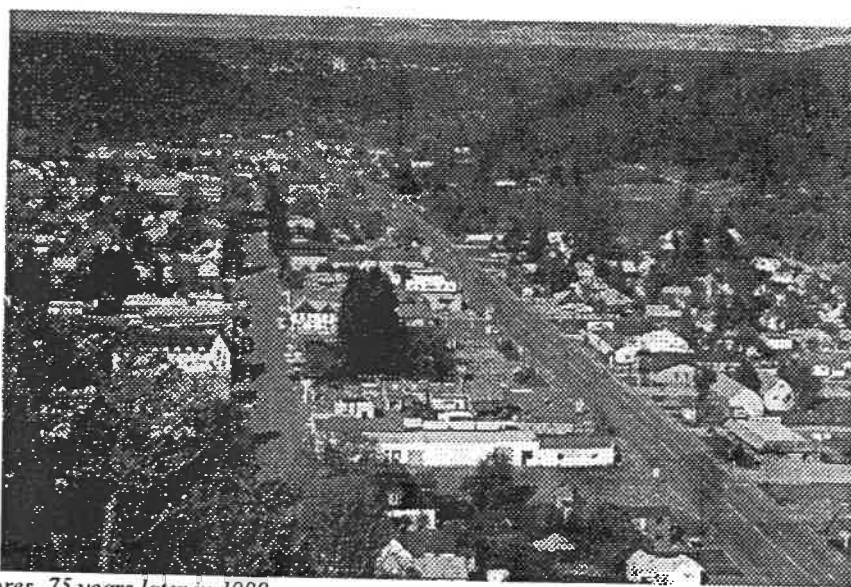




*Dolores, at the beginning, 15 years after incorporation*



*Dolores, 75 years later in 1990*

-photographs courtesy of the Galloping Goose Museum

# Town of Dolores

## Comprehensive Plan

**Adopted September 8, 1997**

**Four Corners Planning, Inc.**  
[970.728.0646]

**TOWN OF DOLORES**  
**COMPREHENSIVE PLAN**  
**Adopted September 8, 1997**

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# TOWN OF DOLORES COMPREHENSIVE PLAN

## I. INTRODUCTION

The Dolores Comprehensive Plan ("Plan"), comprised of both text and maps, is a policy statement about community goals and desires over the next 5 to 10 years. The Study Area for the Dolores Comprehensive Plan includes the Town of Dolores and lands with the Town's 3-mile Dolores Urban Influence Area. The Plan is a "living" document, the result of strong community participation and involvement. It is intended to be used regularly as a guide to making decisions. The Plan is also a statement of current community values, a benchmark against which future changes and needs may be weighed with a clear understanding of the ideas and considerations that came before. It should provide policy direction in matters relating to many aspects of government including: development review, budgeting, priorities and community desires. When kept up-to-date through periodic reviews, the plan will provide a central and integrated expression of community will.

The Future Land Use Plan and the Future Land Use Map (See page 24-25), depicts land use patterns encouraged by the Dolores Comprehensive Plan and identifies population densities, land uses, major streets and public use areas. The Future Land Use Map is based in large part on historic land use patterns in Dolores, with a view to the future.

### Authorization

Colorado Revised Statutes authorize municipalities to plan their communities as provided by the following statutes:

C.R.S. 31-23-202	Grant of power to municipality
C.R.S. 31-23-206	Master plan
C.R.S. 31-23-207	Purposes in view
C.R.S. 31-23-212	Jurisdiction
C.R.S. 31-23-213	Scope of control

In addition, the Dolores Comprehensive Plan is designed to comply with 1987 amendments to the Colorado Municipal Annexation Act of 1965, and specifically with Colorado Revised Statute (C.R.S.) 31-12-105 that requires the annual update of each municipality's master plan as a prerequisite to annexation. An annexation occurs when an owner of eligible land requests that his or her land become part of a municipality or when more than 50% of the land owners in an eligible area request annexation and when the municipality agrees to add the land to the municipality.

### Applicability

This Comprehensive Plan applies to Town of Dolores and to lands in its 3-mile Urban Influence Area – an area in which urban services are available or can reasonably be expected to be available in the future. Any and all development in this area may affect the municipality, its ability to provide services, and to ensure the compatibility among land uses. It is the area of municipal concern.

## Vision Statement

Following a series of meetings and interviews in 1995, the Greater Dolores Action Plan Committee drafted the following Greater Dolores Area Vision Statement:

We in the Dolores Community want to sustain our small mountain community atmosphere. We want to enhance and beautify the community with projects and recreational opportunities that harmonize with our small town character, heritage and the natural environment. Because regional growth has set its sights on Dolores, we want to actively plan for it in ways that protect those elements we hold valuable. We should seek complementary development, find appropriate places for different types of development, and manage growth where necessary. We should improve communication, and encourage everyone to be involved, responsible citizens.

## II. EXISTING CONDITIONS

In order to plan for the future, it is first necessary to understand the community's history, to assess the community's present situation, and the demographic, economic trends. This part of the Dolores Comprehensive Plan summarizes information obtained from a variety of sources to provide a realistic assessment of existing conditions.

### Brief History

The Town of Dolores was incorporated in 1900. When the Rio Grande Southern Railroad ("RGS") bypassed the nearby, downstream town of Big Bend, its townspeople moved upstream to found the present town of Dolores. Thereafter, the RGS and a local stage line carried supplies and miners from Dolores to the silver mines around Rico and Telluride. Dolores became a service center for the silver mines and for the McPhee Sawmill. The McPhee Sawmill was, at the time, the largest sawmill in the western United States. The newly reconstructed Railroad Station and the Visitors Center with the Galloping Goose rail car sitting nearby which are located near the center of Dolores are reminders of the town's colorful history.

