phase 1 and build out is still to be determined as the developers prepares for their Preliminary Subdivision application, the intent of this goal is to ensure that planned developments have the appropriate infrastructure needed for adequate service. Town staff works closely with agency partners to understand capacity and engineering needs when considering development of this scale. All infrastructure improvements will be entirely

at the cost of the applicant as required pursuant to each individual utility provider and impacted roadway owner. Once the developer has certainty that the proposed project can move forward to the next stage (Preliminary Plan), they are able to have a scope of project to inform their application processes with each respective entity to determine required infrastructure improvements.

Action items E and F place a large emphasis on the completion of the Town to Lakes Trail and the urge to require non-motorized connectivity in all new developments, which this proposal is committed to provide. This will further our progress, at the expense of a private individual, for the trail connectivity and removing pedestrians from the hazards of the roadways.

Action item G states:
***Item G: Work with Archuleta County to continue to improve and expand public transit in the area to link all areas of the Town and surrounding area by mass transit.***
Town staff has reached out to the County's Transportation Coordinator on the desire for a transit stop in this area. He confirmed that it has been contemplated as recently as this year, specifically to be near the Town to Lakes Trail. He provided a rendering of where a potential location may be but affirmed that any stop in the area of Great West Avenue would be ideal and is needed with the current population density. An increase in density would certainly justify a stop, that Town staff is advocating be provided by the developer. By requiring the developer to contribute to the stop instead would reduce the cost burden for taxpayers and locate the stop with more of a buffer from a residential dwelling unit.

Action Item I under this section understands that traffic flows are inevitably going to increase. It states:
**Item I:** ***Plan for increased traffic flows in the downtown district, including intersection improvements such as a potential additional bridge over the San Juan River to accommodate future traffic resulting from anticipated developments south and east of the river.***
This realization points to the understanding that the Town will grow and roadway improvements are necessary and needed. The jointly adopted 2010 Access Control Plan identified this intersection as an area for improvement to integrate a full-movement traffic signal.



## Government

### *Goal G-3: Provide adequate facilities and services at the time of new developments, with new developments paying costs associated with such development unless the Town desires to provide incentives to accomplish the goals of the Comprehensive Plan.*

**Summary**

- **Utility costs determined at Preliminary Plan Review**
- **Costs are the responsibility of the Developer**
- **Development Improvement Agreement formalizes the commitment**

This highlights the role of the Planning Division and the efforts we are making to ensure this property is adequately built out to serve and improve the entire community. These expectations of utility improvements will be quantified and understood at the Preliminary Plan of the subdivision proposal phase where the applicant is required to provide engineering and cost estimates to fully build out the subdivision. These will be formalized through a Development Improvements Agreement, laying out timelines, costs, and financial bonding. The entire cost of these improvements fall on the developer to ensure the local community does not feel strain from this development.

### *Goal G-7: Provide incentives to realize the overall vision, vision statement, goals and actions of this Comprehensive Plan.*

**Summary**

- **Highlights the Planning Division's use of the Comprehensive Plan and other adopted guidance documents**

This goal highlights the operation method that the Planning Division follows week in and week out. This Comprehensive Plan was designed to guide future growth in the community by highlighting needs and desires. When developers come to speak with use, we use this document and all adopted lang range plans as reference tools to ensure their development is practical and impactful for the entire community. We don't seek out developers, they find Pagosa Springs and our role is to ensure that it maintains its character while still growing and improving in an appropriate balanced manner.

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

This request is consistent with the sated purpose of the OPD and the identified zoning districts of MU-C, R-12, and Open Space. Allowing the small portion of property to be zoned MU-C will provide the developers with income to adequately off-set costs associated with their commitment to provide workforce housing not only in phase 1, but every subsequent phase. Zoning the southern portion of this proposal as R-12 is compatible with surrounding subdivisions' land uses, like Rock Ridge Estates, Alpha, and the approved OPD of Pagosa Views.

Furthermore, Staff elaborated on the allowable uses of the entire site in Exhibit C of the attached PD agreement. In this chart, Staff contemplated the complementary uses and what would and would not fit in this proposal. Because a large portion of the proposal is residential in nature, the more invasive uses (Vehicle Sales, Gas Station, Building Material Sales, etc.) were removed from the allowances. Not only does this create a more restrictive development, but it also aims to fit into the surrounding area with cohesion.

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;**

While this is not quantified, it is an expectation and requirement that the applicant provide detailed engineering to support infrastructure improvements on U.S. Highway 160, water, sewer, gas, electric, and fiber pursuant to each entities rules and regulations. The cost for improvements will rest entirely in the hands of the developers and at no point will the Town of Pagosa Springs, or its constituents, be responsible for infrastructure improvements. This development will enhance the existing infrastructure to better serve their residents and the surrounding area. Each utility provider can better maintain their infrastructure with more customers on their service lines, including water, sewer, fiber, natural gas, roadways, etc. Adding the proposed phase 1 density to the PSSGID sanitary sewer system will bring 1.3 million in Capital Improvement Fees (CIF) plus 164 monthly sewer fee revenues to the district, for example, aiding in the capital needed for a centralized treatment facility. Allowing a rezone on this parcel will help facilitate infill development and prevent urban sprawl.

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**

   The property associated with this proposal is currently vacant, but the impact to the surrounding built and natural environment will be minimized. The applicants will be obligated to provide engineering modeling for water availability, sanitary sewer, stormwater runoff, and traffic which will significantly reduce the impacts in the area. Requesting the rezone and developing this property is completely within the rights of the property owner and the bounds of the Land Use Development Code. Additionally, the applicants will be obligated to perform mitigation in accordance with the Colorado Wildfire Resiliency Code. The property is located close to the core downtown district, with new main lines for electricity, water and sewer, in close proximity.

   Further, the non-profit organization, Sustainable Development Code, has evidence based studies that highlight the progression of infill development and its impact on the surrounding environment. The more focus the Town puts on infill development the more preservation there would be available to the surrounding area of Archuleta County.

6. **The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.**

   This proposal will not result in significant adverse impacts. Promoting development within the core of Pagosa Springs creates a more walkable and well-designed community that also provides workforce housing. Walkability and housing aids in smart growth in our community by keeping the workforce local. This request, paired with the subdivision proposal, will boost the local economy and enhance the surrounding infrastructure.

   Though the surrounding neighbors and members of the community would prefer this, and every other vacant property in the county remains as such, that is an unrealistic expectation. Everyone that lives in this community is on land that was once wildland habitat and the land of the indigenous tribes of North America. We cannot close the door, or stop all development, we need to correct the issues of affordability and failing infrastructure.

Staff, and the Planning Commission, have determined that the requested OPD is consistent with the above-mentioned approval criteria. The rezoning request is consistent with the intent of the *Comprehensive Plan*,with a lesser density to allow a less dense residential development along existing neighboring subdivision properties.

It must be reiterated that this proposal would be obligated to perform and incur all costs associated with infrastructure improvements and the portion of the Town to Lakes Trail that would cross the northern portion of their property. At no point would these improvements fall on the Town of Pagosa Springs or taxpayers. Town Staff relies

heavily on our agency partners (LPEA, PAWSD, PSSGID, CDOT, etc.) when considering infrastructure availability, cost, and build-out expectations.

***Public Comment***

Public comments for this proposal, and the Major Subdivision Sketch Plan, have been received with many indicating concerns regarding water availability, and impacts on sewer, infrastructure, and traffic. Many comments have been focused on questioning if the town needs any additional development or growth, and comments geared toward the preservation of the land for wildlife in the area. All received public comments have been included in this report for town Council's consideration.

**Based on the evidence provided, the Planning Commission recommends that if the Town Council finds that:**

The application meets the review criteria for a Planned Development Overlay in the Town of Pagosa Springs, in Sections 2.4.2.C.2 and 2.4.2.D.3.a of the *Town of Pagosa Springs Land Use Development Code*, and recommending the **Town Council approve the Ponderosa Mountain Planned Development Agreement, at Parcel Numbers 569914309001, 569914309004, and 569914311011 with finding a,** with condition(s) including:

1. Applicant must own the property before the Planned Development Agreement is executed.

RECCOMENDED MOTION

**I move to APPROVE of the second reading of Ordinance 1042 as amended for the Ponderosa Mountain, Planned Development Agreement, with the following** condition(s):

1. **Applicant must own the property before the Planned Development Agreement is executed.**
2. **And others as determined by Town Council.**

ALTERNATE MOTIONS

**I move to DENY the second reading of Ordinance 1042 as amended Ponderosa Mountain, Planned Development Agreement, finding the applicant does not comply with the following approval criteria (regarding specific proposed elements).**

**I move to CONTINUE the second reading of Ordinance 1042 as amended Ponderosa Mountain, Planned Development Agreement,** (until such date as determined and/or providing direction to staff and/or the applicant).

ATTACHMENTS:

Attachment 1: Ordinance 1042 / PD Agreement

Attachment 2: General Development Information

Attachement 3: Public Comment

Attachment 4: Exhibit C

# ATTACHMENT 1:

# Ordinance 1042

# Planned Development Agreement

# PLANNED DEVELOPMENT AGREEMENT

# PONDEROSA MOUNTAIN

This Planned Development Agreement (the "Agreement") is made and entered into this _____ day of _____, 2026**,** by and between the Town of Pagosa Springs, a municipal corporation (hereinafter referred to as the "Town"), and Modern Community Builders, Inc. (hereinafter referred to as the "Developer"), collectively referred to herein as the "Parties".

## RECITALS

A. The Developer is the owner (condition of approval) of certain property within the Town limits comprised of 3 properties totaling approximately 70 acres (the "Property"), more specifically described on the attached Exhibit A.

B. The Developer has submitted an application for a Planned Development ("PD") with a multi-phased Concept Plan as set forth in Exhibit B, the "Project", incorporated herein by reference, and has sought approval to rezone the Property to develop as a Planned Development containing residential housing, lodging rental units/cabins and associated light commercial uses. The Parties agree to replace Exhibit B with the Final Approved Major Subdivision Plan approved by the Town through the subsequent required approval processes.

C. Developer's Planned Development ("PD") Application proposal has been received in accordance with the Town of Pagosa Springs Planned Development regulations, as adopted in the Town of Pagosa Springs Municipal Code ("Code" or "P.S.M.C.") within chapter 21 ("Land Use Code") section 2.4.2.D.

D. The Developer shall develop the property only as specified in the approval final PD Project site plan and consistent with all conditions and requirements of this approved Agreement. All future Project phasing plans shall be consistent with the final approved PD Agreement and PD site plan.

E. The Developer as Property Owner, understands and agrees that the Final PD Site Plan approved through the Major Subdivision application process and this approved Agreement shall run with the property and be an obligation of all successors of ownership, for all or any portion of the subject Property, subject to any Performance Contingencies identified in section 19 of this Agreement.

F. The Developer proposes the inclusion of workforce housing units as a primary community benefit for considering the PD Proposal. Additional community benefits include; secondary

public roadway, Town to Lakes non-motorized commuter trail, interior public trails and dedicated Open Space.

## AGREEMENT

For good and valuable consideration, including the covenants, agreements, and pledges contained herein, the parties agree as follows:

1. **Compliance with all Laws, Ordinances, Approvals, and Permits:**
   The Developer agrees to design, construct, install, and operate the Project in accordance with approvals received from all governmental entities and utility providers with applicable jurisdiction. The Developer agrees to comply with all state and local laws, ordinances, and regulations as well as the terms of this Agreement, the Town's Land Use Development Code (LUDC), and approved Development Applications.

2. **Town Development Applications Required:** The Developer shall submit required Development applications as required by the Town, for consideration and approval by the respective Town Board/Commission, and its various departments, for consistency with the Land Use Development Code, adopted building codes, regulations, ordnances and standards within this Agreement and Approved PD site plan, prior to work being conducted.
   **a.** Phased Development Applications. Prior to the issuance of building permits for each phase of the Project, and prior to any construction of any infrastructure/utility improvement, building, or structure commencing on the Property, the Developer shall submit development applications and receive approval for the following:
      i. Preliminary Major Subdivision applications.
      ii. Final Major Subdivision applications.
      iii. Development Improvements Agreements with the Town for each Project Phase with required financial security.
      iv. Applicable Major Design Review applications for initial Project Phases.
      v. Building Permit applications.

3. **Public and Commonly Owned Private Improvements:** Public and Commonly Owned Private Improvements shall be identified in each Project phase development application submission and identified in the Development Improvements Agreement.
   **a.** Public Improvements. The Project shall provide and dedicate certain public improvements as identified during the Major Subdivision Application process which shall be included in the Development Improvements Agreement associated with each project Phase. Public Improvements shall be accepted by the Town and deeded to the Town free of liens with a Bill of Sale, pursuant to the terms set forth in the executed Development Improvements Agreement for each Project Phase. Public Improvements shall include but are not limited to:
      i. Construction of a local road network and improvements to existing roadways as approved by the Town and Archuleta County, and consistent with the intent of the Access Control Plan adopted, and as amended, by the Town, Archuleta County and the Colorado Department of Transportation.

ii. Construction of the Town to Lakes Commuter Trail shall occur concurrently with phase-one and the first plat, pursuant to a Town approved engineered design and alignment plans.
iii. Public Open Space dedications, minimum 10% per phase, as approved by the Town within each Project phase development application.
iv. Internal Sidewalks and Trails that are determined to be publicly owned.

**b.** Commonly Owned Private Improvements. Developer proposes portions of the Project to be commonly owned private infrastructure and amenities, as identified in each Project phase, to be maintained and managed by a legally formed Property Owners Association (POA). Privately owned infrastructure may include, but not limited to: Roads, sidewalks, trails, neighborhood parks and utilities.
i. All private roads, sidewalks and trails shall provide easement dedications for the general public's use.
ii. Private commonly owned infrastructure shall be identified in development applications and identified in each Project phased Development Improvements Agreement along with the required financial bond.

**4. Utility Improvements:**
i. Developer shall work with each respective Utility provider (Water, Sanitary Sewer, Electricity, Natural Gas, Communication Lines, etc.) to ensure the providers' ability to serve the phased Project.
ii. Developer shall install or coordinate installation of such utilities pursuant to each utility provider's rules and regulations.
iii. Developer is required to ensure utility infrastructure installation through each phase is sized to accommodate subsequent future Project phases and Project build-out utility needs. Project build-out is defined as the maximum allowable uses and density of units, unless a complete build-out plan is provided for approval.

**5. Vehicular Road Improvements**:
The parties agree that development of the Project will have an impact on vehicular traffic patterns along public and/or private roadways.
i. Developer shall provide roadway and intersection improvements as required by Colorado Department of Transportation (CDOT), the Town, Archuleta County and the adopted Access Control Plan; Including but not limited to Great West Ave, Baldwin Court, Hwy 160, and the new Ponderosa Mountain Public and Private roadways.
ii. Basis for the engineered design of roadways in each Project phase shall follow best traffic engineering practices and be informed by professionally developed traffic studies, the intent of the LUDC and the adopted Access Control Plan.
iii. At the time of the phase-one Major Subdivision Application submittals, the Developer shall provide a detailed and complete Traffic Study prepared by a Colorado licensed traffic engineer for the phased and build-out of the entire Project.
iv. Where appropriate, curb cuts or provisions for drainage culverts shall be included in each Project phase for development of lot ingress and egress.

v. Future road connectivity to neighboring properties roadways shall be accommodated in each Project phase.
vi. All roadways shall be dedicated for public use.

6. **Sidewalks and Non-Motorized Trails:**
    i. Developer shall construct a 12-foot wide, concrete surfaced, Town to Pagosa Lakes (TTPL) non-motorized public commuter trail segment along the northern portion of the property, specifically along Lot 2 of Block D, of the Rock Ridge Country Estates Subdivision Amendment, as part of the development's phase-one and first plat. This will ensure a safe pedestrian and bicycle route to the Downtown sidewalk network for lodgers and residents. The Developer shall use the Town's engineered design plans for the construction of such trail. The trail and easement shall be conveyed to the Town for ownership and public use.
    ii. Developer shall provide American Disability Act (ADA) compliant design standards for pedestrian & bicycle sidewalk and/or trail infrastructure adjacent to or in the near vicinity to each public and private roadway to ensure safe routes for non-motorized use.
    iii. Sidewalks and Trails shall meet the intent of the LUDC and other adopted plans or regulations.
    iv. Such trails and sidewalks shall be designed to accommodate the ability for future potential connectivity to neighboring properties.
    v. Internal trails/sidewalks shall be incorporated within each project phase, to provide safe access for pedestrians and bicycles to access the TTPL commuter trail. These routes shall be designed and maintained as hard surfaced for year-round use and shall meet width standards for shared uses.
    vi. Trails and sidewalks shall be dedicated for public use.

7. **Stormwater Management:**
    i. Developer shall apply to the State of Colorado for a Stormwater Management Plan permit for each phased construction activity and shall maintain all erosion control structures until 70% revegetation is established.
    ii. Developer shall provide Storm Water conveyance and detention facilities for each phase to accommodate post development stormwater flows pursuant to acceptable stormwater analysis methods provided in the Town's LUDC.
    iii. Developer is allowed to provide roadside ditches for storm water conveyance along private roadways versus curb and gutter, designed and constructed pursuant to an engineered drainage and grading plan.

8. **Landscaping Elements:** Each Phase of the Project shall include and identify landscaping elements consistent with the LUDC and adopted regulations.
    i. The Developer shall provide installation and maintenance of landscaping along public roadways including irrigation.
    ii. The Town's LUDC requires street trees with irrigation to be included along public roadways.

iii. The Developer shall provide a minimum of 5-foot landscape strips between public roadways and trails/sidewalks to accommodate snow storage.

**9. Protection of Natural Resources:**

A principal feature of this Agreement is the preservation of natural resources for the entire Property as contemplated in the 2018 Comprehensive Plan. At the time of submittal for each Project phase Preliminary Major Subdivision Application, Developer shall provide the following prepared by a person or firm with the professional expertise to prepare such.

**a.** Tree/Fire Management Plan.

i. Pre-Construction and During Construction.
- Existing tree inventory map Identifying significant trees to be preserved and trees to be removed.
- Plan for tree protection and installation of protection fencing during construction.
- Building footprint considerations in each plat.
- Low impact building foundation designs, where possible.
- Tree branch and root pruning plan and procedures for construction and future fire mitigation.
- Best practices for forest health, fire mitigation maintenance, and insect control plan.
- Contractor communication and education to ensure identified significant trees are protected throughout construction activities.

ii. Post Construction
- Communication and education for property residents, owners, and maintenance managers.
- Maintenance Manual defining proper tree protection, maintenance and care.