Today, Dolores is still a service center. According to the Dolores Community Survey<sup>1</sup>, most residents are employed in the service sector of the economy. In addition to professional, technical and clerical services, Dolores provides recreational services and supplies for a wide variety of outdoor activities; including, but not limited to: fly fishing along the Dolores River, fishing and boating on McPhee Reservoir, and expeditions into the mountains.

Dolores has been involved in the business of tourism from the beginning. In the early 1900's, the RGS offered the "Narrow Gauge Circle" travel package that provided tourists the opportunity to travel by rail from Salida, Colorado to Alamosa, New Mexico and then on to Chama and Durango. From Durango, the circle continued through Mancos, Dolores, Rico, Ophir, Placerville and Ridgway before returning to Salida through Marshall Pass.

<sup>1</sup>Dolores Community Survey Report, prepared by James Dyck, Colorado Center for Community Development, Division of Extended Studies, University of Colorado at Denver, 1990.

## Physical Setting

The physical setting for the Town of Dolores and the surrounding urban influence area is characterized by a narrow, relatively level valley floor bounded on the north and south by sharply defined canyon walls. Most of the slopes identified on the Hazards and Resources Map (page 5) are far in excess of 30%. Above the canyon rims, gently rolling table lands continue to the north and south, occasionally broken by other canyons.

The Hazards and Resources Map (page 5) illustrates lands containing hazards and resources, including: steep slopes (landslides and rockfall), floodplain hazards areas, and elk severe winter range. Each of these hazards and resources represent a constraint on development to be considered in this Plan. Steep slopes are identified by utilizing USGS topographic information. The floodplain information is reproduced from the mapping prepared in 1989 by the Federal Emergency Management Agency.<sup>2</sup> The elk severe winter range is identified based upon information obtained from the Colorado Division of Wildlife.

The information provided on the Hazards and Resources Map is intended to be used for general locational purposes only. Prior to developing lands that are possibly subject to a hazard or include an identified resource, property owners should seek professional assistance in determining the exact nature of the site specific condition and to determine appropriate mitigation techniques.

### Steep Slopes (Rockfall & Landslide) Hazard Areas

The steep, canyon walls which characterize the Dolores Valley are a hazard to development, and their natural appearance is an asset to the community. Development has historically avoided the steep slope areas, and has instead been directed toward more level, easier to build areas. Thus, the natural appearance of the canyon walls remains largely unaltered. Yet, visible on the canyon wall north of town are a municipal water tank and a significant cut for County Road 31 which accesses Granath Mesa via Eleventh Street. To the south, a less dramatic cut is visible which signifies the presence of an abandoned wagon or jeep road which accesses the bean fields on Hay Camp Mesa to the south.

Obviously, development would be inappropriate on the extreme grades of the canyon walls. In addition, areas immediately below the steep slopes are subject to landslide and rockfall events and should be avoided if possible. If any future development is permitted on the canyon walls, care should be taken to minimize long term visible impacts.

### Floodplain Areas

The Dolores River is the major drainage channel within the Dolores area. In addition, there are a number of intermittent stream channels that contribute to the Dolores River. The Dolores River has a floodplain boundary with base flood elevations designated by the Federal Emergency Management Agency. Flooding along the Dolores River occurs primarily in mid-June with the principal cause being frontal type rainstorms, convection type cloudbursts, and snowmelt. Spring run-off usually begins in the first week in April, increasing to a peak in mid-June and returning to normal flow in early August. Flooding is generally caused by rapid snowmelt coupled with a high intensity thunderstorm. This results in such high discharge that both natural and man-made drainage-ways reach capacity within a short period of time, the drainage-ways cannot contain the total discharge and flooding occurs.

<sup>2</sup>FIRM, Flood Insurance Rate Map, Town of Dolores, Colorado, Montezuma County, Community Panel Number 080122 0001A, effective September 29, 1989.

While much of the Town of Dolores and the Dolores Valley is located in a designated floodplain, the degree of the potential flood hazard includes some significant variations. In Town, a 2,100 foot levee was constructed in 1985 between the State Highway 145 embankment and the Fourth Street Bridge. At the same time, existing levees above the Fourth Street Bridge were rehabilitated. These levees provide some limited protection for most of the Town, but not enough to eliminate all potential for a 100-year flood event to affect the town. During such an event, most of the town is vulnerable to flood depths of up to 2 feet in a low velocity sheet flow. However, some areas may experience less impact -- a shallow (less than 1 foot), low velocity "backwater" effect. Other areas primarily along the south side of Highway 145 and south of the levee and historic railroad bed are subject to both significant flood depth and velocity of water. Development in these latter areas should be approached with considerable caution and care.

Lands east of town in the Dolores Valley are also affected by a broad floodplain with varying degrees of hazard. The potential flood is limited to lands along the south side of State Highway 145, with a few exceptions.

Given the significance of the potential flood impact on the Town of Dolores and the Dolores Valley, it is especially important that land owners complete a site specific evaluation prior to developing any site that "might" be in the 100-year floodplain. All foundations and structures built in the floodplain should be engineered and constructed to meet FEMA requirements as administered by the Colorado Water Conservation Board.

### Wildlife Habitats

The Colorado Division of Wildlife has identified several wildlife habitat areas in the Dolores area. These habitat areas include an Elk Severe Winter Range along the northeast side of Lost Canyon Creek and in an isolated portion of the Dolores Valley, a Turkey Winter Concentration Area on the mesas which lie both north and south of the Dolores River, and a Mule Deer Winter Range on Granath Mesa.

The Elk Range is a critical habitat and it is illustrated on the Hazards and Resources Map on page 4. The food requirements for elk vary seasonally. They are dependent on the security and cover of dense vegetation, yet graze the meadows through the summer for necessary grasses. They tend to prefer slopes of 15% to 30% and are able to utilize the lower elevations in the winter and upper reaches in the summer. They appear to have a close association with riparian areas for water as well as for the woody plants necessary for winter foraging.<sup>3</sup> The elk prefer relative solitude, particularly during severe winter periods. Lost Canyon Creek is an ideal winter refuge for elk and is heavily utilized. Maintenance of this quality habitat is necessary to assure the presence of this big game species in the Dolores area.

The riparian areas of the Dolores River corridor near Dolores are another important wildlife habitat. Riparian zones are areas immediately adjacent to rivers, streams and wetlands. Riparian areas are valuable habitats in that they provide a diverse environment of flora and fauna. Wildlife depend on these areas for providing food and cover as well as a means for protective travel.<sup>4</sup> Up to 70% of the vertebrate species of the area will use a riparian corridor in some significant way. Maintaining the riparian community will be key to maintaining the aesthetic qualities of the Dolores River and the area's wildlife diversity. Many other wildlife species are present in the Dolores area which are too numerous to describe and beyond the scope of this comprehensive plan.

<sup>3</sup> *Elk of North America: Ecology and Management*. Habitat Requirements and Evaluations. Pages 323-368 in J.W. Thomas and D.E. Toweill, eds., by Sokolin, J.M. 1982. Stackpole Books, Harrisburg, PA.

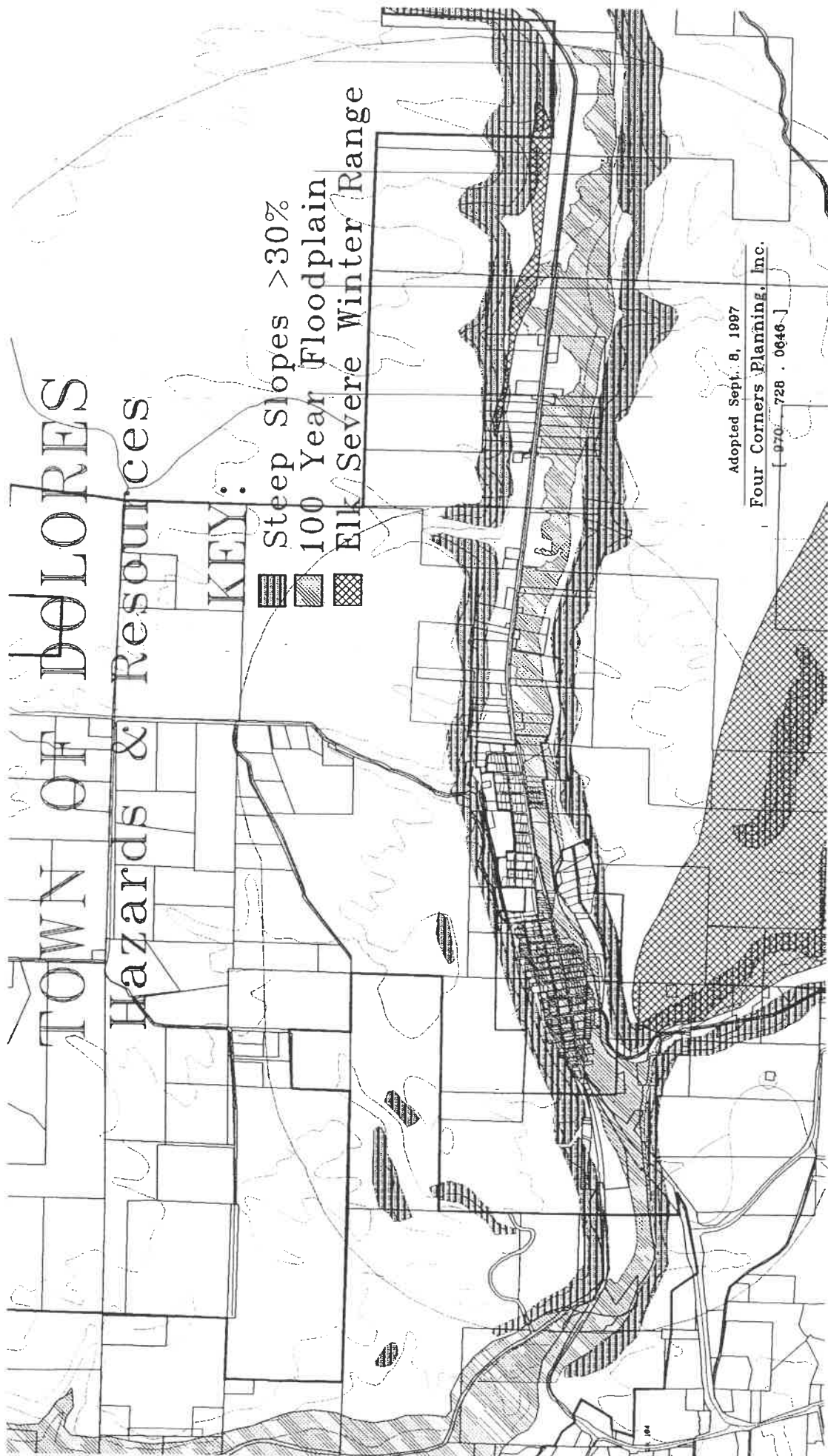
<sup>4</sup> *Research and Management Techniques for Wildlife and Habitats*. 5th ed. Bookhout, T.A., Editor. 1994. The Wildlife Society, Bethesda, Md. 740pp.