**b.** Wetlands delineation report and a wetlands and waterway preservation and mitigation plan.

i. Such preservation and mitigation plan shall include a detailed analysis regarding the impacts to the wetlands and waterways on the Property and an onsite mitigation plan for consideration by the Town, and as required by State and/or Federal agencies having jurisdiction of such.
ii. Recommended buffering distances for buildings from wetlands, prepared by a professional having such expertise.
iii. Wetlands along the Hwy corridor and within the development shall be preserved as such or mitigated pursuant to local, state and federal regulations.
iv. Preserved wetlands shall be maintained to eradicate invasive plant species.

**c.** Open Space and Park dedication.

i. Open space within the development shall be dedicated for public access.
ii. Additional open space shall be dedicated in each future phase of development, equating to a minimum of 10% of each phase's gross acreage.

**10. Zoning and Allowable Uses:**

**a.** The Base Zoning designations of Medium Density Residential (R-12), Mixed-Use Corridor (MU-C), and Open Space and Parks (OS) in conjunction with a Planned Development Overlay (OPD) zoning shall be applied to the Project as indicted in the Concept Plan and shall be effective pursuant to the terms of this Agreement. This PD Agreement shall also govern the permissible uses on the subject land, as shown in Exhibit C, "Allowable Uses".

**b.** Residential Uses.

i. Short-Term Vacation Rentals Prohibited. Since the Project proposes a number Lodging Units, as a means to preserve residential homes and units as residential uses only, short-term vacation rentals shall be prohibited in the R-12 base zoned areas of the Project. This prohibition shall also be included in the Projects POA Codes, Covenants and Restrictions (CC&R's).

ii. Accessory Uses Allowed. Residential amenity facilities serving as allowable accessory uses are permitted, which may include the Clubhouse, pool, pickleball courts, hot-tubs, open space, parks, and trails, which shall be open to the public. A fee may be charged for amenities other than public parks, open space and trails.

iii. Outdoor Spaces Required. All residential dwelling units, both for-lease and for-sale, including single-family (detached) and multi-family (attached), shall include substantial private outdoor space to provide an area for each resident to enjoy, attached to, adjacent to or near their dwelling unit. Private Outdoor Space shall be either a deck, a patio, or a balcony, and may be a combination of one or more of these:

- A covered structure such as an awning or pergola
- Partially enclosed or shielded, or recessed into the building façade
- A patio or deck large enough to accommodate a dining table with 4 or more chairs

iv. Garages: Garages and/or Carports shall be provided for residential dwellings of 510 sq.ft. or greater and shall include additional storage space beyond the vehicle parking area to store personal items. Garages and carports may or may not be attached to the dwelling unit.

v. Dwelling Unit Storage Space: All dwelling units shall have a secure storage space to store personal items, either within the dwelling unit, within the multi-family building or within 100 feet of the dwelling unit. Storage Space Area Size shall be a minimum of 200 cubic feet (for example 5' wide x 5' deep x 8' tall) to accommodate items such as bicycles, recreational equipment, seasonal items and intermittently used items. Secured storage space for all residential dwelling units is considered critical to the success of the development to avoid outdoor storage of items and shall be further governed by the POA CC&Rs recorded for each property/dwelling.

vi. Outdoor Storage prohibited: Outdoor storage of personal items shall not be allowed unless approved by the POA and, if allowed, must be shielded by opaque building materials at least five feet in height.

vii. Dwelling Unit Size: Dwelling units (Single-Family Attached, Single-Family Detached, Multi-Family, Townhomes, Duplex, Triplex, Quadplex, and ADUs) shall not exceed 2,800 square feet.

**c.** Lodging/Resort Uses.

i. Lodging and resort establishments are allowed only in the MU-C base zoning portions of the development property.

ii. Lodging and resort establishment and units shall require the appropriate permitting and licensing from the Town of Pagosa Springs and not to exceed a combined total of 85 lodging units.

iii. Lodging amenity facilities serving as allowable accessory uses are permitted, which may include the Clubhouse, pool, pickleball courts, hot-tubs, open space, parks, and trails, which shall be open to the public. A fee may be charged for amenities other than public parks, open space and trails.

iv. Lodging units are not eligible for individual sale unless the property owner pursues and receives approval for a Major Subdivision, via Plat Amendment. If the amendment is pursued and approved, the property owner must commit a portion of the converted Lodging Units to be dedicated as Attainable Workforce Housing Units. The percentage (minimum 12%) of units to be dedicated will be determined by Town Council upon request. If units are approved for individual sale, Short-Term Rental Units shall be prohibited.

**11. Attainable Workforce Housing Units:**

**a.** Attainable workforce housing is one of the primary community benefits for considering the Ponderosa Mountain Planned Development. Thus the following provisions are meant to ensure that as the project advances through multiple phases, attainable workforce housing units are being constructed concurrently with residential unit and resort cabin unit construction.

**i.** Developer shall provide a minimum of 18% of the total of all resort cabin units and residential units combined in phase-one as attainable workforce housing units. Construction of phase-one attainable workforce housing units shall occur concurrently with the construction of resort (cabin) units and residential units at a rate of 18% of the combined total of units being constructed in each phase-one plat. Developer proposes 82 residential units and 82 resort cabins units in phase-one, equating to 30 attainable workforce housing units in phase-one.

ii. Subsequent to and separate from phase-one, the Developer shall provide a 12% minimum of attainable workforce housing units compared to the total number of residential units as the Project advances after the phase-one commitments stated in section 11.a.i above. At no time shall the total percentage of attainable workforce housing units be less than 12% in relation to the total number of cumulated residential units.

iii. Attainable workforce housing ownership units shall serve 90-130% of Area Median Income (AMI) consistent with the annually published Colorado Housing Finance Authority (CHFA) AMI table for Archuleta County.
iv. Developer shall provide an equal split of the attainable workforce housing ownership units as all phases advance with an equal number of units in each AMI Range as follows: 90%-100%, 101%-110%, 111%-120%, 121%-130%. Applicable monthly housing expenses shall be inclusive of mortgage, utilities, HOA dues, taxes and insurance.
v. Attainable ownership units shall be deed-restricted in perpetuity to ensure attainability is sustainable throughout future successors of ownership.
vi. Town shall approve all attainable workforce housing sale agreements, deed restrictions, lease agreements, and other related documentation to ensure compliance with adopted regulations, policies and guidelines.
vii. Short-term vacation rentals shall be prohibited for all deed-restricted attainable workforce housing units, including rental and ownership units.

**12. Ponderosa Mountain Development and Design Standards:**

**a.** All terms shall be defined pursuant to definitions within the Town's Land Use Development Code, unless expressly defined differently within this Agreement.

**b.** Development Standards shall comply with the Town's LUDC, unless otherwise identified in this Agreement.

**c.** Exhibit D of this agreement defines the dimensional design standards for the Project.

**d.** Exterior Siding and Building Materials. Exterior materials and building assembly methods shall comply with current adopted International Building Codes and Colorado Wildfire Resiliency Code, and shall adhere to the following:

i. Building wall facades shall utilize 3 varying materials and/or textured materials on 2 of the four facades. Remaining wall facades shall utilize 2 varying materials and/or textured materials. Durable wainscoting along bottom portion of walls is encouraged to protect the building from ground snow, water and ice. Following are preferred material options:
- Painted or natural brick
- Composite and/or cement board or tile siding material.
- Metal panel members
- Stucco or stone
- Metal does not exceed 80% of the associated facade area.

**d.** Roof Designs. Roof designs shall apply to all buildings and structures outlined and allowed in the Land Use Summary.

i. Hip and Gable roof pitches shall be at least a 6/12 pitch. Major Shed roof pitches shall be at least a 4/12 pitch.
ii. Roof materials shall include either standing seam metal roofing or composite shingles or a combination of both.
iii. A Flat roof section may be incorporated into roof designs;

i. Flat roof sections shall include adequate slope of a minimum of 1/12, to ensure proper drainage.
ii. Flat roof sections shall not dominate roof designs and be used as an architectural design element only, not to exceed 30% of the overall width of the roof design.
iv. For maintenance and safety, roof valleys shall be minimized.
v. Protection of pedestrians, vehicles and neighboring properties from snow shedding shall be provided.

13. **Amendments to Final Approved PD Plans and the PD Agreement.** Changes to a final PD site plan or this Agreement shall be applied for by the Developer to the Town in accordance with the LUDC provisions and Ordinances adopted at the time of such request for amendment.

14. **Financial Security (Bonding).** The Developer shall file any Financial Security associated with each Project Phase as identified in the phased Development Improvements Agreement.
    i. Financial Security is required to cover the cost of construction of public and commonly owned private infrastructure as identified for each Project phase.
    ii. Following acceptance of public infrastructure and approval of private infrastructure improvements, Warranty Financial Security is required pursuant to the terms of the Development Improvements Agreement, to cover costs associated with material or workmanship defects.

15. **Violation of this Agreement.** The parties acknowledge that monetary damages for a breach of this Agreement would be inadequate to compensate the parties for the benefit of their bargain. Accordingly, the parties expressly agree that in the event of a violation of this Agreement, the non-breaching party shall be entitled to receive specific performance. Nothing herein shall be deemed a waiver of the Town's rights to seek enforcement of this Agreement or Development application approvals previously granted, to the extent otherwise authorized by law. Notwithstanding the foregoing, in the event there is a violation(s) or alleged violation(s) of the terms or conditions of this Agreement by the Developer, then the Town shall serve written notice upon the Developer setting forth the manner in which Developer has violated the Agreement, and such notice shall include a demand that the violation(s) be cured within a stated reasonable time period. Should a court of competent jurisdiction find the Developer to be in breach of any provision of this Agreement or the PD approval (in whole or in part), then the Developer shall be required to reimburse the Town for its reasonable attorney fees and costs. Additionally, the Town shall have the right to utilize stop work orders as appropriate for any violations. All of the remedies of the Town under this Agreement, the Town's LUDC, and state law shall be deemed to be cumulative.

16. **Recording and Binding Effect.** The obligations under this Agreement are covenants that permanently run with the land, and shall bind all successors in title as to the Property (as well as any and all portions thereof), including, but not limited to, successor developer(s) and the purchasers and owners of any individual lot, parcel, or unit within the Property. It is the

parties' intent that this Agreement will be recorded with the Archuleta County Clerk and Recorders Office. The Developer is responsible for all costs associated with recording the Agreement. A copy of the recorded agreement shall be submitted to the Town.

17. **Heading and Recitals.** The parties acknowledge and agree that the headings and subheadings in this Agreement are for convenience only and shall have no bearing or effect. The parties acknowledge and agree, however, that the recitals hereto are and shall be considered an integral part of this agreement proper to its correct understanding and interpretation.

18. **Miscellaneous.**
    i. Severability. The invalidity or unenforceability of any provision of this Agreement shall not affect the enforceability or validity of the remaining provisions and this Agreement shall be constructed in all respects as if any invalid or unenforceable provision were omitted.
    ii. Notices. Any and all notices permitted or required to be given shall be in writing and sent either by mail or personal delivery to the address below, and as amended, for successors in ownership/developer:

| | |
|---|---|
| Town of Pagosa Springs | Ponderosa Mountain Properties |
| PO Box 1859 | Modern Community Builders |
| 551 Hot Springs Blvd | 9903 Santa Monica Blvd. Suite 816 |
| Pagosa Springs, CO. 81147 | Beverly Hills, CA. 90212 |

    iii. Waiver. No failure or delay on the part of any party in exercising any right, power, or privilege under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or privilege under this Agreement preclude further exercise thereof or the exercise of any other right, power, or privilege. The rights and remedies provided in this Agreement are cumulative and not exclusive of any rights and remedies provided by law.
    iv. Governing Law. This Agreement is being executed and delivered and is intended to be performed in the state of Colorado and shall be constructed and enforced in accordance with, and the rights of the parties shall be governed by, the laws thereof.
    v. Authorization. The parties affirm that their representatives executing this Agreement on their behalf are authorized to do so (and can fully bind their respective party) and that all resolutions or similar actions necessary to approve this Agreement have been adopted and approved. The Developer further affirms that it is not in default under the terms of any land contract for all or part of the Property.
    vi. Fees. The Developer shall pay any and all applicable development application, impact, building permit, and other required fees to the Town.

19. **PD Agreement Performance Contingencies**
    Town's approval of this Agreement is partially based on the Developers assertion they will proceed through the appropriate development application processes and begin construction

following a Final Major Subdivision Application and Development Improvements Agreement approval.

a. Within one (1) year from the approval of the rezoning to the PD overlay district, the property owner shall have commenced development by filing a complete Final Major Subdivision approval and executing a Development Improvements Agreement (DIA) with the Town.
b. If such application has not been filed and DIA executed within one (1) year, the Developer may submit a request for one (1) – one (1) year extension to the Town for consideration of such request. Request shall be received no later than forty-five (45) days prior to the one (1) year date from the date of this Agreement. Such request shall state the reasons for and purpose of such extension request.
c. If such application has not been filed, and DIA executed within one (1) year and an extension request has not been received as set forth above, the Town Planning Division shall initiate a public hearing process for the purpose of considering whether or not to rezone the property back to its prior zoning classification, or in light of other conditions, to another zoning classification, and revocation of all permits issued and action taken.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

DEVELOPER / PROPERTY OWNER:
Modern Community Builders, Inc.

By _____

Name: _____

Title: _____

STATE OF _____ )
) ss.
COUNTY OF _____ )

Subscribed and sworn to before me this _____ day of _____, 20_____ by _____ as _____ of _____.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

ACCEPTED by the TOWN OF PAGOSA SPRINGS, COLORADO this ____ day of _____, 20__.

TOWN OF PAGOSA SPRINGS, COLORADO

By _____

Name: _____

Title: _____

Attest:

_____

April Hessman, Town Clerk

# EXHIBIT A

## PROPERTY LEGAL DESCRIPTIONS

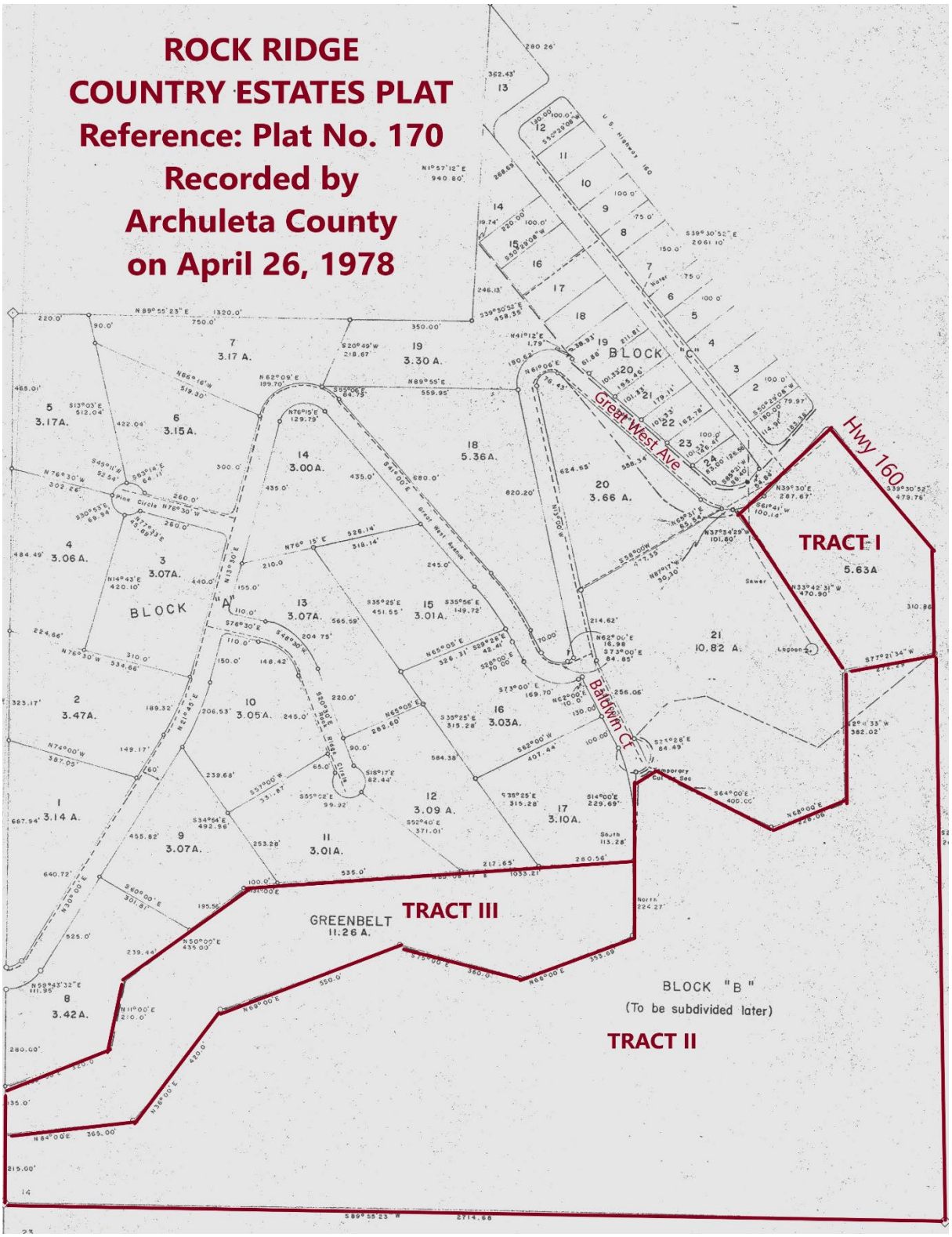
TRACT I: Lot 2 of Block D in REPLAT OF A PORTION OF ROCK RIDGE COUNTRY ESTATES SUBDIVISION, AMENDED PLAT, according to the plat thereof filed for record September 14, 1977 as Reception No. 89115, Archuleta County, Colorado.
Approximately 5.63 acres.

TRACT II: Block B in ROCK RIDGE COUNTRY ESTATES, according to the plat thereof filed for record November 8, 1974 as Reception No. 81095 and according to the Amended plat thereof filed for record April 8, 1975 as Reception No. 82857, Archuleta County, Colorado.
Approximately 53.02 acres.

TRACT III: Greenbelt in ROCK RIDGE COUNTRY ESTATES, according to the plat thereof filed for record November 8, 1974 as Reception No. 81095 and according to the Amended plat thereof filed for record April 8, 1975 as Reception No. 82857, Archuleta County, Colorado.
Approximately 11.26 acres

# EXHIBIT A

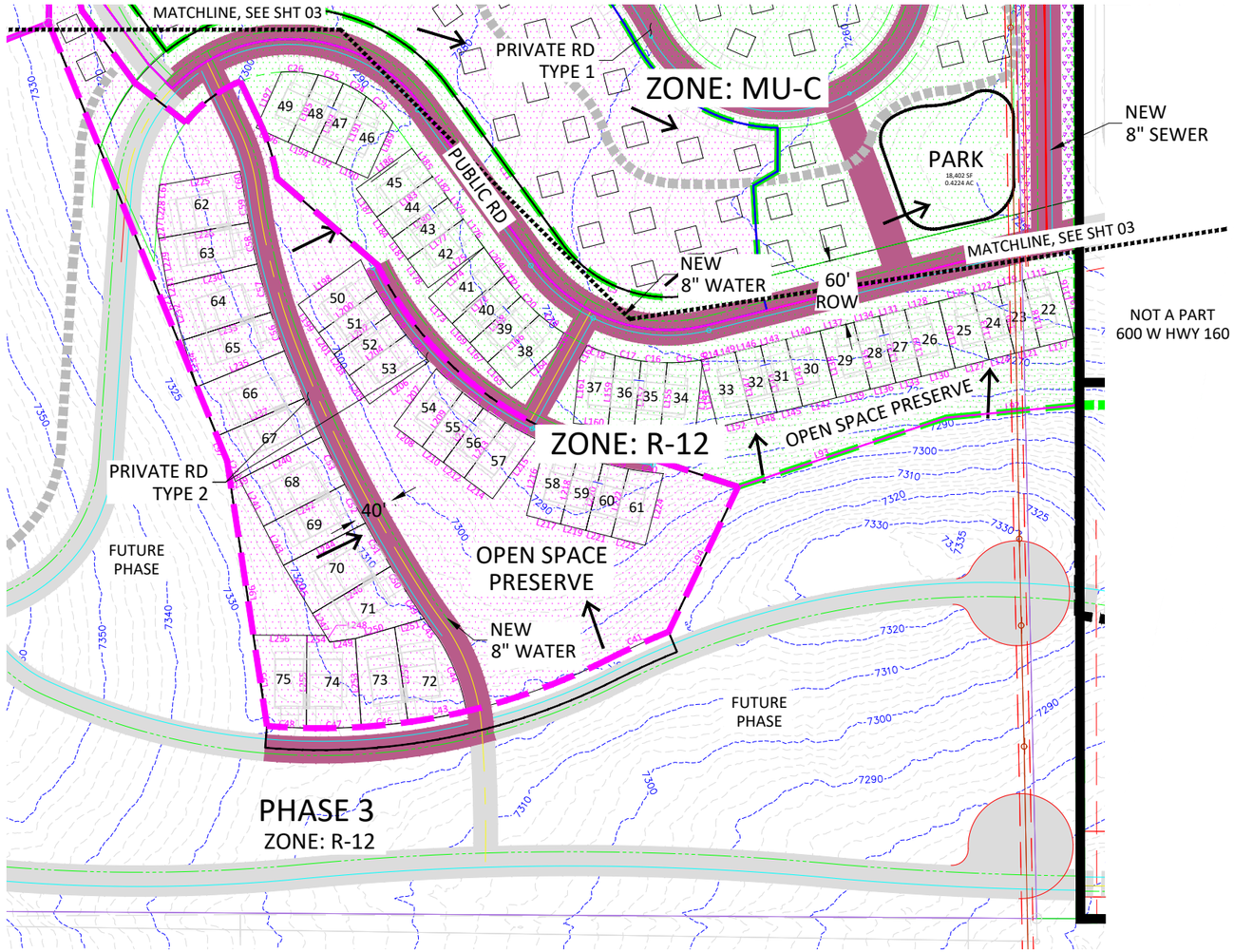
## PROPERTY PLAT MAP



# EXHIBIT B

## PONDEROSA MOUNTAIN CONCEPT PLAN
(TO BE UPDATED AT PRELIMINARY SUBDIVISION APPROVAL)

# CONCEPT PLAN




LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- PHASE 1 BOUNDARY LINE
- PHASE 2 BOUNDARY LINE
- PUBLIC TRAIL
- MATCH LINE
- DRAINAGE ARROW
- LANDSCAPING AREAS
- PLAT: EAST
- PLAT: WEST

60 0 60 120
scale feet

SCALE: 1"=60'


PCW CIVIL SOLUTONS, LLC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.


PROJECT NAME
PONDEROSA MOUNTAIN PROPERTIES
ARCHULETA COUNTY

SHEET TITLE
CONCEPT PLAN

REVISIONS:

| | |
|---|---|
| DATE | 10/13/2026 |
| DESIGN | |
| DRAWN | |
| CHK'D | |
| SUB. | |

2214SITE.DWG

SITE

SHEET NO.
4/5

# LINE, CURVE & AREA TABLES

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 479.75 | S38°36'23"E |
| L2 | 287.67 | N40°24'29"E |
| L3 | 101.74 | N36°40'00"W |
| L4 | 470.90 | N32°48'02"W |
| L5 | 4.33 | N1°17'04"W |
| L6 | 314.48 | S0°05'26"E |
| L11 | 183.17 | N36°00'18"W |
| L12 | 49.36 | S89°03'02"E |
| L13 | 134.71 | S88°23'29"W |
| L15 | 26.96 | S1°17'04"E |
| L19 | 62.94 | S46°35'19"E |
| L20 | 39.90 | S25°31'36"E |
| L21 | 38.74 | S68°54'29"W |
| L22 | 66.75 | S68°54'29"W |
| L23 | 69.81 | N21°36'04"W |
| L24 | 16.14 | N21°36'04"W |
| L25 | 83.08 | N35°08'59"E |
| L26 | 94.35 | S54°00'19"W |
| L27 | 35.26 | N29°13'05"W |
| L28 | 46.63 | N71°29'29"E |
| L29 | 234.48 | S22°10'16"E |
| L29 | 40.71 | N84°48'01"E |
| L30 | 48.62 | N11°22'10"E |
| L31 | 54.60 | N72°18'12"E |
| L32 | 34.33 | N50°57'13"W |
| L33 | 36.83 | S23°21'31"E |
| L34 | 72.44 | S68°54'29"W |
| L35 | 50.13 | S68°54'29"W |
| L36 | 36.57 | N11°52'36"E |
| L37 | 39.22 | S34°27'50"E |
| L38 | 70.16 | S41°44'27"W |
| L39 | 42.26 | S63°26'44"E |
| L40 | 26.06 | N85°42'49"E |
| L41 | 56.02 | N12°42'57"E |
| L42 | 42.73 | S60°59'46"E |
| L43 | 89.45 | S16°49'18"W |
| L44 | 35.15 | N63°05'31"W |
| L47 | 46.65 | N63°05'31"W |
| L48 | 54.07 | S70°54'14"E |
| L49 | 95.07 | S21°26'23"W |
| L50 | 46.75 | N63°05'31"W |
| L51 | 41.28 | S65°56'18"E |
| L52 | 97.52 | S19°23'58"W |
| L53 | 44.91 | N63°05'31"W |
| L54 | 43.27 | S66°06'42"E |
| L55 | 101.67 | S13°40'19"W |
| L56 | 53.74 | N63°05'31"W |
| L57 | 42.26 | S66°01'38"E |
| L58 | 105.00 | S11°18'14"W |
| L59 | 47.17 | N63°05'31"W |
| L60 | 25.86 | S70°52'29"E |
| L61 | 120.06 | S2°27'26"E |
| L62 | 56.25 | N63°05'31"W |
| L63 | 15.01 | S2°27'26"E |
| L64 | 61.73 | S84°28'57"W |
| L65 | 156.37 | N12°46'39"W |
| L66 | 69.33 | N63°05'31"W |
| L67 | 166.50 | S13°05'34"E |
| L68 | 113.28 | S0°54'29"W |
| L69 | 129.25 | S0°54'29"W |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L70 | 50.03 | N85°07'16"W |
| L71 | 53.78 | S15°32'28"W |
| L72 | 35.22 | S88°35'15"E |
| L73 | 55.20 | S0°14'55"E |
| L74 | 46.36 | N77°57'03"W |
| L75 | 43.19 | S11°18'42"W |
| L76 | 22.39 | N62°47'47"E |
| L77 | 33.06 | S71°34'24"E |
| L78 | 29.45 | N75°33'12"W |
| L79 | 35.67 | N70°44'26"W |
| L80 | 35.23 | N32°09'49"E |
| L81 | 52.32 | S82°46'09"E |
| L82 | 47.93 | S67°41'27"E |
| L83 | 24.61 | S5°44'21"W |
| L84 | 55.48 | S75°17'08"W |
| L85 | 27.84 | N14°31'22"W |
| L86 | 61.48 | S78°25'31"W |
| L87 | 20.08 | S87°09'03"W |
| L88 | 36.67 | N2°19'19"E |
| L89 | 60.52 | N89°43'47"E |
| L90 | 48.46 | S5°24'56"E |
| L91 | 188.77 | N0°05'26"W |
| L92 | 121.96 | N84°35'39"E |
| L93 | 201.33 | N71°38'37"E |
| L94 | 146.93 | N25°36'32"E |
| L95 | 84.07 | S8°32'56"E |
| L96 | 161.00 | S8°32'56"E |
| L97 | 24.67 | N22°10'16"W |
| L98 | 234.48 | S22°10'16"E |
| L100 | 95.02 | N0°54'29"E |
| L101 | 469.98 | S0°05'26"E |
| L102 | 2754.00 | N89°36'47"W |
| L103 | 215.00 | N0°21'38"E |
| L104 | 353.69 | N68°54'29"E |
| L105 | 360.00 | S74°05'31"E |
| L106 | 550.00 | N69°54'29"E |
| L107 | 420.00 | N36°54'29"E |
| L108 | 365.00 | N84°54'29"E |
| L109 | 135.00 | S0°21'38"W |
| L110 | 320.00 | S69°54'29"W |
| L111 | 210.00 | S11°54'29"W |
| L112 | 435.00 | S50°54'29"W |
| L113 | 100.00 | S81°54'29"W |
| L114 | 1033.20 | S86°02'47"W |
| L115 | 32.00 | N76°00'27"E |
| L116 | 63.00 | S13°59'33"E |
| L117 | 32.00 | S76°00'27"W |
| L118 | 63.00 | S13°59'33"E |
| L119 | 24.00 | N76°00'27"E |
| L120 | 63.00 | S13°59'33"E |
| L121 | 24.00 | S76°00'27"W |
| L122 | 24.00 | N76°00'27"E |
| L123 | 63.00 | S13°59'33"E |
| L124 | 24.00 | S76°00'27"W |
| L125 | 32.00 | N76°00'27"E |
| L126 | 63.00 | S13°59'33"E |
| L127 | 32.00 | S76°00'27"W |
| L128 | 32.00 | N76°00'27"E |
| L129 | 63.00 | S13°59'33"E |
| L130 | 32.00 | S76°00'27"W |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L131 | 24.00 | N76°00'27"E |
| L132 | 63.00 | S13°59'33"E |
| L133 | 24.00 | S76°00'27"W |
| L134 | 24.00 | N76°00'27"E |
| L135 | 63.00 | S13°59'33"E |
| L136 | 24.00 | S76°00'27"W |
| L137 | 32.00 | N76°00'27"E |
| L138 | 63.00 | S13°59'33"E |
| L139 | 32.00 | S76°00'27"W |
| L140 | 32.00 | N76°00'27"E |
| L141 | 63.00 | S13°59'33"E |
| L142 | 32.00 | S76°00'27"W |
| L143 | 24.00 | N76°00'27"E |
| L144 | 63.00 | S13°59'33"E |
| L145 | 24.00 | S76°00'27"W |
| L146 | 24.00 | N76°00'27"E |
| L147 | 63.00 | S13°59'33"E |
| L148 | 24.00 | S76°00'27"W |
| L149 | 18.44 | N76°00'27"E |
| L150 | 4.66 | S9°46'48"E |
| L151 | 58.84 | N13°59'33"W |
| L152 | 32.00 | S76°00'27"W |
| L153 | 65.02 | S5°48'27"W |
| L154 | 32.00 | N84°11'33"W |
| L155 | 63.75 | S5°48'27"W |
| L156 | 24.00 | N84°11'33"W |
| L157 | 63.00 | S5°48'27"W |
| L158 | 24.00 | N84°11'33"W |
| L159 | 65.47 | N5°48'27"E |
| L160 | 32.00 | S84°11'33"E |
| L161 | 59.76 | S5°48'27"W |
| L162 | 13.50 | S28°53'03"W |
| L163 | 15.15 | S28°53'03"W |
| L164 | 55.30 | S47°35'35"W |
| L165 | 32.00 | N42°24'25"W |
| L166 | 64.26 | S47°35'35"W |
| L167 | 24.00 | N42°24'25"W |
| L168 | 63.00 | S47°35'35"W |
| L169 | 24.00 | N42°24'25"W |
| L171 | 6.56 | S36°00'19"E |
| L172 | 64.84 | S47°35'35"W |
| L173 | 32.00 | N42°24'25"W |
| L174 | 68.43 | N47°35'35"E |
| L175 | 63.00 | S53°59'41"W |
| L176 | 32.00 | S36°00'19"E |
| L177 | 63.00 | S53°59'41"W |
| L178 | 32.00 | N36°00'19"W |
| L179 | 24.00 | S36°00'19"E |
| L180 | 63.00 | S53°59'41"W |
| L181 | 24.00 | N36°00'19"W |
| L182 | 24.00 | S36°00'19"E |
| L183 | 63.00 | S53°59'41"W |
| L184 | 24.00 | N36°00'19"W |
| L185 | 32.00 | S36°00'19"E |
| L186 | 63.00 | N53°59'41"E |
| L187 | 32.00 | N36°00'19"W |
| L188 | 25.43 | N36°00'19"W |
| L189 | 56.00 | S24°14'06"W |
| L190 | 32.00 | N65°45'54"W |
| L191 | 67.44 | S24°14'06"W |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L192 | 24.00 | N65°45'54"W |
| L193 | 69.87 | S24°14'06"W |
| L194 | 24.00 | N65°45'54"W |
| L195 | 67.44 | S24°14'06"W |
| L196 | 32.00 | N65°45'54"W |
| L197 | 55.99 | N24°14'06"E |
| L198 | 70.31 | N54°20'49"E |
| L199 | 32.00 | N35°39'11"W |
| L200 | 65.48 | N54°20'49"E |
| L201 | 24.00 | N35°39'11"W |
| L202 | 63.91 | N54°20'49"E |
| L203 | 24.00 | N35°39'11"W |
| L204 | 64.06 | N54°20'49"E |
| L204 | 32.20 | S36°00'19"E |
| L205 | 32.00 | N35°39'11"W |
| L206 | 66.97 | S54°20'49"W |
| L207 | 65.19 | N36°25'08"E |
| L208 | 32.00 | N53°34'52"W |
| L209 | 62.04 | N36°25'08"E |
| L210 | 24.00 | N53°34'52"W |
| L211 | 61.70 | N36°25'08"E |
| L212 | 24.00 | N53°34'52"W |
| L213 | 63.09 | N36°25'08"E |
| L214 | 32.00 | N53°34'52"W |
| L215 | 67.67 | S36°25'08"W |
| L216 | 68.28 | N14°10'22"E |
| L217 | 32.00 | N75°49'38"W |
| L218 | 64.29 | N14°10'22"E |
| L219 | 24.00 | N75°49'38"W |
| L220 | 63.33 | N14°10'22"E |
| L221 | 24.00 | N75°49'38"W |
| L222 | 64.10 | N14°10'22"E |
| L223 | 32.00 | N75°49'38"W |
| L224 | 67.83 | S14°10'22"W |
| L225 | 74.70 | S80°00'42"W |
| L226 | 83.45 | S80°00'42"W |
| L227 | 11.76 | S9°59'18"E |
| L228 | 29.18 | S3°55'25"W |
| L229 | 43.91 | S9°59'18"E |
| L230 | 84.85 | S76°25'39"W |
| L231 | 3.31 | S9°59'18"E |
| L232 | 48.65 | S16°41'45"E |
| L233 | 84.29 | S72°18'48"W |
| L234 | 44.48 | S16°41'45"E |
| L235 | 86.50 | N67°40'17"E |
| L236 | 48.67 | S22°10'16"E |
| L237 | 86.73 | N66°34'37"E |
| L238 | 20.12 | N22°10'16"W |
| L239 | 4.17 | S62°42'45"W |
| L240 | 84.35 | S62°42'45"W |
| L241 | 48.23 | S27°04'57"E |
| L242 | 83.65 | S62°42'45"W |
| L243 | 40.13 | S27°04'57"E |
| L244 | 84.44 | S62°42'45"W |
| L245 | 51.45 | S31°04'47"E |
| L246 | 83.48 | S58°55'13"W |
| L247 | 23.45 | S31°04'47"E |
| L248 | 7.07 | S31°04'47"E |
| L249 | 23.77 | S82°09'19"W |
| L250 | 37.35 | N73°53'27"E |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L251 | 28.13 | S73°53'27"W |
| L252 | 87.74 | S8°03'49"E |
| L253 | 81.05 | N3°50'31"W |
| L254 | 17.29 | N89°42'43"W |
| L255 | 84.82 | N0°17'17"E |
| L256 | 48.96 | N89°42'43"W |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 102.91 | 127.22 | 46°20'53" | N63°33'45"E | 100.13 |
| C2 | 371.89 | 530.09 | 40°11'46" | N57°19'17"W | 7251.16 |
| C3 | 35.67 | 530.09 | 3°51'18" | N79°20'49"W | 7242.09 |
| C4 | 103.13 | 2397.60 | 2°27'52" | S52°04'34"E | 103.12 |
| C5 | 142.39 | 120.00 | 67°59'14" | N69°59'56"W | 134.18 |
| C7 | 45.65 | 49.85 | 52°28'07" | N78°16'28"W | 44.07 |
| C8 | 35.33 | 49.85 | 40°36'45" | S55°11'06"W | 34.60 |
| C9 | 188.68 | 262.83 | 41°07'55" | N10°34'11"E | 184.66 |
| C10 | 130.21 | 340.98 | 21°52'49" | N58°14'16"E | 129.42 |
| C11 | 156.74 | 503.69 | 17°49'47" | N77°52'08"E | 156.11 |
| C12 | 145.48 | 370.23 | 22°30'51" | N79°10'38"E | 144.55 |
| C13 | 258.04 | 624.61 | 23°40'11" | N81°21'37"E | 256.21 |
| C14 | 13.23 | 180.00 | 4°12'46" | N78°06'50"E | 13.23 |
| C15 | 31.33 | 169.18 | 10°36'33" | N85°12'18"E | 31.28 |
| C16 | 24.03 | 196.39 | 7°00'34" | S85°59'08"E | 24.01 |
| C17 | 24.14 | 196.47 | 7°02'25" | S78°19'06"E | 24.13 |
| C18 | 27.57 | 167.69 | 9°25'10" | N70°05'19"W | 27.54 |
| C19 | 27.70 | 167.83 | 9°27'27" | S53°38'50"E | 27.67 |
| C20 | 24.05 | 196.42 | 7°00'54" | S45°24'40"E | 24.03 |
| C21 | 17.52 | 180.00 | 5°34'40" | S38°47'40"E | 17.52 |
| C22 | 4.07 | 120.00 | 1°56'43" | N36°58'40"W | 4.07 |
| C23 | 34.11 | 113.28 | 17°15'14" | S46°05'27"E | 33.98 |
| C24 | 24.16 | 131.02 | 10°33'50" | S59°59'59"E | 24.12 |
| C25 | 24.16 | 131.02 | 10°33'51" | S71°32'12"E | 24.12 |
| C26 | 34.11 | 113.28 | 17°15'16" | S85°26'46"E | 33.99 |
| C27 | 32.38 | 314.72 | 5°53'40" | S27°03'57"E | 32.36 |
| C28 | 24.06 | 364.70 | 3°46'45" | S31°54'09"E | 24.05 |
| C29 | 24.00 | 364.63 | 3°46'19" | S36°01'19"E | 24.00 |
| C30 | 32.15 | 314.66 | 5°51'11" | S40°50'04"E | 32.13 |
| C31 | 9.42 | 334.24 | 1°36'54" | S44°23'49"E | 9.42 |
| C32 | 32.17 | 314.67 | 5°51'26" | S47°57'42"E | 32.15 |
| C33 | 24.01 | 364.64 | 3°46'20" | S52°46'35"E | 24.00 |
| C34 | 24.04 | 364.69 | 3°46'39" | S56°53'42"E | 24.04 |
| C35 | 32.34 | 314.71 | 5°53'16" | S61°43'39"E | 32.33 |
| C36 | 8.48 | 334.24 | 1°27'13" | S65°13'34"E | 8.48 |
| C37 | 32.26 | 314.70 | 5°52'26" | S68°43'05"E | 32.25 |
| C38 | 24.02 | 364.67 | 3°46'28" | S73°32'32"E | 24.02 |
| C39 | 24.02 | 364.66 | 3°46'25" | S77°39'36"E | 24.01 |
| C40 | 32.23 | 314.69 | 5°52'06" | S82°28'51"E | 32.22 |
| C41 | 62.31 | 770.00 | 4°38'11" | N65°28'47"E | 62.29 |
| C42 | 137.10 | 580.00 | 13°32'38" | N69°56'01"E | 136.78 |
| C43 | 54.23 | 580.00 | 5°21'27" | N79°23'03"E | 54.21 |
| C44 | 72.09 | 184.53 | 22°22'55" | N20°58'26"W | 71.63 |
| C45 | 22.01 | 629.95 | 2°00'06" | N35°58'03"W | 22.01 |
| C46 | 42.99 | 580.00 | 4°14'48" | S84°11'11"W | 42.98 |
| C47 | 50.38 | 580.00 | 4°58'36" | N88°47'52"E | 50.36 |
| C48 | 36.10 | 580.00 | 3°33'57" | S86°55'51"E | 36.09 |
| C49 | 30.25 | 629.95 | 2°45'04" | N33°35'28"W | 30.25 |
| C50 | 26.60 | 1293.11 | 1°10'43" | N31°43'09"W | 26.60 |
| C51 | 45.87 | 1293.11 | 2°01'57" | N30°06'49"W | 45.87 |
| C52 | 40.14 | 1293.11 | 1°46'43" | N28°12'29"W | 40.14 |
| C53 | 48.24 | 1293.11 | 2°08'15" | N26°15'00"W | 48.24 |
| C54 | 38.82 | 1293.11 | 1°43'13" | S24°19'17"E | 38.82 |
| C55 | 47.01 | 1293.11 | 2°04'59" | S22°25'11"E | 47.01 |
| C56 | 37.49 | 629.07 | 3°24'53" | N19°27'28"W | 37.49 |
| C57 | 45.87 | 629.07 | 4°10'41" | N15°39'41"W | 45.86 |
| C58 | 38.64 | 629.07 | 3°31'08" | N11°48'46"W | 38.63 |
| C59 | 29.25 | 629.07 | 2°39'52" | N8°43'16"W | 29.25 |
| C60 | 18.52 | 172.35 | 6°09'18" | N10°37'39"W | 18.51 |
| C61 | 7.97 | 120.00 | 3°48'16" | S5°49'33"W | 7.97 |