# TOWN OF DOLORES

## Hazards & Resources

### KEY:

- Steep Slopes >30%
- 100 Year Floodplain
- Elk Severe Winter Range



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## Land Use Pattern (Existing)

The Town of Dolores' existing land use pattern, as illustrated on the Existing Conditions Map (page 5), is characterized by the presence of a wide variety of mixed uses: retail, office, manufacturing, service and light industrial activities are all present, interspersed among primarily single family uses. It is neither uncommon nor undesirable for small towns to provide such a mixture of compatible and often interrelated uses within a community. For example, offices and retail uses are interrelated with housing -- they are utilized by residents on a daily basis. The presence of these uses in close proximity decreases residents' dependence upon the automobile and enhances the quality of life. Such a mix is necessary to provide residents with jobs, as well as daily services and goods. Yet, the core of town is still where the largest commercial enterprises and the largest number of jobs are found.

A strict "Euclidean" separation of use types is impractical for small towns. In fact, a pattern of mixed and multiple uses is common among traditional communities. "Mixed uses" refers to the presence of different uses side by side. "Multiple uses" refers to the presence of different uses in the same building. Some uses are ideal for multiple use; for example: offices or apartments above retail, and small offices and particularly home offices in residences. Both mixed and multiple uses are desirable in small towns and should be encouraged to continue within an established framework designed to ensure compatibility among uses.

However, some uses may be incompatible within a small community -- uses such as industry, manufacturing, auto repair and painting shops, drive-in restaurants. Other uses might not be acceptable solely because they are too large in scale to fit comfortably within the community; these include large warehouses and retail uses.

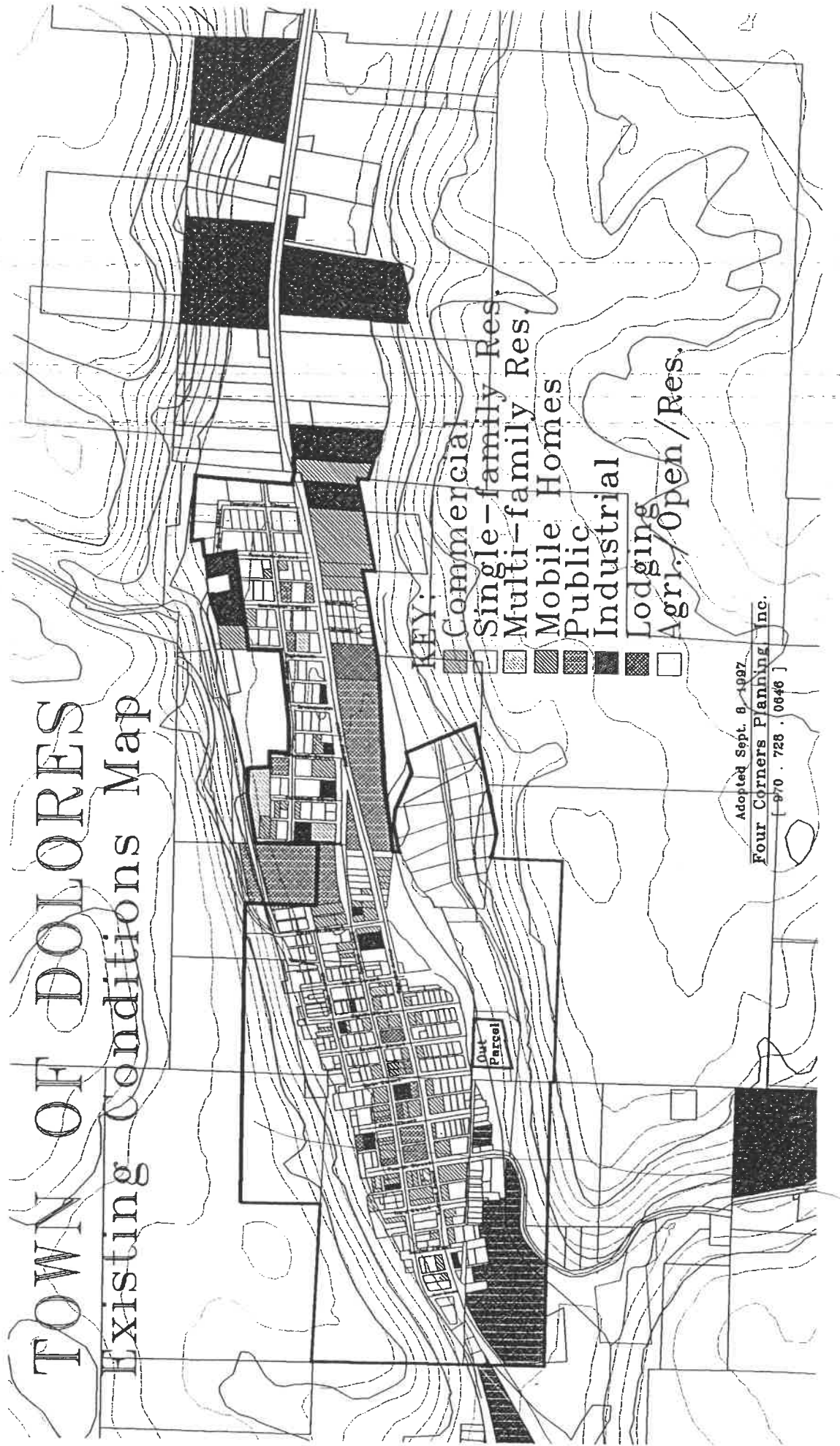
There may be some well established uses in Dolores that are not be compatible with other uses in commercial core or in the primarily residential areas. Potentially incompatible uses which are present include light industry, manufacturing plants, and auto repair shops. Yet, because such uses are an integral part of the community and provide jobs critical to its residents, the community may wish to "grandfather" existing uses but to discourage their expansion and to steer similar new uses to the town's planned industrial park. A list of incompatible uses should be developed for Dolores during the planning process.