| Lot Area Table | | |
|---|---|---|
| Lot # | Area | Area |
| 22 | 2016.00 SF | 0.0463 AC |
| 23 | 1512.00 SF | 0.0347 AC |
| 24 | 1512.00 SF | 0.0347 AC |
| 25 | 2016.00 SF | 0.0463 AC |
| 26 | 2016.00 SF | 0.0463 AC |
| 27 | 1512.00 SF | 0.0347 AC |
| 28 | 1512.00 SF | 0.0347 AC |
| 29 | 2016.00 SF | 0.0463 AC |
| 30 | 2016.00 SF | 0.0463 AC |
| 31 | 1512.00 SF | 0.0347 AC |
| 32 | 1512.00 SF | 0.0347 AC |
| 33 | 2017.51 SF | 0.0463 AC |
| 34 | 2117.81 SF | 0.0486 AC |
| 35 | 1515.13 SF | 0.0348 AC |
| 36 | 1535.67 SF | 0.0353 AC |
| 37 | 2176.87 SF | 0.0500 AC |
| 38 | 2110.30 SF | 0.0484 AC |
| 39 | 1521.22 SF | 0.0349 AC |
| 40 | 1528.74 SF | 0.0351 AC |
| 41 | 2132.17 SF | 0.0489 AC |
| 42 | 2016.00 SF | 0.0463 AC |
| 43 | 1512.00 SF | 0.0347 AC |
| 44 | 1512.00 SF | 0.0347 AC |
| 45 | 2016.00 SF | 0.0463 AC |
| 46 | 2004.16 SF | 0.0460 AC |
| 47 | 1656.64 SF | 0.0380 AC |
| 48 | 1656.61 SF | 0.0380 AC |
| 49 | 2004.00 SF | 0.0460 AC |
| 50 | 2163.77 SF | 0.0497 AC |
| 51 | 1549.52 SF | 0.0356 AC |
| 52 | 1532.51 SF | 0.0352 AC |
| 53 | 2087.67 SF | 0.0479 AC |
| 54 | 2026.79 SF | 0.0465 AC |
| 55 | 1481.71 SF | 0.0340 AC |
| 56 | 1494.32 SF | 0.0343 AC |
| 57 | 2083.24 SF | 0.0478 AC |
| 58 | 2112.23 SF | 0.0485 AC |
| 59 | 1528.29 SF | 0.0351 AC |
| 60 | 1526.01 SF | 0.0350 AC |
| 61 | 2102.06 SF | 0.0483 AC |

| Lot Area Table | | |
|---|---|---|
| Lot # | Area | Area |
| 62 | 3842.89 SF | 0.0882 AC |
| 63 | 3462.66 SF | 0.0795 AC |
| 64 | 4129.20 SF | 0.0948 AC |
| 69 | 3368.71 SF | 0.0773 AC |
| 70 | 4075.44 SF | 0.0936 AC |
| 71 | 3763.93 SF | 0.0864 AC |
| 72 | 4064.53 SF | 0.0933 AC |
| 73 | 3374.30 SF | 0.0775 AC |
| 74 | 3890.67 SF | 0.0893 AC |
| 75 | 3569.33 SF | 0.0819 AC |
| 76 | 2043.74 SF | 0.0469 AC |
| 77 | 1533.86 SF | 0.0352 AC |
| 78 | 1534.77 SF | 0.0352 AC |
| 79 | 2047.78 SF | 0.0470 AC |
| 80 | 3060.00 SF | 0.0702 AC |
| 81 | 2917.52 SF | 0.0670 AC |
| 82 | 2703.81 SF | 0.0621 AC |
| 83 | 1476.09 SF | 0.0339 AC |
| 179 | 495223.64 SF | 11.3688 AC |
| 180 | 1385165.87 SF | 31.7990 AC |
| 183 | 399819.62 SF | 9.1786 AC |
| 310 | 176676.25 SF | 4.0559 AC |
| 311 | 4287.50 SF | 0.0984 AC |
| 313 | 5144.83 SF | 0.1181 AC |
| 314 | 4043.92 SF | 0.0928 AC |
| 315 | 3653.96 SF | 0.0839 AC |
| 316 | 4136.59 SF | 0.0950 AC |
| 317 | 105518.90 SF | 2.4224 AC |
| 318 | 3486.54 SF | 0.0800 AC |
| 322 | 307017.18 SF | 7.0481 AC |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CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
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PHILLIP C. WILLIAMS, P.E., P.L.S.


PROJECT NAME
PONDEROSA MOUNTAIN PROPERTIES
ARCHULETA COUNTY

SHEET TITLE
LINE, CURVE & AREA TABLES

REVISIONS:

| | |
|---|---|
| DATE | 10/13/2026 |
| DESIGN | |
| DRAWN | |
| CHK'D | |
| SUB. | |

2214SITE.DWG

SITE

SHEET NO.
5/5

# EXHIBIT C

## PONDEROSA MOUNTAIN ALLOWED USES: R-12, MU-C, AND OS

P = Permitted  C = Conditional Use  Blank = Not Allowed

| Use Type | R-12 | MU-C | OS |
|---|---|---|---|
| **Dwelling, duplex** | P | C | |
| **Dwelling, live/work** | | P | |
| **Dwelling, multi-family** | P | P | |
| **Dwelling, single-family detached (incl. modular)** | P | C | |
| **Dwelling, timeshare** | | P | |
| **Dwelling, townhouse** | P | P | |
| **Group living facility, large** | | C | |
| **Group living facility, small (Type A)** | P | P | |
| **Group living facility, small (Type B)** | C | P | |
| **Nursing care home** | C | P | |
| **Nursing care facility** | C | C | |
| **Government admin and civic buildings** | | P | |
| **Social, fraternal lodges** | | P | |
| **Public assembly** | C | P | |
| **Public safety facility** | C | P | P |
| **Childcare center** | C | P | |
| **Day care home** | C | | |
| **Immediate care facility** | | C | |
| **Medical or dental office or clinic, 4,000 s.f. or less** | | P | |
| **Athletic fields and courts** | C | P | P |
| **Community garden** | P | P | P |
| **Open space** | P | P | P |
| **Park** | P | P | P |
| **Elementary or secondary school** | | C | |
| **Trade or vocational school** | | C | |
| **Veterinary clinic/hospital** | | C | |
| **Bar or nightclub, 4,000 sq.ft. or less** | | P | |
| **Restaurant, no drive-through, 4,000 sq.ft. or less** | | P | |
| **B&B or inn** | | P | |
| **Hotel, motel, or lodge** | | P | |
| **Vacation rental** | | P | |
| **Dry cleaning and laundry service** | | C | |
| **General personal services** | | P | |
| **Art gallery** | | P | |
| **Movie theater** | | C | |
| **General outdoor recreation, commercial** | | C | C |
| **Retail, general, Liquor, Grocery, 4,000 sq.ft. or less** | | P | |
| **Assembly, light** | | P | |

# EXHIBIT D

## Dimensional Design Standards
## Ponderosa Mountain - Planned Development Overlay

| ***Zoning Information*** | |
|---|---|
| **Zoning**<br>* The Concept Plan, Exhibit C, notes Base Zoning Areas.<br>Zoning.<br>** Planned Development Overlay Zoning. The PD Agreement sets forth specific allowances and standards within the entire development, that overlay the base zoning with development standards that vary from the varying from the Town's Land Use Development Code. | **Base Zoning ***:<br>Median Density Residential (R-12)<br>Mixed Use Corridor (MU-C)<br>Open Space and Parks (OS)<br><br>**Overlay Zoning** **:<br>Planned Development (OPD) – Ponderosa Mountain |
| Total Project Area | Approximately 70 acres |

| ***Development Standards - Dimensional*** | R-12 | MU-C |
|---|---|---|
| Lot Size Area, minimum square feet (sq.ft.) | 1,500 sq.ft. | 1,500 Sq.Ft. |
| Building Height, Maximum in feet | 35 feet to mid-span<br>41 feet to roof peak | 35 feet to mid-span<br>41 feet to roof peak |
| Residential Dwelling Units, maximum per acre | 12 units/acre | 12 units/acre |
| Dwelling Unit Storage Space per dwelling unit, minimum cubic feet (cu.ft.) | 200 cu.ft. | 200 cu.ft. |
| Dwelling Unit Size, minimum square foot (sq.ft.).<br>* Multi-family unit dwelling size based on Building Code Room Size minimums. | 400 sq.ft. * | 400 sq.ft. * |
| Building Setbacks, minimum<br>* Side and Rear lot line setback may be zero feet if minimum 10-foot fire separation between buildings is achieved, and all building elements (roof eave, chimney, decks, patios, etc.) are contained within the vertical plane of the property line. Plating building envelopes will aid in the zero lot line setback functionality. | Front 15 feet<br>Side* 5 feet<br>Rear* 5 feet | Front 20 feet<br>Side* 5 feet<br>Rear* 5 feet |
| Landscaping minimum (%) | 15% | 15% |
| Public Open Space Dedication minimum per each phase (%) | 10% | 10% |

# ATTACHMENT 2:

# General Development Information

# MODERN COMMUNITY BUILDERS, INC.

Pagosa Springs, Colorado | July 28, 2026

## PROJECT NARRATIVE and DEVELOPMENT OVERVIEW

### INTRODUCTION and PROJECT VISION

Modern Community Builders, Inc., respectfully presents this project overview to the Town of Pagosa Springs Planning Department, P & Z Commission and Town Council. We come before this body not simply as developers, but as committed partners in the long-term growth and vitality of Pagosa Springs. After studying the "2018 Comprehensive Plan", the "Land Use and Development Code" and the "Pagosa Springs Forward" document, we have designed this master-planned development to adhere carefully to these writings. We believe we have created a master site design and business plan that sustains the authentic rocky mountain experience that Pagosa Springs has grown into over the last several decades.

Pagosa Springs is an unpretentious, scenic, lifestyle community that has always been somewhat affordable compared to the other 6-7 rocky mountain vacation towns. Our intent is to create a master-planned community that is diverse and affordable, offering certified "workforce housing" starting in late 2027 and ongoing for several years. The location of our residential development being 2/3's of a mile from historic downtown Pagosa Springs could not be better positioned. Another feature and benefit of this type of residential development is job creation and tax revenue generation, projected to be almost $13 million over the next decade (please see the 2-page detailed economic impact study attached). It is precisely these qualities and contributions above that will make this project an asset to the town of Pagosa Springs.

Our market research reveals that certified "workforce housing" that can be "owned rather than rented" is what the current residents of Pagosa Springs are seeking. Our proposed development is located on a 72-acre parcel south of Highway 160, walking distance from the downtown employment district, and ideal for workforce housing. We are committed to moving forward with this residential development in close coordination with the Town, the Sanitation/Water District, and all of the existing businesses in the area. Our two main construction contractors will both be within Archuleta County, as is the Real Estate firm selected to handle our sales program.

### PHASES 1 and 2: 28-ACRE MIXED-USE DEVELOPMENT

Phase one and two of this development will encompass 28-acres of the 72 total project acreage. This will consist of 164 dwellings in two complementary components: 82 for-sale residential homes and 82 rental lodge/resort cabins. This dual approach reflects our recognition that Pagosa Springs has both an urgent affordable housing need for additional residential units and, a significant tourism opportunity. We believe that these two goals, when thoughtfully integrated, will reinforce one another.

The entire 72-acre project site is characterized by gently rolling terrain blanketed in mature ponderosa pine — a landscape that defines the visual character of this region. Our land plan is designed to work with the natural topography, preserve significant stands of old-growth trees, and complying with the recent

Colorado Wildfire Resiliency Code. The result will be a community that feels rooted in its surroundings, not imposed upon them.

## WORKFORCE HOUSING and AFFORDABILITY

The Town of Pagosa Springs and Archuleta County have documented a clear and pressing need for certified workforce housing. State and county agency studies indicate a very strong demand for workforce-eligible homes in this market. Our project is designed to directly address that need.

Within these first two phases we are prepared to allocate at least 37% of the for-sale homes as "workforce" dwellings, as detailed in Exhibit-D of the PUD Agreement. As per the various workforce housing assistance programs, including local, state, and federal AMI guidelines. The 82 for-sale homes are planned to be priced between $369,000 and $599,000 — a range deliberately calibrated to serve local residents, essential workers, and young families who might otherwise be priced out of the Pagosa Springs housing market.

Residential unit types and sizes have been selected to provide genuine choice and value:

- Duplex homes, with attached 2.5 car garages
- 4-plex townhomes, with attached 2.0 car garages
- Multi-family home sizes ranging from 1,020 to 1,680 square
- Single-family 1,260+/- square foot detached homes

## LODGES at PONDEROSA RIDGE — The Vacation Resort COMPONENT

The 82-unit rental lodge resort — Lodges at Ponderosa Ridge — will occupy approximately 9.2 acres of the 28-acre launch plan. Pagosa Springs attracts approximately 400,000 visitors annually, and the market currently faces a meaningful shortage of new quality lodging inventory. The resort is designed to fill that gap with a product that reflects the natural character of the area.

Individual cabin-style lodge units will range from 450 to 975 square feet, offering one- and two-bedroom floor plans with full kitchens, private decking, and indoor-outdoor living spaces designed for year-round enjoyment.

The resort will also serve a strategic role in the broader development: by introducing visitors to the Modern Community Builders Inc. residential community, it will serve as a marketing engine and buyer pipeline for additional home sales, accelerating absorption and demonstrating the quality of what Pagosa Springs has to offer.