Likewise, there are some uses east of town in the Dolores River Valley that may not be compatible with the primarily agricultural, residential character of the valley. These questionable uses again include the light industrial and manufacturing uses. The community will provide some incentives to encourage such uses to be relocated to the Town's planned light industrial park.



# TOWN OF DOLORES

## Existing Conditions Map



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## Economic and Demographic Growth Potential

Dolores is strategically located on the Colorado Plateau, between the mountains of Colorado and the high deserts, an area that is clearly in a state of change. Over the last two (2) decades, the Colorado Plateau has undergone profound social, economic and demographic change. Some evidence suggests that the rate of change may be accelerating, while the economy has undergone a major shift. Findings contained in a research report prepared of the Grand Canyon Trust<sup>5</sup> include the following:

- Farming and ranching, whether measured by employment or by income, has been a declining proportion of economic activity for the plateau, while service-based employment has increased.
- The population on the plateau is growing rapidly, at a rate more than double the national population growth rate for 1900-1990.
- People are coming to the plateau for the vast open space, high quality of life, premier scenery, pristine air and water, recreational opportunities and small-town lifestyles.
- Amenities are fueling much of the new economic activity, and service-based employment related to these new activities has been the primary contributor of new jobs and new wealth over the past two decades.
- The rate of business creation on the plateau far exceeds that of the nation. While the U.S. created 75% more businesses from 1970 to 1990, new businesses on the plateau grew by 132%.
- The sustainability of the Colorado Plateau first requires an understanding of the changes underway, and of the complementary relationship between the human and natural landscapes.
- Policies and practices are needed that ensure economic development protects the economy's fundamental base -- the region's environmental amenities.
- The availability of vast, high quality public open space appears to be the plateau's primary attraction and the "goose that lays the golden eggs."

The report by Grand Canyon Trust explains that the key to economic sustainability is economic diversity and investment in human resources through education. A strong base economy should have multiple segments. Excessive emphasis on any one sector may not be sustainable or increase affluence. For example, the data show that while tourist development may be easier to promote and will result in some service sector job growth, but most of the associated jobs tend to pay wages significantly below the overall average. In contrast, job growth in a more diversified economy (engineering, legal services, health, repair and education) pays higher than average wages.

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<sup>5</sup> *Charting the Colorado Plateau, An Economic and Demographic Exploration*, prepared by Walter E. Hecox and Bradley L. Ack, 1995.

Table 1 shows that there has been a steady increase in the number of visitors to area parks and monuments between 1980 and 1996:

**Table 1**  
**VISITS TO DOLORES AREA PARKS**  
(Thousands of Visits)

PARK	ANNUAL VISITS								
	1980	1982	1984	1986	1988	1990	1992	1994	1996
Hovenweep NM	13.8	14.2	14.8	16.1	12.4	27.3	27.5	25.3	27.9
Anasazi Heritage Ctr.	--	--	--	--	--	37	39	38	40
Mesa Verde	540.8	603.0	516.8	658.9	772.2	611.4	742.1	699.6	633.6

Dolores has experienced a considerable increase in economic activity over the last several years. Table 2 illustrates the healthy upward trend in sales tax revenues collected by the Town.

**Table 2**  
**SALES TAX REVENUES**

	1990	1991	1992	1993	1994	1995	1996
Revenues	104,378	123,906	145,922	154,983	173,323	198,305	207,825

The town's healthy financial condition makes it reasonable to expect that the town can extend services into the surrounding area.

According Dick Langoni of the Colorado Department of Transportation, the Town of Dolores currently experiences about 5,900 vehicles per day (annual average daily traffic) along on State Highway 145.

All of these factors point to a potentially bright economic future for the Town of Dolores and the surrounding area if it can recognize, develop and protect characteristics that are most likely to lead to even greater economic success.

## Public Facilities and Services

The following section contains information on Dolores' existing streets, water system, wastewater disposal, and other aspects of the local infrastructure. This information should be viewed as background information only – it should not necessarily "drive" the Comprehensive Plan. It is important for the community to decide what level and intensity of development it wants to see, and then to address public facilities and service deficiencies, if any, adequate to serve the desired development.

### ***Parks and Recreation***

The Town of Dolores provides several in-town recreational facilities which are available for use by town and county residents alike, as well as visitors. These facilities include Flanders Park at Town Square, a great place for picnics, arts and crafts fairs and the site of the annual Escalante Day celebration. Riverside Park, located near the center of town along the river, is a wide open space that is often used for group picnics. Finally, Joe Rowell Park, on the west side of town along the river, is improved with a variety of active recreational facilities, including: three (3) softball/baseball fields, two (2) sand volleyball courts, basketball courts, playground and a soccer field. Fishing is a popular activity both Joe Rowell and Riverside Parks.