## COMMUNITY AMENITIES (servicing all 28-acres)

A hallmark of this development is its commitment to shared amenities that serve both the homeowners, resort guests and the existing town residents — creating a recreational benefit that is enjoyed by both the new residents and the existing community residents. Planned amenities include:

- Asphalt-paved walking and bicycle trail system — open to the public
- 4,200 sq ft Clubhouse — featuring a fitness room, indoor games, community conference room, and a bistro/cafe offering light food service, coffee, and beer/wine beverages
- Covered outdoor pickleball courts — available by reservation for community and "public" use

- Outdoor swimming pool with two outdoor hot tubs
- Children's outdoor playground system
- Gathering areas with BBQ stations, gazebos, etc. throughout this new community

## MARKET DEMAND and BUYER PROFILE

Market research indicates strong demand from three distinct buyer segments, each of which reflects a genuine and growing dimension of the Pagosa Springs market:

- Local and County Residents — approximately 40% of buyers will likely qualify for workforce housing assistance programs. These are the teachers, healthcare workers, tradespeople, and public servants who make Pagosa Springs function.
- Active Retirees — approximately 30%, primarily from Colorado, Texas, Arizona, Oklahoma, New Mexico, and California, seeking a high-quality mountain lifestyle community at an attainable price point.
- Second-Home and Vacation Buyers — approximately 30%, drawn by the resort amenities, outdoor recreation, and the opportunity to own a personal mountain retreat in one of Colorado's most authentic mountain communities.

Our pricing range of $369,000 to $599,000 is purposefully positioned to be accessible to all three of these buyer profiles — an important feature in a market where “affordability” has become a defining challenge.

## INFRASTRUCTURE, ENVIRONMENT and UTILITY COORDINATION

We are fully aware of the current capacity constraints facing the Pagosa Springs Sanitation and Water District. We are committed to working in close and ongoing coordination with the PAWSD District to ensure that our phased development aligns with their ability to serve both existing and future residents. Please see the separate document entitled, the “Sanitary and Water Supply Study” which is located in the Drop-Box. Our construction timeline (below) has been structured with utility capacities as a primary consideration.

The development team has engaged licensed environmental consultants and civil engineers to design all infrastructure elements in compliance with and where possible exceeding Town standards and Colorado state fire regulations. All required water and sanitary improvements to serve both the resort lodges and the for-sale homes are included in our construction budgets. Road infrastructure will include both public roadways and private paved roadways (see Exhibit-F), with the private network maintained initially by the developer and ultimately transferred to the master HOA.

The development team has reviewed and studied the proposed Town's capital investment plans. Out intent in the design and constructure of this residential project is to support, respect and complement the current and future utility infrastructure goals, not compete with or strain them.

## PROPOSED DEVELOPMENT TIMELINE

Our current schedule for our launch phases is as follows, subject to Town Council approval and entitlement completion:

- Second Half of 2026 — Complete rezoning and entitlement process for the subject 28-acre project segment.

- Q4 2026 — Begin selective tree removal per Colorado Fire Code requirements.
- Q1 2027 — Commence roadway and utility installation.
- Q-2 2007 — Begin construction on the first 35 lodge cabins, the first clubhouse and the Clubhouse amenities.
- Q1 2028 — Construct and complete the six fully furnished and decorated Model homes; launch residential pre-sales program. Continue presale and marketing activities  Conduct pre-sales & secure purchase contracts, including earnest money deposits.
- 2028/29 — Full residential construction of duplexes, townhomes --- utilities and roadway construction within the "for-sale" areas would begin in the 4th quarter of 2027. No for-sale homes would be occupied until early 2028.

## ZONING and CODE ORDINACES

We are seeking to rezone and entitle this initial 28-acre portion of the development as MU-C (Commercial) and MU-R (Residential). The terms/policies in Chapter 21 of the "Land Use and Development Code" (LUDC) were studied and used as a guideline. The MU-C zoning would be the category for the Resort/ Lodging component while the MU-R zoning would be the category for the for-sale housing component of the project. Our intent to comply with Articles 5, 6 and 7 of Chapter 21 of the LUDC is further detailed as follows;

- Article 5.1…..our project development plans would be consistent with the primary matters of; density, set-backs, minimum unit sizes, building heights, etc. as per the LUDC
- Article 6.0…..our Design and Construction project plans would be consistent with all the sections in Article 6 that pertain to residential and Lodging development, such as; grading, flood prevention, drainage, snow storage, wildfire issues, public and private roadway standards, signage, trails, 4-sided architecture, landscaping, lighting, energy conservation, etc.
- Article 7.0…..our subdivision design standards pertaining to; easements, utilities, infrastructure improvements, open space areas and public roadways would all be consistent with the LUDC codes. Our private streets and alleys will not have concrete curbs & gutters; rainwater will be managed in the roadside drainage swales. The elimination of concrete curbs & gutters will be a savings of almost $2 million dollars. This significant savings and other various savings are what will allow us to provide more "workforce" housing than has ever been provided in the history of Pagosa Springs.

## THE PROJECTED COMMUNITY IMPACT

The projected impact on existing town services and utilities would be nothing in 2026. In 2027 approximately 17 homes would be sold, constructed and occupied. Also, in 2027 construction within the Lodging/Resort-Park of up to 35 rental cabins will take place. The detailed construction schedule for the entire 28 acres is shown in the 2-page  "Economic Impact" document prepared by Modern Community Builders (attached). Also, as follows;

- School System----we believe that at least half of the 82 for-sale homes in our launch phases will be purchased and occupied by local residents within Pagosa Springs. These families already have children within the school system so the impact on schools would be very minimal. The other homes sold in 2027 and occupied in 2028 are expected to

mostly be retiree and vacation homebuyers, thus, is likely to have limited impact on the school system.

- Fire and Police----whenever new homes are added into any town or city there will be some additional burden on the local fire and police departments. That said, our 9-acre lodging Resort-Park with the 82 rental cabins and clubhouse will be monitored by private security (off-duty police) from 8:00pm until 5:00am daily.
- Recreation Amenities---the paved walking trails and all of our project amenities will have a very positive impact on the entire town of Pagosa Springs. There will be two clubhouses with pools, hot tubs, playground equipment, BBQ gazebos and more. The clubhouse in the for-sale housing area will also have a bistro/café and a conference room which is available to clubs and organizations in the entire town. The amenity that will be the favorite of all is the 4 covered pickleball courts located next to each clubhouse (8 in total).

## CONCEPTUAL FUTURE PROJECT PHASES/ USES

There are to be five additional phases to this project from 2029 thru 2035. The projected future uses will be similar to the uses in the initial 28-acre launch area. Single-family homes, duplexes, townhomes and condominiums. We will attempt to secure an international hotel brand to create an upper scale resort-hotel in phase-seven, the final phase of this project. The balance of the project land is 44 acres, of which 11.3 acres is private "forest reserve" open space and 6.2 acres along Hwy-160 would be a public open space area. Thus leaving 26.5 acres of the entire project to be platted and developed.

## CLOSING STATEMENT

Modern Community Builders is not a transactional developer. We are committed to being members of the Pagosa Springs community for the full life of this project and beyond. Our goal is to deliver a development that the Town of Pagosa Springs can point to with pride — one that adds meaningful affordable housing, adds significant employment, increases various tax revenues for the town government and, welcomes visitors seeking quality new lodging.

We respectfully request the P & Z's and Town Council's support for rezoning and entitlement approval for the subject 28-acre property. We welcome the opportunity to discuss this project in detail, answer any questions, and work collaboratively with the Town and its residents to make this vision a reality.

Respectfully submitted,

Modern Community Builders, Inc.

Pagosa Springs, Colorado | July 2026

# ATTACHMENT 3:

# Public Comment

Gmail

**Owen O'Dell <oodell@pagosasprings.co.gov>**

# Fwd: Meeting August 25, 2026

1 message

**David Harris** <dharris@pagosasprings.co.gov> Sun, Aug 16, 2026 at 5:32 PM
To: James Dickhoff <jdickhoff@pagosasprings.co.gov>, Owen O'Dell <oodell@pagosasprings.co.gov>

FYI

David J. Harris
Town Manager

Town of Pagosa Springs
PO Box 1859
551 Hot Springs Blvd
Pagosa Springs, CO 81147

(970) 585-8451
dharris@pagosasprings.co.gov

Begin forwarded message:

**From:** alpha communications <alphapoa81147@gmail.com>
**Date:** August 15, 2026 at 7:25:17 PM MDT
**To:** undisclosed-recipients:;
**Subject: Meeting August 25, 2026**

The following comes from a neighbor:

*Just to keep this topic fresh, here is some additional information to chew on...*

*There are 7 project phases for the proposed Ponderosa Mountain subdivision on Put Hill at Great West Ave. In the first 2 phases I believe there are 165+/- residential units being proposed, with more to come in future phases, including a resort hotel.*
*HOWEVER... note that if this subdivision is approved, it clears the hurdles for the next-door Pagosa Views subdivision to move ahead, and they have nearly 800 residential units proposed! That's nearly 1,000 residential units in the open meadow and forest land along Hwy 160 on Put Hill, putting traffic on the highway and back roads, and needing water and sewer infrastructure.*

*IF YOU ARE CONCERNED, PLEASE COME TO THE AUGUST 25, 2026 HEARING (see details below).*
*You don't have to say anything at the meeting if you don't want to. A large community showing at the meeting will express the volume of community concern to town planners.*
*If you ARE willing to speak, all you have to say is something simple like any of the following suggestions. The purpose of making these simple statements is to get it on the record; the more, the better:*

*"As a member of the Pagosa community, I am concerned about how our current water, sewer, and road infrastructure will be able to handle this new development (and the adjacent Pagosa Views development)."*
*OR*
*"I believe this development should be tabled until adequate information is provided that shows Pagosa Springs water sources can handle the new demand without affecting existing residents and businesses."*
*OR*
*"As a resident, I am concerned how the volume of new residences will affect the already congested Highway 160 corridor."*

*Use your own words. State your own concerns. Maybe it's about roads, water, sewer, post office, wildlife, views, development, safety, community needs... whatever. All you have to do is stand up and say one sentence, and get it on the record.*

*Obviously, I'm not in support of this development, but if you are, then feel free to make your own comments.*

---

*The Planning Commission will conduct a public hearing on Tuesday, August 25, 2026, at 551 Hot Spring Blvd at 5:30 pm to consider the Sketch Major Subdivision application and Planned Development Agreement. This hearing is specific to the subdivision action; all future proposed individual site development within the subdivision will be reviewed under a separate Major Design Review application process.*
*----------*

PLEASE ATTEND THE MEETING.

APOA Board

Gmail **Owen O'Dell <oodell@pagosasprings.co.gov>**

# Proposed subdivision

3 messages

**Cheryl Flynn** <cherylflynn11@gmail.com> Thu, Aug 13, 2026 at 6:52 PM
To: oodell@pagosasprings.co.gov

Hello Owen-

I have been a resident of Pagosa Springs for the last 10 years. During that time I have seen an influx of tourists along with folks wanting to buy or build their own homes.
I've also seen that our resources (especially water) have become increasingly limited due to drought, lack of typical snowfall, and an increasing population.

Do you really think it's a smart decision to approve this proposed development considering these factors?

I absolutely do NOT! And I'm quite certain that many others share my view.

VOTE NO ON PONDEROSA MOUNTAIN PROPERTIES

Sincerely,
Cheryl Flynn

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Mon, Aug 17, 2026 at 9:40 AM
To: Cheryl Flynn <cherylflynn11@gmail.com>

Cheryl,

Thank you for your comments.

Just to clarify, I do not vote on this proposal. I make a recommendation based on the Land Use Development Code (LUDC). Just as it was your right to move to Pagosa 10 years ago, it is the developers right to attempt a development.

I too have concerns about water and infrastructure in our community, but if they can provide proof of service, they would be allowed to develop. I must review this proposal within the confines of the LUDC and not interject my opinions. Aside from your concerns about water, what other factors do you feel would oppose this subdivision proposal? I understand that people moved here wanting to close the doors behind them, but that is not how our code is written. Everyone has an opportunity to develop their property, provided it is viable and meets code requirements.

I will ensure your comments are sent to the decision making body.

Thanks,
[Quoted text hidden]
--
Owen O'Dell
*Planning Manager*
970.585.8610 (direct)
970.264.4634 (fax)
www.pagosasprings.co.gov
551 Hot Springs Blvd.
PO Box 1859
Pagosa Springs, CO 81147

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**Owen O'Dell** <oodell@pagosasprings.co.gov> Tue, Aug 18, 2026 at 8:10 AM
To: Cheryl Flynn <cherylflynn11@gmail.com>

Cheryl,

I wanted to reach out to let you know that I was able to convince the applicant to push the meeting back a few weeks. After receiving numerous emails and phone calls about the project and the volume of information, I suggested giving you, the public, more time to digest the information. The applicant is also planning to host a neighborhood meeting in the next week or two, so watch for that date. I will do my best to keep everyone informed.

The new meeting date is set for **September 8th at 5:30pm.**

Best,

On Thu, Aug 13, 2026 at 6:52 PM Cheryl Flynn <cherylflynn11@gmail.com> wrote:
[Quoted text hidden]

[Quoted text hidden]

Gmail

**Owen O'Dell <oodell@pagosasprings.co.gov>**

# Fwd: Ponderosa Mountain Subdivision

1 message

**Planning Division** <planning@pagosasprings.co.gov> Fri, Oct 2, 2026 at 11:59 AM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

---------- Forwarded message ---------
From: **ERIC POLCZYNSKI** <ericski75@yahoo.com>
Date: Mon, Sep 28, 2026 at 3:10 PM
Subject: Ponderosa Mountain Subdivision
To: planning@pagosasprings.co.gov <planning@pagosasprings.co.gov>

Hi, my name is Eric Polczynski, I live at 116 Rock Ridge Court, Pagosa Springs, CO.
I would like to share my concerns with the Ponderosa Mountain Subdivision proposed to surround my neighborhood: Mostly it is simply too dense. This development is proposed by out of state developers to exploit and make money from Pagosa Springs. They are promising a small amount of workforce housing to get their resort approved to get rich at our expense. At the density planned, this development will overwhelm our roads, water, sewage and trash infrastructures.
1. The amount of increased traffic will greatly distress the roads and intersections in the neighborhood, especially the Great West Ave and Highway 160 intersection.
2. In our drought conditions we are having to conserve water just to get by now, how can we approve building 700-800 new housing units?
3. Our sewage & trash systems are already over capacity.

In the interest of especially the residents in the immediate area, but also the entire town, county and region the density of this development should be decreased, especially adjacent to the current subdivisions that are at a much lower density. This will completely change the entire essence of the area and turn it from one of the best areas in Archuleta County to live close to town to one of the worst with excessive overcrowding; traffic, noise, etc. This area is currently a haven for wildlife; deer, elk, turkey, bear and mountain lion to name a few. We live in Pagosa Springs for this, not to be overwhelmed by tourists and traffic so that California developers can get richer. I am not opposed to common sense development, just greedy, poorly planned, money-making schemes like this one. I ask you to please do what Pagosa Springs needs you to do - do not approve this development without decreasing the density to a reasonable level. Maybe a section of R12/mixed use near Highway 160 with much less development to the South and West in between the surrounding neighborhoods would be a compromise. Thank you for your consideration in this matter. Sincerely, Eric Polczynski

Gmail

Owen O'Dell <oodell@pagosasprings.co.gov>

# Pinderosa Mountain subdivision

8 messages

**ERIC POLCZYNSKI** <ericski75@yahoo.com> Thu, Aug 13, 2026 at 1:30 PM
To: "oodell@pagosasprings.co.gov" <oodell@pagosasprings.co.gov>

Hi Mr. O'Dell, I live at 116 Rock Ridge Ct in Pagosa Springs. I was just made away of the public meeting on Aug 25th regarding the proposed Pinderosa Mountain subdivision. Since this will be in my backyard, I am requesting more time to review the information on the proposed subdivision before the public meeting. Please consider my request to postpone the meeting to make it more meaningful. Sincerely, Eric Polczynski

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Thu, Aug 13, 2026 at 2:18 PM
To: ERIC POLCZYNSKI <ericski75@yahoo.com>

Eric,

Thank you for reaching out about the subdivision proposal. While I understand the substantial amount of information being presented for this proposal, Staff cannot postpone the hearing upon the public's request.

We intend to be as transparent as possible when considering these proposals, but we also have an obligation to the applicant to bring it before the applicable boards in a reasonable time period. This certain proposal will require multiple levels of review and hearings. This Sketch Plan is conceptual in nature and only presents an idea of their ambitions.

I strongly encourage you to attend the meeting on the 25th and express your concerns to the commission. We fulfilled the codified notice requirements as demonstrated by the mailed letters, the posted sign, and the newspaper excerpt.

I am happy to answer any questions you may have about the proposal. Also, keep an eye out next week for the offical agenda and supplemental Staff Report for this proposal.

Best,

On Thu, Aug 13, 2026 at 1:30 PM ERIC POLCZYNSKI <ericski75@yahoo.com> wrote:

> Hi Mr. O'Dell, I live at 116 Rock Ridge Ct in Pagosa Springs. I was just made away of the public meeting on Aug 25th regarding the proposed Pinderosa Mountain subdivision. Since this will be in my backyard, I am requesting more time to review the information on the proposed subdivision before the public meeting. Please consider my request to postpone the meeting to make it more meaningful. Sincerely, Eric Polczynski

--
Owen O'Dell
*Planning Manager*
970.585.8610 (direct)
970.264.4634 (fax)
www.pagosasprings.co.gov
551 Hot Springs Blvd.
PO Box 1859
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**ERIC POLCZYNSKI** <ericski75@yahoo.com> Thu, Aug 13, 2026 at 2:48 PM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Ok, thanks for the information and especially the transparency. Unfortunately, I didn't receive a letter or see the newspaper excerpt (I don't get the paper) or posted sign even though I've driven by the project at least twice a day every day. I will review what info I can find and plan to attend the meeting on Aug 25th. My main concern is the massive size of this subdivision surrounding an already existing, subdivision and the impacts of so much increased traffic. The appeal of the Rock Ridge/Alpha subdivisions is being close to town but still private, quiet and full of wildlife which will be gone if this new massive subdivision surrounds us. From what I've seen so far, I think Phase I & II seem reasonable, beyond that it seems much too excessive. Thanks, Eric

[Quoted text hidden]

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**Owen O'Dell** <oodell@pagosasprings.co.gov> Thu, Aug 13, 2026 at 3:41 PM
To: ERIC POLCZYNSKI <ericski75@yahoo.com>

Eric,

We sent letters out on August 5th. Looking back at our mailer list, I see we sent a letter to you via your owner address which is listed as PO Box 3483. The application documents can also be found here: https://mypagosa.org/proposed-development-projects

I understand your frustration with notice requirements. It is tough to reach everyone, which is why we utilize 3 different notification methods, yet we still aren't reaching every member of the community. This scale of development does require a Traffic Impact Study, which will identify the necessary improvements needed to accommodate the increased traffic. Those improvements would be at the expense of the developer.