**Roads and Streets**

The historic grid pattern of streets and alleys plays a role in the residential community's living environment. In addition to serving as transportation routes and as linkages between neighborhoods (for residents, trash trucks, school buses, etc.), Dolores streets provide residents with a means of identity and orientation to their surroundings. The alleys help to create more attractive streetscapes by making it possible to place cars, garages and trash in the rear of lots and thus to avoid garage or parking area dominance of the streetscape. As the town grows, it would be desirable to continue the street and alley grid, or modified grid where dictated by topography, into the Dolores Valley.

Dolores' existing street system is quite adequate to accommodate the *existing* platted development even though there is very little curb and gutter and most streets remain unpaved. Dolores streets currently provide a service level "A" -- there is never a waiting period and the low traffic volume does not produce *significant* dust or other air quality problems. This high level of service and the *relative* absence of dust is a direct result of the low population and because surrounding properties have not been subdivided and do not contribute to traffic in Dolores.

A significant deficiency in the town's road system is the Fourth Street bridge. The bridge is unrated, meaning that it is not suitable for significant traffic. The Town Council is currently considering options for the replacement of the bridge. The existing Fourth Street bridge is a valuable historic feature that could continue to be used for pedestrian activity following its replacement.

The Town of Dolores enjoys a compact, human scale. This means that it is possible to be a pedestrian in Dolores and to travel all over town in a relatively short period of time. However, many areas do not have sidewalks, thus pedestrianism is made somewhat difficult.

Finally, a potential problem which the town faces derives from the substantial development potential of Granath Mesa to north. The primary access to the mesa, and the only winter access, is County Road 31 via 11th Street through Dolores. There are approximately 4,950 acres of private land on the mesa which could be developed under current county policies with up to 1,649 dwelling [one (1) dwelling unit per three (3) acres]. The resulting total average daily trips (ADTs) generated by the County's permitted development density is estimated at 15,747 ADTs (average 9.55 ADT per household -- Source -- International Transportation Engineers [ITE]). This traffic would impact the 11th Street/ Highway 145 intersection. Even a more modest scale of development on Granath Mesa of say one (1) dwelling unit per 10 acres would produce some 4,727 ADTs. Plus, the traffic generated by future residential development will be added to the substantial volume of truck traffic resulting from current logging activities and cattle ranching on the mesa. It is easy to see that a projected traffic volume of this magnitude would necessitate road improvements to the county road which may include the widening of the road/street, the construction of acceleration/ deceleration lanes, and signalization. Who will pay for these improvements?

It is doubtful that the county could afford to pay for the improvements necessary to serve the potential that could occur on Granath Mesa. Obviously, the situation calls for advance cooperation between the town, county and state highway department -- if one (1) or more jurisdiction is not to feel that their "turf is being threatened" and unreasonably impacted.

Options for addressing the problem of development on Granath Mesa include, as a minimum effort, requiring each developer to submit a traffic impact study to assess existing capacity and future road system capacity. Alternatively and to avoid the potential for the road impacts to be "incrementalized," development on the mesa could be limited through zoning, or an improvements district could be formed to pay for road improvements, as necessary. Developers could be required to covenant approval of such a district as a condition of future subdivision approvals.

### **Water System**

Dolores is serviced by a central water system. According to the an engineering study prepared by Thomas Engineering,<sup>6</sup> the Dolores Water System has a design capacity of one (1) million gallons per day ("MGD") and currently operates at 50% of capacity during most of the year, even though there is some lose of water due to leaks in distribution lines. Water for the system is derived from a domestic well producing 0.17 MGD and the balance from a surface source, the Dolores River. Water demand reaches its peak in summer at about 0.67 MGD. Water distribution lines serve or are capable of serving all parts of the town of Dolores. In addition town water lines extend approximately 1.33 miles to the east of town into the Dolores Valley.

### **Wastewater System**

Dolores operates and is serviced by a central wastewater system. According to a report written by Conrad Hover,<sup>7</sup> Doug Coulon and Ron Roggenback, the wastewater system has a design capacity of 0.470 million gallons (MGD) per day. During 1995, effluent discharge ranged from 0.204 MGD or 43% of capacity to 0.171 MGD or 36% of capacity measured at discharge points 002A and 003B, respectively. Peak inflows occur in the month of March when wastewater flows reach 0.407 MGD, or 86% of capacity. According to the Town's 1996 Annual Report, the facility is operating at about 40% of capacity with an average wastewater inflows of 0.189 MGD. The quality of discharge is monitored by the Colorado State Health Department. Sewer lines serve or are capable of serving all parts of the town of Dolores. In addition, town sewer lines extend approximately 0.33 miles to the east of town into the Dolores Valley.

### **Fire Protection/Ambulance/Public Safety**

The Dolores Fire Department serves the Town of Dolores and the surrounding areas. The District's volunteer firemen are trained in emergency medical techniques as well as in fire fighting. The Montezuma County Sheriff is under contract to provide Dolores with public safety services. It is common for one (1) or two (2) of the Sheriff's deputies to live in Dolores. Dolores has a very low crime rate.

### **School**

School facilities in Dolores are provided by the RE-4A School District. The District is quite large. It currently serves about 664 students from Dolores and parts of both Dolores and Montezuma Counties. The school facilities were recently expanded following voter approval of a \$3.5 million dollar bond issue.