I understand your concern for density and the impacts of serenity. Your parcel does abut the proposal, but it is buffered by an 11-acre conservation easement that runs with the land in perpetuity (screenshot of parcel attached).

Finally, I want to acknowledge your concerns about potential disruption in your life. When the Planning Division brings these proposals forward, our duty is to maintain a neutral position on the development. We are representing the applicant and you, the members of the public. We are tasked with reviewing these projects and aligning them with the language in the Land Use Development Code. A recommendation of approval or denial is not indicative of our favor or distaste for a project, but rather a determination on its compliance.

Thank you so much for engaging in this process.

[Quoted text hidden]

---

**ERIC POLCZYNSKI** <ericski75@yahoo.com> Thu, Aug 13, 2026 at 4:26 PM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Weird that I didn't get the letter as that is my correct mailing address. All I can think is if I got it and didn't look at it thinking it was one of the hundreds of junk mail requests that I get frequently to sell my vacant lot next to my house?
Yes, I am very thankful for the conservation easement to give me a little space and for the wildlife.
Thanks for your due diligence, and communication, I will review the information. Much appreciated, Eric

[Quoted text hidden]

---

**ERIC POLCZYNSKI** <ericski75@yahoo.com> Mon, Aug 17, 2026 at 9:21 AM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Hi Owen, I just wanted to let you know that I got the notification in the mail yesterday. It's postmarked Aug 8th from Denver and may have been in the box a day or 2. Just for future reference I guess it takes about 10 days to get mail from your office to my Po Box across the street! 😂 Thanks, Eric

[Quoted text hidden]

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**Owen O'Dell** <oodell@pagosasprings.co.gov> Mon, Aug 17, 2026 at 5:01 PM
To: ERIC POLCZYNSKI <ericski75@yahoo.com>

Weird! Thanks for letting me know, hopefully we can adjust our system to get letters out sooner.

With that said, we will be postponing the meeting to September 8th, with official notice to come!

Best,
[Quoted text hidden]

---

**ERIC POLCZYNSKI** <ericski75@yahoo.com> Tue, Aug 18, 2026 at 8:18 AM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Ok. Thanks, Eric

[Quoted text hidden]

Gmail **Owen O'Dell <oodell@pagosasprings.co.gov>**

# Fwd: Ponderosa Pines traffic impacts

3 messages

**Planning Division** <planning@pagosasprings.co.gov> Thu, Aug 27, 2026 at 11:59 AM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

---------- Forwarded message ---------
From: **mauicita@aol.com** <mauicita@aol.com>
Date: Thu, Aug 27, 2026 at 10:16 AM
Subject: Ponderosa Pines traffic impacts
To: planning@pagosasprings.co.gov <planning@pagosasprings.co.gov>

Hello, I live in the Alpha subdivision and am submitting a question and concern regarding road impacts associated with the Ponderosa Pines development.

I have not been able to determine whether a traffic or road-impact study was conducted to assess the increased vehicle flow through Alpha as a result of this development. For context, although my home is close to the Great West - 160 intersection, I rarely use that intersection for my day-to-day trips to Ace Hardware, Walmart, City Market, and other uptown necessities. Approximately 90% of my trips are to uptown, and like many of my neighbors, I use the Alpha roads to come out near Walmart.

The reasons are straightforward:

- It avoids the often-lengthy wait for traffic to clear at the 160 / Great West intersection.
- It is significantly safer, as it eliminates crossing fast-moving oncoming traffic coming downhill.

This alternative route is already heavily used by Alpha residents and will most certainly be used by Ponderosa Pines residents for the same reasons.

My questions are:

- Will residents be able to review the traffic study showing projected increases in vehicle volume through the Alpha neighborhood?
- What measures will be taken to ensure our gravel roads — which are only resurfaced once a year — can withstand the additional usage?

Thank you so much.

All the best,

Gina Leach
139 S Squaw Canyon

**Owen O'Dell** <oodell@pagosasprings.co.gov> Thu, Aug 27, 2026 at 12:17 PM
To: mauicita@aol.com

Gina,

Thank you for reaching out and being involved in this civic process. Yes, residents can absolutely review the TIS submitted with this proposal it is currently available online through mypagosa.org.

You bring up a great point about the internal road networks! The Town's Development Engineer and I were also discussing that impact. I have added a condition requiring them to update their TIS to include trip generations on the roads within Alpha. Additionally, I sent this to the County Public Works team for comments, but I have not heard back yet.

If you were not already aware, the applicant is hosting two neighborhood meetings next week to address concerns, answer questions, and allow for feedback. This will be held at the Ross Aragon Community Center Monday, August 31st @ 7:00pm and Tuesday, September 1st @ 9:00am

Please let me know if you have any other questions or concerns.

Best,
[Quoted text hidden]
--
Owen O'Dell
*Planning Manager*
970.585.8610 (direct)
970.264.4634 (fax)
www.pagosasprings.co.gov
551 Hot Springs Blvd.
PO Box 1859
Pagosa Springs, CO 81147

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**mauicita@aol.com** <mauicita@aol.com> Thu, Aug 27, 2026 at 1:45 PM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Owen —

Thank you so much for your amazingly quick response. I truly appreciate you putting the Alpha road traffic and its impact on your radar.

I'll be at the information sessions and look forward to meeting you and the developers as we work together to positively shape our amazing little mountain town.

All the best,

Gmail

**Owen O'Dell <oodell@pagosasprings.co.gov>**

# Subdivisions

5 messages

**Judith Newman** <rivervocis1@gmail.com> Fri, Aug 14, 2026 at 3:04 PM
To: oodell@pagosasprings.co.gov

Please do not approve additional subdivisions in Pagosa Springs without extensive planning and an overview of whether or not we have the necessary infrastructure (water, sewer, parking, roads, etc.) to support another subdivision.

Perhaps you are not aware of PSWS drought restrictions in place earlier and earlier each year. Or the lack of parking downtown (before the construction). Or the rising cost of water and sewer. Or the traffic on 160. Or the lack of medical care -- sometimes up to six months to become an established patient at PSMC.

Please do not make decisions about housing without considering other quality-of-life issues that affect residents and potential residents of Pagosa.

Thank you,
Judith Newman, Pagosa resident

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Mon, Aug 17, 2026 at 9:26 AM
To: Judith Newman <rivervocis1@gmail.com>

Judith,

Thank you for your comments.

Just so you are aware of the process, Staff does not approve or deny major subdivision proposals but makes a recommendation based on the language of the Land Use Development code. Extensive planning and overview of this project have occurred since the start.

I am aware of the constraints with infrastructure in this community. If approved, the developer will be obligated to bring in all infrastructure to serve this development, including the road networks. Applying for a major subdivision proposal is a property owner's right, just as it is your right to build a home on your property. I understand your concerns and they are concerns of mine as well. However, the Land Use Code is in place, to ensure there is thoughtful development. At the Sketch Plan phase, the developer is only expected to submit their conceptual plans without incurring the substantial costs of engineering and design. At the next phase of review (three total), they will be expected to provide engineered assessments of water networks, road improvements, infrastructure installation, drainage areas, etc.

Regarding PSMC, I am fully aware of the strain they feel on their resources as my wife is a nurse there. Archuleta County has a higher median age (52 years old) than the state average. With an aging population and a rural health network, our local medical resources cannot compete with those of a larger community. Whether this project moves forward or not, creating more housing will open more opportunities for the larger employers to secure employees. Without housing, doctors, nurses, teachers, and others cannot move to this community.

Thank you again, I hope I was able to clear up a few of your concerns about this proposal. I understand that seeing development proposals can be frustrating, but they are allowed per our code and I am obligated in my civic position to guide them toward compliance.

Best,
[Quoted text hidden]

--
Owen O'Dell
*Planning Manager*
970.585.8610 (direct)
970.264.4634 (fax)
www.pagosasprings.co.gov
551 Hot Springs Blvd.

PO Box 1859
Pagosa Springs, CO 81147

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---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Tue, Aug 18, 2026 at 8:11 AM
To: Judith Newman <rivervocis1@gmail.com>

Judith,

I wanted to reach out to let you know that I was able to convince the applicant to push the meeting back a few weeks. After receiving numerous emails and phone calls about the project and the volume of information, I suggested giving you, the public, more time to digest the information. The applicant is also planning to host a neighborhood meeting in the next week or two, so watch for that date. I will do my best to keep everyone informed.

The new meeting date is set for **September 8th at 5:30pm.**

Best,

On Fri, Aug 14, 2026 at 3:03 PM Judith Newman <rivervocis1@gmail.com> wrote:
[Quoted text hidden]

[Quoted text hidden]

---

**Judith Newman** <rivervocis1@gmail.com> Tue, Aug 18, 2026 at 12:41 PM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Hi Owen,

Thanks so much for your prompt and clear communication. I really appreciate it!

Judith

[Quoted text hidden]

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Tue, Aug 18, 2026 at 12:44 PM
To: Judith Newman <rivervocis1@gmail.com>

Absolutely!
[Quoted text hidden]

Gmail **Owen O'Dell <oodell@pagosasprings.co.gov>**

# Proposed Ponderosa Mountain subdivision

10 messages

**mopple12** <mopple12@earthlink.net> Wed, Aug 12, 2026 at 2:00 PM
To: oodell@pagosasprings.co.gov

Dear Mr. O'Dell:

Please send me a legend and/or key to the graphics on the published, proposed Ponderosa Mountain Subdivision map as soon as possible. The public meeting is on August 25th. Today is August 12th, **I would like to have it in hand by Friday August 14th in order to prepare for the meeting.**

A map without a legend can be interpreted or misinterpreted in many ways. I suggest you also post the legend to your mypagosa.org website as soon as possible.

Thank you,
K Freeman
Adjacent Landowner

Sent from my Galaxy

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Wed, Aug 12, 2026 at 2:49 PM
To: mopple12 <mopple12@earthlink.net>

Apologies. All documents associated with the proposal have now been uploaded to the respective MyPagosa page.

If you would like to provide a comment either for or against the proposal, feel free to email me with your position and include your full name and address.

Thanks,
[Quoted text hidden]
--
Owen O'Dell
*Planning Manager*
970.585.8610 (direct)
970.264.4634 (fax)
www.pagosasprings.co.gov
551 Hot Springs Blvd.
PO Box 1859
Pagosa Springs, CO 81147

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**Owen O'Dell** <oodell@pagosasprings.co.gov> Wed, Aug 12, 2026 at 2:50 PM
To: Katelyn Tunnell <ktunnell@pagosasprings.co.gov>

Moving forward, I want all documents associated with a proposal to be included on the MyPagosa page. We must strive for transparency and disclosure! I have updated the Ponderosa Mountain page.

Thanks!
[Quoted text hidden]
[Quoted text hidden]

---

**mopple12** <mopple12@earthlink.net> Wed, Aug 12, 2026 at 7:02 PM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Dear Mr O'Dell:

With the immense volume of information provided on August 12th to the public through the mypagosa.org website, I would strongly encourage the TOPS planning department postpone the August 25, 2026 hearing to provide the public a reasonable amount of time to review and consider all the information prior to a public hearing. Thirteen days is not a reasonable amount of time for the volume of information uploaded today, especially for anyone with a full-time job, or other commitments that take up their daily time. At a minimum, I would suggest postponing this hearing for a month.

Sincerely,
Karin Freeman
412 Great West Ave
Pagosa Springs, Colorado

Sent from my Galaxy
[Quoted text hidden]

---

**mopple12** <mopple12@earthlink.net> Wed, Aug 12, 2026 at 9:28 PM
To: Owen O'Dell <oodell@pagosasprings.co.gov>
Cc: jdickhoff@pagosasprings.co.gov

Dear Mr. O'Dell:

1. I have been made aware that when I send a link to the mypagosa.org website for the proposed subdivision referenced in the subject line, an incomplete illustration of the boundaries of the proposed subdivision is shown. Please update the main graphic on your mypagosa.org wbsite for this proposed subdivision to show the full Master Project Site Plan shown on Exhibit B: Site Plan, Sheet 1/5, with the full location context for the project, including future phases and adjacent landowners, esp. the fact it abuts the Pagosa Alpha subdivision.

The abbreviated "sketch" plan currently on your website is misleading as to the size of the proposed subdivision and the properties which it abuts. Please remove the current sketch plan illustration and update it to show all surrounding property context and the extent of phasing.

2. As a landowner of two properties that abut this proposed subdivision -- one in Rock Ridge Country Estates and one in Pagosa Alpha -- I am appalled and very angry that I have not received a similar letter for the proposed subdivision for my Pagosa Alpha property. I thus know that no other Pagosa Alpha landowners have been made aware of this proposed subdivision adjacent to their property lines.

I believe this misleading and incomplete information is yet another reason to justify delay of the public hearing currently scheduled for Aug 25th.

Thank you,

Karin Freeman
412 Great West Ave
1034 Great West Ave
[Quoted text hidden]

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**Owen O'Dell** <oodell@pagosasprings.co.gov> Thu, Aug 13, 2026 at 9:56 AM
To: mopple12 <mopple12@earthlink.net>
Cc: jdickhoff@pagosasprings.co.gov

Karin,

I understand it is a lot of information to review. Posting application documents online is not a requirement, however for the sake of transparency, the Planning Division sees it as necessary. Staff will not postpone the meeting upon your request as that is unfair to the applicants who have presented this proposal. You are welcome to attend the meeting and suggest your request to the Planning Commission.

The main graphic was chosen deliberately, as this is the portion where they are proposing to start development and seeking entitlements. All other supporting documentation is posted on the site and available for your review.

Regarding notice, we did in fact notify numerous residents in the Alpha subdivision who are within the required notice limits (500'). Both properties listed in your email signature were notified, even though they have different mailing addresses. Did you check both of your PO Boxes?

I am happy to discuss this proposal further if you'd like to set up a time to meet in person or chat over the phone.

Thanks,
[Quoted text hidden]

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**Karin F** <mopple12@earthlink.net> Sun, Aug 16, 2026 at 6:58 PM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Dear Mr. O'Dell,

The notice for the property at 1034 Great West Ave finally showed up in my PO Box on Saturday, 8/15/26 (it was postmarked 8/8/26).

I see in the information on mypagosa.org that the hearing on August 25 will be considering "the Sketch Major Subdivision application and **Planned Development Agreement**."

Where can I and other members of the public get a copy of the **Planned Development Agreement**? It is not on the website.

**Please let me know ASAP** as it is yet another piece of information to process expediently before the Aug 25th hearing.

Thank you,

Karin Freeman

[Quoted text hidden]

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**Owen O'Dell** <oodell@pagosasprings.co.gov> Tue, Aug 18, 2026 at 8:11 AM

To: Karin F <mopple12@earthlink.net>

Karin,

I wanted to reach out to let you know that I was able to convince the applicant to push the meeting back a few weeks. After receiving numerous emails and phone calls about the project and the volume of information, I suggested giving you, the public, more time to digest the information. The applicant is also planning to host a neighborhood meeting in the next week or two, so watch for that date. I will do my best to keep everyone informed.

The new meeting date is set for **September 8th at 5:30pm.**

Best,
[Quoted text hidden]

---

**mopple12** <mopple12@earthlink.net> Tue, Aug 18, 2026 at 11:45 AM
To: Owen O'Dell <oodell@pagosasprings.co.gov>
Cc: jdickhoff@pagosasprings.co.gov

Mr O'Dell,
Thank you for your email, and for your discussions with the developer that resulted in pushing the hearing back until September. I and all my neighbors are very glad to have more time to review all this information.

Can you confirm you will have a Zoom link set up for this September 8th hearing?

Also, can you address my inquiry earlier in this email chain regarding how to get a copy of the "Planned Development Agreement" that will be reviewed at this hearing?

Thank you,
Karin Freeman
[Quoted text hidden]

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Tue, Aug 18, 2026 at 11:58 AM
To: mopple12 <mopple12@earthlink.net>

Karin,

Yes, a Zoom link will be associated with the meeting.

The applicant and the Town are still contemplating the PD Agreement. We adjusted their agreement to better serve the community, they now have an opportunity to review and negotiate our recommended changes. As soon as both parties agree on the terms that will be publicly available as well. This was the main factor for rescheduling the meeting.
[Quoted text hidden]

Gmail

**Owen O'Dell <oodell@pagosasprings.co.gov>**

# Ponderosa Mountain proposed development questions

2 messages

**Karin F** <mopple12@earthlink.net> Fri, Aug 28, 2026 at 4:26 PM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Mr O'Dell:

Four Questions:

1. **Will there be the opportunity for remote attendance at the "neighborhood meetings" with the Ponderosa Mountain developer?** I have also reached out to him by email, with no response as of yet. If there is a remote attendance opportunity (Zoom, etc), please post that on your mypagosa.org Ponderosa Mountain project website.

2. The 6.12-ac. parcel at x N 8th St., across from the existing Hickory Ridge apartments, is currently on the market for $395,000. It is within Town limits, is reasonably priced, is already zoned for high density residential (multi-family and single family), has PAWSD water and TOPS sewer availability, has outstanding views, no wetland issues, and has highway accessibility via an existing traffic light (8th St). It seems to me that the Town Planning Dept should be strongly encouraging development of this parcel over the Ponderosa Mountain proposed development parcel, which has none of the above listed benefits. **Is the Town considering ANY kind of action to purchase outright or encourage development of this parcel for the desired Workforce Housing in lieu of financial and other support of the three new, highly-opposed developments (Pagosa Views, Pagosa West, Ponderosa Mountain)?**

3. **Has the Town ever completed any Visual Impact studies regarding how tourists - the primary economic driver for the Town AND County - see and value the views along the highway corridor, and what they would like to see preserved for future enjoyment of the town?** It strikes me that many visitors enjoy Pagosa because of the proximity of natural landscapes (forests, meadows) adjacent to the roads they regularly travel, and would likely find strip and housing development along the highway from the East Town boundary to the West Town boundary rather disappointing and destructive to the values of Pagosa they hold dear. I fear the Town has not fully taken into consideration the importance of these views to visitors.

4. **What will it take for the Town to re-visit the outdated 2018 Comprehensive Plan?** As noted in the recent Letter to the Editor of the Pagosa Sun (Aug 20, 2026) that the world and this community have changed significantly since 2018. The Comprehensive Plan itself states, *"Comprehensive Plans are typically revisited every five to ten years in order to ensure the community's vision remains on course or is adjusted as needed."* Is there a process for the residents of Pagosa Springs and the adjacent county residents to formally request a development pause and review of the 2018 Comprehensive Plan with citizen input? Or do we as citizens need to put together a petition for such action and submit it to the Town?