## **Population Estimates and Projection**

In 1990, the U.S. Census reported the Dolores population to consist of 866 persons housed in 417 housing units. The average occupancy per housing unit was 2.1 persons per unit. Since that time, 38 new housing units have been constructed and the overall vacancy rate on existing housing units is believed to have decreased substantially. That is, a number of housing units that were previously used only a seasonal basis are now being occupied on a year-round basis.

<sup>6</sup> *Engineering Study for Water Treatment Development Plan, Town of Dolores, Colorado*, prepared by Thomas Engineering, February 27, 1981.

<sup>7</sup> *Town of Dolores, 1995 Annual Report, Wastewater Treatment Facility*, a report compiled by Conrad Hover, Doug Coulon and Ron Roggenback and written by Conrad Hover, January 1996.

Table 3 illustrates residential building permit activity since 1990:

**Table 3**  
**RESIDENTIAL BUILDING PERMITS (UNITS)**

	1990	1991	1992	1993	1994	1995	1996	TOTALS
Single-family	1	2	1	4	5	5	6	24
Two-family				2				2
Multi-family					4	4		8
TOTALS	1	2	1	6	9	9	6	38

By 1995, the Department of Local Affairs estimates the town's population to have increased to 1025 persons. The population of Montezuma County, as a whole, is projected to increase by 3.0 percent per year between 1995 and 2000 and by 2.4 percent per year between 2000 and 2005. Assuming a base population in 1995 of 1025 persons and that the town will grow at the same rate as Montezuma County, it follows that the Dolores will reach a population of 1344 persons by the year 2005, as illustrated by Table 4:

**Table 4**  
**POPULATION ESTIMATE AND PROJECTION**

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Population	1025	1056	1087	1120	1154	1188	1218	1248	1280	1312	1344

## Land Use Inventory and Holding Capacity

"Holding capacity" refers to the estimated number of acres that will likely be used for residential development and determines the maximum number of dwelling units that could reasonably be expected to occupy the land. The holding capacity calculation assumes that current land use patterns, as affected by physical conditions, will continue into the future.

The Town of Dolores encompasses approximately 367 acres. In addition to lands within incorporated area, the town is statutory authorized to do planning within a three mile area -- the "Urban Influence Area." Table 5 illustrates the holding capacity of lands within the Urban Influence Area based upon current land use patterns (see Existing Conditions Map on page 5), taking into consideration the physical conditions affecting various land areas (see Hazards and Resources Map on page 7). For the incorporated area of Dolores, the holding capacity represents projected buildout of residential density under current zoning.

It should be noted that the holding capacity analysis presented in Table 5 is based on the assumption that lands outside of town and its planned light industrial park will be used for residential purposes. However, since the County is unzoned, it is reasonable to assume that at least some areas will see commercial or industrial development. The potential for residential development in the urban influence area may be directly reduced by commercial and industrial development. In addition, the market potential for residential development on adjacent lands is likely to be reduced because of the proximity to such commercial or industrial development. Lands that are adjacent to industrial uses are usually considered to be the least desirable locations for residential development. These issues are not factored into the holding capacity analysis presented in Table 5.

## II. Existing Conditions

land use inventory and holding capacity

**Table 5**  
**LAND USE INVENTORY/ RESIDENTIAL HOLDING CAPACITY**

Treatment Areas	Primary Uses (Current)	Existing Dwelling Units (Approx.)	Developable Acreage (Approx.)	Holding Capacity – Additional Units (trends)
Town of Dolores	Residential, Commercial, & Industrial	458 units	367 ac.	<i>Current Zoning or 89 units</i>
Dolores Valley – South of Highway & Including Floodplain (Below Steep Slopes)	Residential, Agricultural, & Industrial	21 units	416 ac. gross 60 ac. ind/ mobile 356 ac. net	<i>1 unit / 6 to 10 acres or 35 to 59</i>
Dolores Valley – North of Highway (Below Steep Slopes)	Residential, Agricultural, & Industrial	42 units	210 ac. gross 43 ac. industrial 178 ac. net	<i>1 unit / 3 to 5 acres or 35 to 59</i>
<b>Subtotals</b>		<b>521 units</b>	<b>901 acres</b>	<b>159 to 207 units</b>
Granath Mesa	Open	18	4,950 ac.	<i>1 unit / 10 to 35 acres or 141 to 495 units</i>
Hay Camp Mesa	Agriculture	??	3,035 ac.	<i>1 unit / 10 to 35 acres or 202 to 303 units</i>
Fringe Areas (balance of lands within 3 miles)	Residential & Agriculture	??	8,400 ac	<i>1 unit/ 10 to 35 ac. Or 240 to 840</i>
<b>Subtotals</b>			<b>16,385 ac.</b>	<b>583 to 1,638 units</b>
<b>TOTALS</b>			<b>17,286 ac.</b>	<b>742 to 1845 units</b>

### III. GOALS AND OBJECTIVES

Toward the attainment of the Vision Statement, a number of goals have been outlined below. These goals are all equal; no one goal has priority over any other goal. Although they are stated separately for clarity and convenience, collectively they present a mosaic of Dolores' Vision.

The following goals and objectives are based on citizen opinions expressed in a series of public worksessions held during the spring of 1997. All major view points expressed by citizens are incorporated into the goals and objectives in accordance with the consensus developed. Subsequently, the consultant codified and redistributed the "draft" goal and objectives to the worksession participants in order to verify that the "draft" accurately represented community opinion. Thus, the accuracy of the objectives was verified immediately following each meeting.

Goals and Objectives are defined as follows:

**Goal:** A broad statement of the desired result that Dolores wishes to obtain.

**Objective:** A more detailed or specific description of the ends that support the goal or steps that may be taken to achieve the goal. The objectives shall be considered to be "policy" objectives.