Thank you,

Karin Freeman

412 Great West Ave

1034 Great West Ave

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Mon, Aug 31, 2026 at 8:48 AM
To: Karin F <mopple12@earthlink.net>

Good Morning, Karin.

I've provided answers to your questions in succession below.

1. That is the applicant's responsibility. If they wish to attend remotely, they must coordinate that themselves.

2. For clarity, the Town is not purchasing the Ponderosa Mountain proposal, nor do we have any financial involvement in it. We cannot direct potential developers to purchase properties. They have come to us with a proposal and it is our responsibility to review that proposal based on their desires, the Comprehensive Plan, and the LUDC. Further, the parcel they are proposing to develop was identified in the Comprehensive Plan as a desirable 'Area of Change' to accommodate high density residential development. Parcels such as this one are ideal for infill development to prevent urban sprawl. This parcel under consideration has all of the benefits you've listed for the other parcel, except for a lighted intersection. However, if they move forward with this development, a lighted intersection at Great West would be required based on the jointly adopted Access Control Plan.

3. Yes, viewshed corridors have been studied and identified as a desired element within the Town and County. However, the US Hwy 160 corridor has also been identified in both the Town and County's Comprehensive Plans as ideal areas for development. The more centrally located development is, the more our surrounding forest is preserved. This area of the 160 corridor is already heavily built out to the east and west.

4. Revisiting the Comprehensive Plan has not been discussed within the Town. Yes, they suggest a revisit every 5-10 years, but it is an expensive process and the Town has more expensive priorities at this time. You can always make that suggestion to the Town Council. What do you feel is lacking in the current Comprehensive Plan?
[Quoted text hidden]

--
Owen O'Dell
*Planning Manager*
970.585.8610 (direct)
970.264.4634 (fax)
www.pagosasprings.co.gov
551 Hot Springs Blvd.
PO Box 1859
Pagosa Springs, CO 81147




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Gmail

**Owen O'Dell <oodell@pagosasprings.co.gov>**

# PROPOSED SUBDIVISION

3 messages

**Lawrence Dick** <larry901@gmail.com> Fri, Aug 14, 2026 at 9:10 AM
To: oodell@pagosasprings.co.gov

Good Morning Owen
Not sure if you remember me from last summer when Roy Brock and i met with you regarding splitting off that little cabin on his 35 acres.

Anyway, I am just writing to express concern on this new subdivision. While I don't oppose the subdivisiomn, myself and others feel
it is foolhardy to put a stoplight in the middle of Putt Hill on grade. In winter this could create massive traffic issues with snow and ice.
Vehicles trying to stop, and vehicles trying to get started again on that grade.

INGRESS/EGRESS should be routed either down by the Elementary School, or further up the Hill in those neighborhoods.
It just does not seem to be a safe place to funnel that much traffic into with a stoplight in that location,.

thanks much
Lawrence Dick 1940 Shenandoah Drive
Pagosa Springs, CO 81147

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Mon, Aug 17, 2026 at 9:52 AM
To: Lawrence Dick <larry901@gmail.com>

Lawrence,

Thank you for your comments.

These are great points that we have certainly considered and discussed throughout this process. At the Sketch Plan phase, they are only obligated to submit a concept of their plan. If this development matures to future phases of review those considerations will need to be quantitatively supported through engineering and approvals from respective agencies (PAWSD, CDOT, PSFPD).

Thanks,
[Quoted text hidden]
--
Owen O'Dell
*Planning Manager*
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TOWN OF PAGOSA SPRINGS COLORADO

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**Owen O'Dell** <oodell@pagosasprings.co.gov> Tue, Aug 18, 2026 at 8:09 AM
To: Lawrence Dick <larry901@gmail.com>

Lawrence,

I wanted to reach out to let you know that I was able to convince the applicant to push the meeting back a few weeks. After receiving numerous emails and phone calls about the project and the volume of information, I suggested giving you, the public, more time to digest the information. The applicant is also planning to host a neighborhood meeting in the next week or two, so watch for that date. I will do my best to keep everyone informed.

The new meeting date is set for **September 8th at 5:30pm.**

Best,

On Fri, Aug 14, 2026 at 9:10 AM Lawrence Dick <larry901@gmail.com> wrote:
[Quoted text hidden]

[Quoted text hidden]

Gmail

Owen O'Dell <oodell@pagosasprings.co.gov>

# Sketch Major Subdivision - Pagosa Views and Ponderosa Mountain

2 messages

**mary armstrong** <marmstrong72000@yahoo.com> Mon, Aug 24, 2026 at 7:33 PM
To: oodell@pagosasprings.co.gov, planning@pagosasprings.co.gov

Hello Mr. Odell and Planning Team,

Hope you are doing well and having a good day.
I am unable to attend the meeting tomorrow due to work, and wanted to submit my concerns for this project moving forward.

I am opposed to this subdivision due to the current issues we have with the lack of water and and the severe sewer infrastructure issues that are well known by the town and county.

Additional concerns regarding the volume of traffic produced by the nearly 1,000 residential units of these two subdivisions and how it will affect the existing road infrastructure and traffic flows.

Finally, mail service both in town and in county is severely under-serviced, developments of this size will not be able to be serviced by the current town post office and delivery personnel that are already very difficult to maintain or recruit.

Developments of this size with the severe infrastructure issues Pagosa Springs is already dealing with are near sighted and will create a burden on the community for years to come.

Please reconsider the approval of these developments, and wait until the infrastructure has been fixed before adding to the burden.

Thank you for your consideration.
Kind regards,
Mary Armstrong

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Tue, Aug 25, 2026 at 10:35 AM
To: mary armstrong <marmstrong72000@yahoo.com>

Mary,

Thank you for your comments. The meeting has been rescheduled to **September 8th at 5:30pm**.

For clarity, Staff neither denies nor approves major subdivision applications. Our role is to guide applicants toward compliance with our Land Use Development Code. We heavily scrutinize your concerns regarding water availability, traffic congestion, and sewer infrastructure; however, these issues are ultimately the purview of other agencies (CDOT and PAWSD). I suspect both agencies will require substantial infrastructure improvements to accommodate a development of this size, at the expense of the applicant.

Mail handling is managed by the federal government and is not a consideration for proposals. I understand your frustrations with the Post Office, but that issue is primarily a byproduct of our remoteness in the Town of Pagosa Springs and Archuleta County.

I really appreciate your attention to this proposal; engagement is the best way to have your concerns heard. At this stage of the application, the applicant is presenting a concept of their development. The next stage, if this one is approved, will provide engineering details regarding water and highway improvements, as well as other engineering (Grading and Drainage, internal road networks, Town to Lakes Trail, etc.) to support their intentions. If you have any detailed questions about the proposal and how some of your concerns will be addressed, please let me know.

Best,
[Quoted text hidden]
--
Owen O'Dell

*Planning Manager*
970.585.8610 (direct)
970.264.4634 (fax)
www.pagosasprings.co.gov
551 Hot Springs Blvd.
PO Box 1859
Pagosa Springs, CO 81147

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Gmail Planning Division <planning@pagosasprings.co.gov>

# Ponderosa Mountain Major Subdivision

2 messages

**Mick Abraham** <mick@abrahamsolar.com> Thu, Aug 13, 2026 at 4:25 PM
To: planning@pagosasprings.co.gov

Hi from a homeowner in Alpha~ Regarding the above named Sketch:

Does this make contact with any Alpha properties? Referencing the "dead end" purple road at the left edge of the Sketch, an Alpha neighbor has wondered if the landowners intend to pursue some type of road connection to existing roads in Alpha in the future.

Thanks for the efforts at good town planning.

Mick Abraham, Proprietor
www.abrahamsolar.com

Planning Division <planning@pagosasprings.co.gov>

## Public Comment Proposed Ponderosa Mountain subdivision

**dfwrgk** <dfwrgk@gmail.com>
To: planning@pagosasprings.co.gov

Thu, Aug 13, 2026 at 2:55 PM

### Dear Pagosa Springs Planning Commission and Town Planners,

I am writing to submit my formal public comment regarding the proposed Ponderosa Mountain Major Subdivision located at Great West Blvd and U.S. Highway 160. As a nearby property owner at 808 E. McCabe Street within the Pagosa Alpha subdivision, I have serious concerns regarding the high-density residential and luxury RV resort elements bordering our low-density, rural neighborhood.

Because East McCabe Street is a quiet dead end that directly terminates near the southern border of this new project, it is absolutely critical that the town enforces strict containment boundaries. To prevent guests, tourists, and short-term renters from wandering onto private property, **I request that the town require the developer to install a permanent masonry or concrete buffer wall along the entire southern boundary line.** A standard wooden fence is unacceptable, as it will rot, deteriorate, and fail within a few years under local weather conditions, creating a long-term code enforcement issue. A permanent wall is necessary to ensure long-term structural integrity, effective noise dampening, and true neighborhood containment. [1, 2, 3]

Additionally, I request that the final Planned Development Agreement explicitly mandate:

1. **Zero pedestrian or vehicular access points** (including emergency gates or footpaths) connecting the Ponderosa Mountain site to East McCabe Street.
2. **A permanent maintenance covenant** legally binding the developer and all future property management entities to keep this boundary wall in pristine condition.
3. **The strict preservation of the existing mature ponderosa pine tree line** along the southern property border to serve as a natural visual buffer.

Thank you for your time and for protecting the safety, privacy, and property values of the established Pagosa Alpha community.

**Sincerely,**

**Ray E. Garlick Jr.**

**808 E. McCabe**

**Pagosa Springs, CO.**

**Pagosa, Alpha**

Mailing:

PO Box 1355

Lake Dallas, Texas 75065

Phone: 214-457-8362

Gmail

**Owen O'Dell <oodell@pagosasprings.co.gov>**

# Robin Nay 26 yrs resident

5 messages

**Robyn** <cowgirlcatering1@gmail.com> Thu, Aug 13, 2026 at 8:17 PM
To: oodell@pagosasprings.co.gov

I'd like to request for there to be more time to review this matter on the developments off of 160 & Trails West - Puthill area.
I have owned a home of Cemetery Road and pay taxes and then everything right in this town to enjoy it as my Heaven here on Earth.. through my rocking chair days ahead I just like to say the two years of construction/ .. traffic bottlenecked through town a lot of hours of the day... The post office and if there was a fire and we needed to evacuate us... Office Cemetery Road I've got two or three options and none of them are good if town is backed up with too many people. If you guys approve these big developments oh my God if we ever had to get out of town.. I would not be surprised if it was not possible so it'd probably choose just to sit in my rocking chair a mile and a half up from the nightmare that is becoming 160... These are Big concerns besides our water restrictions already in place since May... Just facts of you in the town planning departments need to keep in mind.. we are built up to the brim with big development so please stop.
Thank you a very concerned during the sad and scary times of what you guys might continue to allow to happen just stop please...
Robin Nay 72 yrs old!

I told the mayor in 2006, least developments will affect me and my Cummings and goings and anybody else within five miles of town.
..I can leave I don't want to leave but I will leave if you guys approve these crazy huge developments that continue to ruin our wonderful little town... He approved it but the 2008 crash stop that one at the expense of a lot of good people but the building did not get built.. please do not ruin our Heaven here on Earth

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Mon, Aug 17, 2026 at 9:48 AM
To: Robyn <cowgirlcatering1@gmail.com>

Robyn,

Thank you for your comments. I will ensure they are sent to the Planning Commission for review.

I am sorry the highway reconstruction, Post Office, and water restricts have affected your life in such a negative manner. However, the Town's Planning Division does not have purview over any of those three issues. The highway is owned by the State, the Post Office is a federal agency, and water is regulated by the Pagosa Area Water and Sanitation District (PAWSD). I understand you have concerns with safe evacuation, but that would all be considered and quantitative supported through an engineered study, Fire Department Review, CDOT review, and roadway improvements.

I know residents dislike change, but as public servants, we are obligated to assist anyone whose proposals align with the Land Use Development Code. I cannot arbitrarily pick and choose which developments I want to allow to apply for applications and which ones I must deny. I aim to ensure this development, if approved, is sustainable and practical for our community.

Thanks,

Best,
[Quoted text hidden]
--
Owen O'Dell
*Planning Manager*
970.585.8610 (direct)
970.264.4634 (fax)
www.pagosasprings.co.gov
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**Robyn** <cowgirlcatering1@gmail.com> Mon, Aug 17, 2026 at 12:45 PM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Good morning and thank you for taking personal time you don't need to respond cuz I know you're a busy guy but I'm not I'm sitting up here in northern Idaho on the Family cabin on a river out of Clark fork which feeds into Lake ponderay which is about 2 mi downstream so having fun on jet skis and pro bass boats and eating fresh trout... You know I'm a lucky one cuz I could turn the key and get out of there the fire concern the traffic of it bottlenecking and I paid $300 bucks at the UPS office cuz I just couldn't handle those lines at the post office anymore so frustrated yes but capable of change and being flexible yes very much and no one wants best for me just to get out of town for the summer instead of staying at my home which I was looking forward to after a year of cancer treatment and having a whole lung removed September 11th 2020 for this was my summer to stay home. I never participated in next door conversations but I got a little bit extra time on my hands... And a little microphone I can speak into I'm not that fast of a typist LOL. Obviously my left lung is healthy LOL
So thanks for understanding I'm up Cemetery Road past where the pavement hits the dirt next to great neighbors Dan janowski above Eddie Archuleta Family ranch and couldn't be happier .. as I said I'll never sell but even as a single gal it's not easy having water restrictions but the concern was if a fire happened I only had a couple of choices for getting on to that highway and then when I did go down to the post office and I love those guys I used to stand in line and visit with everybody but now everybody's just sitting there uptight and frustrated & the conversations are no longer yeah let's get together and go riding 🐂 conversations are how long they've been standing. So a firm NO... to All Future Big Development .. you'll read in the paper I wrote an article and I appreciate you I think we're all in this together but I've watched too much of this wastefulness with money from the government & it's got me ready to leave the country.. it's just WHEN is enough enough,
.... Too many people.... it's too much already from the town I moved into,.. like Milo Smith said to me one time years ago 🤠 "Robin I lived here when there was only one swinging light downtown".... See if they build=
I can leave but, 72 years old , getting my strength back there I found my heaven here on Earth the honest question is where would I go,
so I go I'm a gypsy girl the world
I'll continue to go... Because I can not because I want to and know this as a fact I will never sell... But I will continue to enjoy other heavens here on Earth here's a couple of pictures thank you for your time
.... We are all in this together and it's just crazy to think of our town going to hell in a handbag cuz of too much .... Take care and thank you, you can express any of my opinions you can keep it simple here's a couple of fun picturesRobin
[Quoted text hidden]

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**5 attachments**




**1000050806.jpg**
2311K



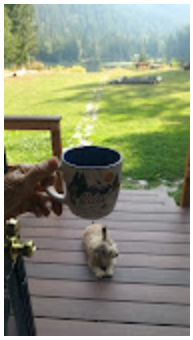
**1000050646.jpg**
833K



**1000050553.jpg**
1111K



**1000050405.jpg**
1945K



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2175K

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**Owen O'Dell** <oodell@pagosasprings.co.gov> Mon, Aug 17, 2026 at 4:54 PM
To: Robyn <cowgirlcatering1@gmail.com>

Robyn,

Thank you for the photos and testimony.

I just wanted to let you know I got the applicant to agree to postpone the meeting. The new hearing date will be September 8th, notice to follow!

[Quoted text hidden]

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**Robyn** <cowgirlcatering1@gmail.com> Mon, Aug 17, 2026 at 7:03 PM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Well I only got through a little bit of that then got busy posting it on next door.. thank you so much for sharing that and there's an old saying and this is old but you'll get the drift..
Telegraph telephone or tell a woman 😊... If you ever want to get a message out there... I've been busy making reservations for scenic rafting trip out of Eastl glacieron the west side.. spending the night at the East End getting picked up by the classic red 1941's or whatever they are buses for a tour.. back to your Flathead Lake during the weekend .. yes then back to this beautiful little place glad you enjoyed the pictures my heaven here on Earth then September 1st I hit it down to Gardiner Montana take that tour let them get all those close parking places and the Yellowstone for the whole day like a 12-hour day and then shoot down through Yellowstone in my RV to Cody couple of days there at the Buffalo Bill State Park above the big reservoir and then through the bighorns and over to custard Park and I'll be home but not in time for that September 8th more like September 21st since I'm in the neighborhood I'm going to enjoy everywhere else... If I go said gotten a bunch of rain then maybe arrive earlier but... Road trip.
Thanks looking forward to meeting you someday.. the gypsy girl the world who loves her small town Heaven here on Earth Pagosa..
says thank you... Robin Nay
[Quoted text hidden]

Gmail **Owen O'Dell <oodell@pagosasprings.co.gov>**

# Pagosa Sun 😎... Randi Editor

2 messages

**Robyn** <cowgirlcatering1@gmail.com> Tue, Aug 18, 2026 at 10:51 AM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

You are welcome... I gave Randy a heads up when I changed mine in he responded....You're a smart guy so I'm going to guess you've already sent them the correction if not just a friendly reminder could you do that today before noon I already brought it to his attention for the letter that I sent in and here's a couple more pictures.. from Idaho.. thank you I feel so much promise feels like we're being heard and that it just feels promising thank you.

I'm sure you agree and I picked that up from the first letter you wrote Niara, that you care I know nothing about you except for that I'm just hoping to keep our little town at the best of our ability not to outgrow its britches and not be a desirable place for all of us that found it long before well let's just say it was $3 to go to the hot springs on Matt owned it, ... Every place has gotten too big for its britches everything is overcrowded everybody drives too fast so many lines are out of control many places Our Town actually feels pretty good compared to other places.. there's got to be a way to make it work by the money being managed that comes in from all of us that live there and gladly pay what we pay to make it work without having to bring in any more big developments... Anyway you know this is how I feel about Pagosa.. for many years I lived at a small town out of Anchorage Alaska Girdwood where the Alyeska ski resort was .. move there from beautiful Lake Tahoe.... and I saw that happen to Girdwood when I moved there 1978 it was just a cool little town now it's like a can of sardines... Reminds me of Steamboat reminds me of a lot of places they are out of control with development 👎 just no space... So here's pictures from my Pagosa you know how wonderful Idaho is.
Thank you... And I really do mean that I appreciate your involvement and I thank All 🕊️ Now don't forget Randy

**Owen O'Dell** <oodell@pagosasprings.co.gov> Tue, Aug 18, 2026 at 11:21 AM
To: Robyn <cowgirlcatering1@gmail.com>

Robyn,

I did in fact notify Randi (who is a woman fyi) about the meeting change.

Thank You,
[Quoted text hidden]
--
Owen O'Dell
*Planning Manager*
970.585.8610 (direct)
970.264.4634 (fax)
www.pagosasprings.co.gov
551 Hot Springs Blvd.
PO Box 1859
Pagosa Springs, CO 81147

TOWN OF PAGOSA SPRINGS COLORADO

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**Mrs. Ruth Stanger**
**1560 East Bellerive Court**
**Chandler, AZ 85249**

October 11, 2026

**Ms. Shari Pierce, Mayor**
**551 Hot Springs Boulevard**
**Pagosa Springs, CO 81147**

**Council Members: Madeline Bergon, Mat deGraaf, Brooks Lindner, Leonard Martinez, Gary Williams, & Vahid Shabro**

Dear Mayor and Council Members,

My name is Ruth Stanger. I am the owner of the property proposed for development as Ponderosa Mountain. I am writing to you each personally because my life and the lives of other real people will be affected by the decision you make about this development.

I understand that there were a number of naysayers at the meeting on the 6th, the majority of whom were people from Alpha, outside of the city limits. (I believe that I signed an approval for a bed and breakfast for one of them, so, apparently, what is good for the goose is not also good for the gander.) I am not asking you to disregard their feelings, but just to consider also the people who may be the least visible and who need affordable housing the most.

The developer has worked diligently with the Planning and Zoning Commission and the Town Manager and the Development Director to provide a plan that commits to keeping the selling prices moderate and meeting all of the criteria to make this development a credit to the town. For families with children, the proximity to the school and library would be very desirable. Teachers, healthcare workers, tradespeople, hospitality employees and many others cannot pay $700,000 for their homes but they need a decent, safe place to live and raise their families. The Ponderosa Mountain Development would provide this.

The city has adopted a comprehensive plan with stated goals and objectives for growth and development within the town. It is my understanding that the developer has worked diligently with P&Z and David and to see Owen to see that all of their requirements are met. They have made many modifications to their plans to comply with all regulations and wishes. If there are still specific concerns that need to be addressed, please let us address them and continue with plans to bring this badly needed development into existence.

Sincerely,

(Mrs.) Ruth Stanger

Cc: James Dickhoff & Owen O'Dell

Gmail **Owen O'Dell <oodell@pagosasprings.co.gov>**

# Ponderosa Mountain

2 messages

**Susan Fischer** <smfischer@me.com> Thu, Aug 27, 2026 at 2:47 PM
To: oodell@pagosasprings.co.gov

Mr. O'Dell,

I am writing about the proposed Ponderosa Mountain development. I am a property owner in the Alpha subdivision and consequently use the roads in Alpha, both the exit onto Hwy 160 and out by Walmart. Our roads will not stand up to additional traffic, which will be tremendous with the final build out. In particular I am very concerned about the Great West-Hwy 160 intersection - it is already dangerous and more traffic will increase the danger and clog up traffic.

I am also very concerned about water - the plans are to tap into the Alpha water supply and PAWS has not assessed whether this would affect the availability of water for Alpha residents. I do not understand how this plan can even be considered without assessments for traffic and water. These issues potentially affect my quality of life here in Pagosa.

Thank you for your consideration of these issues.

Sincerely,

Susan Fischer
Alpha resident

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Thu, Aug 27, 2026 at 3:12 PM
To: Susan Fischer <smfischer@me.com>

Susan,

Thank you for your comments and concerns regarding this proposal.

For clarity, the intent of a Major Subdivision Sketch Plan, as codified in the Land Use Development Code, is to allow the applicant to present their conceptual ideas to the Planning Commission before substantial engineering costs are incurred. This provision is exactly why water availability and impacts to road networks are unknown at this time.

That said, they did submit a Traffic Impact Study (TIS) with their proposal, which addressed the intersection at 160. At minimum, the applicant must improve the highway according to the jointly adopted Access Control Plan (ACP). The ACP highlights the need for a full movement, lighted intersection, at 160 and Great West Ave. Further, your concerns about the roads within Alpha are valid. Anyone who resides here is fully aware of the "bypass" through Alpha to reach downtown and avoid the Putt Hill traffic. They did not address the road networks within Alpha in their TIS, but we are presenting a condition to the Planning Commission that requires them to incorporate the ADT of those roads as well. After that determination is made, Archuleta County would be responsible for quantifying the needs to adequately maintain those roads based on the increased generation, and that cost would also fall on the applicant. Ultimately, developments of this size are required to improve existing infrastructure to ensure the proposal isn't detrimental to the community.

PAWSD is a review agency for all of our proposals. PAWSD is aware of this development and has provided comments and conditions. I am not sure where the statement that the applicant will be utilizing the Alpha water supply came from, because that is not expressed in their Preliminary Water Report. This development, IF approved, would utilize PAWSD water which is a byproduct of our snowpack and upper basin storage. They are not proposing a well or anything similar. After the Sketch Plan, the applicant must conduct water modeling through PAWSD to determine availability and infrastructure needs. Ultimately, decisions around water usage are outside of our purview, so the decision to serve and the impacts of service rest entirely in the hands of PAWSD.

These proposals present many moving parts and I can assure you that Staff is working diligently to ensure no stone is left unturned. Ultimately, it is a person's right to propose a development on their property, and it is our duty to ensure that development is viable and compliant, while also listening to and noting the concerns of our citizens.

All files associated with this proposal can be found here: https://mypagosa.org/sketch-major-subdivision-and-planned-development-ponderosa-mountain-x-great-west-ave

Finally, the applicant has decided to host 2 neighborhood meetings to address concerns, answer questions, and present their proposal. These meetings will be held at the Ross Aragon Community Center on Monday, August 31 @ 7:00 pm and Tuesday September 1 @ 9:00 am. I strongly encourage you to attend one of these meetings to address the applicant directly.

The public hearing for this proposal will be on September 8 @ 5:30 pm at Town Hall.

Again, thank you so much for your comments and participation in this proposal! Please let me know if you have any other questions or concerns.

Best,

[Quoted text hidden]

--

Owen O'Dell
*Planning Manager*
970.585.8610 (direct)
970.264.4634 (fax)
www.pagosasprings.co.gov
551 Hot Springs Blvd.
PO Box 1859
Pagosa Springs, CO 81147




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www.pagosasprings.co.gov

Gmail

Owen O'Dell <oodell@pagosasprings.co.gov>

# Please consider our infrastructure and water and sewer issues regarding this insane proposal

4 messages

**terri pritchard** <pritchardspapillons3@gmail.com> Sun, Aug 16, 2026 at 10:01 AM
To: oodell@pagosasprings.co.gov

Dear Mr. O'Dell,

Failing water and sewer infrastructure
Explain how the volume of traffic produced by the nearly 1,000 residential units of these two subdivisions (Pagosa Views and Ponderosa Mountain) will be handled by the existing road infrastructure
Sounds like costs will be cut to make workforce housing. Cutting sidewalks and drains?
Eliminating natural gas lines? Is that achievable? What is the impact of doing that?
We don't have enough hospital workers in this town right now and you're going to add two or 3000 more people.
We are in a critical stage and develop development needs to be stopped right now!

Thank you for allowing me to give you my opinion.

Terri Pritchard
65 Aspenglow Boulevard # 106
Pagosa Springs, CO 81147
970-946-3183
23 year resident of Pagosa Springs

Sent from my iPhone

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Mon, Aug 17, 2026 at 9:07 AM
To: terri pritchard <pritchardspapillons3@gmail.com>

Terri,

Thank you for your concerns and attention to this proposal. This proposal concerns only Ponderosa Mountain and has nothing to do with Pagosa Views.

The existing infrastructure is not capable of handling the increased density and traffic generation. The developer will be obligated to provide an engineered traffic assessment, which will dictate the improvements needed on state and local roadways. They will also be obligated to install infrastructure to serve the subdivision (water, electric, gas, sewer, fiber).

Additionally, Staff does not suggest cutting any costs to serve this development. They will be fully expected and obligated to install curb and gutter, sidewalks, parks, and a built infrastructure environment. The developer will also be obligated to install their portion of the Town to Lakes Trail. I understand your concerns about staffing at the hospital, my wife is employed there and feels the strain herself. Housing, whether it be this development or another, is how employers like PMSC will feel less of a strain.

Please let me know if you have any other questions about this proposal.

Thanks,

[Quoted text hidden]

--
Owen O'Dell
*Planning Manager*
970.585.8610 (direct)
970.264.4634 (fax)
www.pagosasprings.co.gov
551 Hot Springs Blvd.
PO Box 1859
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---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Tue, Aug 18, 2026 at 8:11 AM
To: terri pritchard <pritchardspapillons3@gmail.com>

Terri,

I wanted to reach out to let you know that I was able to convince the applicant to push the meeting back a few weeks. After receiving numerous emails and phone calls about the project and the volume of information, I suggested giving you, the public, more time to digest the information. The applicant is also planning to host a neighborhood meeting in the next week or two, so watch for that date. I will do my best to keep everyone informed.

The new meeting date is set for **September 8th at 5:30pm.**

Best,

On Sun, Aug 16, 2026 at 10:02 AM terri pritchard <pritchardspapillons3@gmail.com> wrote:
[Quoted text hidden]

[Quoted text hidden]

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**terri pritchard** <pritchardspapillons3@gmail.com> Tue, Aug 18, 2026 at 10:39 AM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

DEAR Owen!!
God Bless you and THANK YOU so so much! I will be there to attend and please know that nobody ever gets thanked enough in life!
I and so many others are saying THANK YOU!!!!

Blessings,
Terri Pritchard

[Quoted text hidden]
[Quoted text hidden]

Gmail **Owen O'Dell <oodell@pagosasprings.co.gov>**

# Proposed subdivision - Ponderosa Mountain

7 messages

**Tozi Rubin** <tozirubin@gmail.com> Fri, Aug 14, 2026 at 8:38 AM
To: oodell@pagosasprings.co.gov

I am opposed to this subdivision due to the current lack of water and sewer infrastructure available.

**Owen O'Dell** <oodell@pagosasprings.co.gov> Mon, Aug 17, 2026 at 9:49 AM
To: Tozi Rubin <tozirubin@gmail.com>

Tozi,

Thank you for your comments, I will ensure they are routed to the Planning Commission.

If this development is approved, the developer would be obligated to build and provide the necessary infrastructure to support water, sewer, roads, fiber, gas, electric, etc.

Thanks,

On Fri, Aug 14, 2026 at 8:39 AM Tozi Rubin <tozirubin@gmail.com> wrote:

> I am opposed to this subdivision due to the current lack of water and sewer infrastructure available.

--
Owen O'Dell
*Planning Manager*
970.585.8610 (direct)
970.264.4634 (fax)
www.pagosasprings.co.gov
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**Owen O'Dell** <oodell@pagosasprings.co.gov> Tue, Aug 18, 2026 at 8:10 AM

To: Tozi Rubin <tozirubin@gmail.com>

Tozi,

I wanted to reach out to let you know that I was able to convince the applicant to push the meeting back a few weeks. After receiving numerous emails and phone calls about the project and the volume of information, I suggested giving you, the public, more time to digest the information. The applicant is also planning to host a neighborhood meeting in the next week or two, so watch for that date. I will do my best to keep everyone informed.

The new meeting date is set for **September 8th at 5:30pm.**

Best,

On Fri, Aug 14, 2026 at 8:39 AM Tozi Rubin <tozirubin@gmail.com> wrote:

> I am opposed to this subdivision due to the current lack of water and sewer infrastructure available.

[Quoted text hidden]

---

**Tozi Rubin** <tozirubin@gmail.com> Tue, Aug 18, 2026 at 8:13 AM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Thank you so much!
[Quoted text hidden]

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Tue, Aug 18, 2026 at 8:17 AM
To: Tozi Rubin <tozirubin@gmail.com>

Tozi,

Absolutely! Please let me know if you have any questions about the application moving forward. I really appreciate your attention and care for this project and the community at large.

Best,
[Quoted text hidden]

---




**image001.png**
31K

---

**Tozi Rubin** <tozirubin@gmail.com> Tue, Sep 8, 2026 at 9:12 AM
To: Owen O'Dell <oodell@pagosasprings.co.gov>

Where is the meeting tonight? Thank you.
Tozi

On Tue, Aug 18, 2026 at 8:10 AM Owen O'Dell <oodell@pagosasprings.co.gov> wrote:
[Quoted text hidden]

---

**Owen O'Dell** <oodell@pagosasprings.co.gov> Tue, Sep 8, 2026 at 10:45 AM
To: Tozi Rubin <tozirubin@gmail.com>

It is being held in the Town Council Chambers at Town Hall. 551 Hot Springs Blvd.

Gmail

**Owen O'Dell <oodell@pagosasprings.co.gov>**

# Fwd: Proposed Ponderosa Mountain subdivision

1 message

**David Harris** <dharris@pagosasprings.co.gov> Fri, Aug 14, 2026 at 9:41 AM
To: Owen O'Dell <oodell@pagosasprings.co.gov>, James Dickhoff <jdickhoff@pagosasprings.co.gov>

FYI

David J. Harris
Town Manager

Town of Pagosa Springs
PO Box 1859
551 Hot Springs Blvd
Pagosa Springs, CO 81147

(970) 585-8451
dharris@pagosasprings.co.gov

Begin forwarded message:

**From:** alpha communications <alphapoa81147@gmail.com>
**Date:** August 13, 2026 at 9:02:06 AM MDT
**To:** undisclosed-recipients:;
**Subject: Proposed Ponderosa Mountain subdivision**

Please see info below sent from an Alpha property owner.

Hello,
I just wanted to provide this information, in case Alpha homeowners would want to be informed. I believe the parcel on which this subdivision is proposed shares some boundaries with Alpha, possibly along the south (bottom) edge of the proposed plan.

https://mypagosa.org/sketch-major-subdivision-and-planned-development-ponderosa-mountain-x-great-west-ave

My primary concern, as an Alpha property owner, is the purple "dead end" road shown on the left edge of the plan, adjacent to the blue and green lines. It could be implied that the landowners intend to pursue some type of road connection to existing roads in Alpha in the future. Just my conjecture, from the very limited information available at this time.

Gmail Planning Division <planning@pagosasprings.co.gov>

# Sketch Major Subdivision and Planned Development - Ponderosa Mountain - X Great West Ave

1 message

**JANE WEITZEL** <janeweitzel@comcast.net> Thu, Aug 13, 2026 at 4:27 PM
To: "planning@pagosasprings.co.gov" <planning@pagosasprings.co.gov>

I am opposed to this subdivision until we understand and have a plan for the following issues:

Failing water and sewer infrastructure

Explain how the volume of traffic produced by the nearly 1,000 residential units of these two subdivisions (Pagosa Views and Ponderosa Mountain) will be handled by the existing road infrastructure

Sounds like costs will be cut to make workforce housing. Cutting sidewalks and drains? Eliminating natural gas lines? Is that achievable? What is the impact of doing that?

Thank you
Jane Weitzel

**Mrs. Ruth Stanger**
**1560 East Bellerive Court**
**Chandler, AZ 85249**

October 11, 2026

**Ms. Shari Pierce, Mayor**
**551 Hot Springs Boulevard**
**Pagosa Springs, CO 81147**

**Council Members: Madeline Bergon, Mat deGraaf, Brooks Lindner, Leonard Martinez, Gary Williams, & Vahid Shabro**

Dear Mayor and Council Members,

My name is Ruth Stanger. I am the owner of the property proposed for development as Ponderosa Mountain. I am writing to you each personally because my life and the lives of other real people will be affected by the decision you make about this development.

I understand that there were a number of naysayers at the meeting on the 6th, the majority of whom were people from Alpha, outside of the city limits. (I believe that I signed an approval for a bed and breakfast for one of them, so, apparently, what is good for the goose is not also good for the gander.) I am not asking you to disregard their feelings, but just to consider also the people who may be the least visible and who need affordable housing the most.

The developer has worked diligently with the Planning and Zoning Commission and the Town Manager and the Development Director to provide a plan that commits to keeping the selling prices moderate and meeting all of the criteria to make this development a credit to the town. For families with children, the proximity to the school and library would be very desirable. Teachers, healthcare workers, tradespeople, hospitality employees and many others cannot pay $700,000 for their homes but they need a decent, safe place to live and raise their families. The Ponderosa Mountain Development would provide this.

The city has adopted a comprehensive plan with stated goals and objectives for growth and development within the town. It is my understanding that the developer has worked diligently with P&Z and David and to see Owen to see that all of their requirements are met. They have made many modifications to their plans to comply with all regulations and wishes. If there are still specific concerns that need to be addressed, please let us address them and continue with plans to bring this badly needed development into existence.

Sincerely,

(Mrs.) Ruth Stanger

Cc: James Dickhoff & Owen O'Dell

# ATTACHMENT 4:

# Exhibit C

# Submitted by Applicant

# EXHIBIT "C": PONDEROSA MOUNTAIN Properties, the LAND USE SUMMARY

| projected**...RESIDENTIAL (R-12)** construction | **2027** | **2028** | **2029** | |
|---|---|---|---|---|
| DUPLEX Homes, with 2.5 car garages | 0 | 8 | 6 | |
| TOWNHOMES, 4-plex, with 2.5 car garages | 4 | 24 | 12 | |
| | | | | Total |
| **TOTAL Homes** | **4** | **32** | **18** | **54** |

| projected**...COMMERCIAL (MU-C)** construction | | | | |
|---|---|---|---|---|
| Clubhouse and Storage Bldg. | X | | | |
| Furnished LODGING UNITS (rental) | 28 | 40 | 14 | **82** |
| Split ownership... furnished Cabins | 2 | 8 | 8 | **18** |
| 6 decorated Display MODELS (& 2 lots) | 6 | 0 | 2 | **8** |
| | | | | Total |
| **TOTAL Residential Homes and Comm. Lodges** | **40** | **80** | **42** | **162** |

**TOTAL EU's (Equivalent Utility Units).....121**

| **LAND USE BREAKDOWN** | ACRES | |
|---|---|---|
| Open space | 6.273 | |
| Models Pad | 1.173 | |
| Lodging Rentals & Clubhouse | 9.179 | |
| Split ownership furnished Cabins | 4.384 | |
| Townhomes & Duplexes | 7.038 | |
| **APPROXIMATE (28) TOTAL ACRES** | **28.047** | Acres |