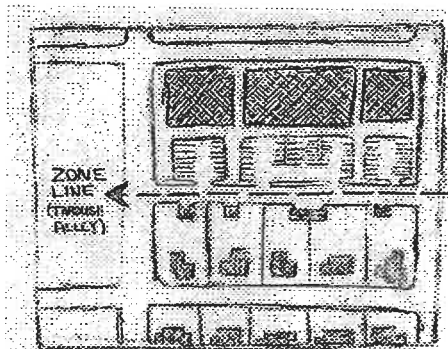
#### RESIDENTIAL / COMMERCIAL TRANSITION

**Goal:** Ensure reasonable compatibility between adjacent and nearby uses.

##### Objectives:

1. Preserve a predominant land use in each neighborhood.
2. Develop operational performance standards (e.g., noise, dust, fumes, vibrations standards) for all uses.
3. Clarify existing zoning and definitions.
4. Utilize alleys as zone district boundaries where such boundary designations can separate otherwise incompatible uses.

*Alleys or the rear of lots is the ideal location for zoning boundaries. More harmonious streetscapes exist where land uses on both sides of a street are the same.*



5. Establish mass and scale standards (e.g., setbacks, height limits, lot coverage, floor area ratios) appropriate for each zone district.
6. Establish compatibility standards for land use transition areas to include the following and/ or similar concepts: staggered setbacks, staggered height, landscaping/ screening standards, etc.
7. Protect reasonable solar access for all uses.
8. Provide incentives to existing uses which are incompatible (e.g., light industrial and manufacturing uses) with Dolores' small town and residential character to relocate to appropriate, designated areas.
9. Require new light industrial and manufacturing uses to locate in appropriate, designated areas.



10. Oppose large-scale retail and other uses that would be incompatible with the small town and residential character.
11. Oppose commercial and industrial development except in designated areas within the 3-mile urban influence area.
12. Preserve the integrity of predominately residential neighborhoods.
13. Permit non-residential uses in predominately residential neighborhoods that are compatible and/or complementary with residential neighborhoods, including the following and/or similar uses: home occupations (e.g., telecommuting, home offices, professional offices, caterers, personal services, plant maintenance service, day care home), churches, community center, group homes, bed and breakfasts, and accessory dwellings.
14. Define "home occupation" to require, among other things, that residential use remain the primary use on the parcel or lot, and the presence of a resident, occupant operator.
15. Develop standards for non-residential uses and mobile homes in residential neighborhoods to mitigate the impact of such uses upon the neighborhood.
16. Optimize the use of core commercial property to create a dynamic and successful core commercial district.
17. Establish remote parking areas to serve the core commercial district.
18. Permit non-commercial uses in predominately commercial areas that are compatible and/or complimentary with commercial areas, to include the following and similar uses: accessory apartments and professional offices.

#### **PROPOSED LIGHT INDUSTRIAL/ BUSINESS PARK -- CONFLICT RESOLUTION WITH DOWNTOWN BUSINESS DISTRICT**

**Goal:** Encourage the development of light industrial and manufacturing uses in appropriate designated areas and the preservation of such existing uses, in order to promote economic diversity and to compliment, but not compete with, the downtown business district.

**Objectives:**

1. Identify appropriate areas for light industrial and manufacturing, and commercial development.
2. Oppose light industrial and manufacturing, and commercial development outside of designated areas in the urban influence area.
3. Utilize land trades as a vehicle or incentive to encourage the relocation of existing light industrial and manufacturing uses to the light industrial park.
4. Minimize the costs of infrastructure in the light industrial park by imposing or adopting only reasonable development standards.
5. Protect the environment and natural setting of the industrial park, within reason.
6. Protect the skyline by avoiding development silhouettes along the canyon rim.
7. Establish reasonable standards to mitigate visual impacts of the light industrial park.
8. Screen sensitive view sheds from view along the highways.
9. Establish mass and scale standards to relate the size of structures to the size of the parcels.
10. Limit principal uses in the light industrial park to light industrial and manufacturing uses.
11. Develop flexible zoning standards and regulations that meet the needs of diverse economic activity and approved uses.
12. Limit (strictly) retail activity in the light industrial park to ensure that such uses are clearly subordinate and accessory to other permitted uses.
13. Permit one accessory dwelling unit per lot in the light industrial park.

### III. Goals and Objective

proposed light industrial/business park—conflict resolution with downtown business district

14. Encourage the Dolores town government and the Chamber of Commerce to work together on economic development.
15. Establish priorities for public improvements in all areas based on their job creation and revenue generating characteristics (direct or indirect).

#### PROTECTION AND ENHANCEMENT OF THE NATURAL SETTING

**Goal:** Development in Dolores will respect, conserve and complement the rural and natural setting.

##### Objectives:

1. Locate development on land suitable for development (e.g., avoid the river, wetlands, floodplain, steep slopes, ridge lines).
2. Provide incentives to cluster development and protect sensitive or open lands, upzoning in certain areas and downzoning in others.
3. Mitigate the negative impacts of development (e.g., noise, dust, smoke, fumes, vibration).
4. Preserve important visual and natural features of the landscape.
5. Encourage "least change" grading solutions that respect the topography and minimize cuts and fills.
6. Preserve and protect open spaces, replacing vegetation destroyed by development.
7. Conserve wildlife habitat areas.
8. Provide environmentally responsive storm drainage systems.
9. Encourage non-vehicular modes of travel.
10. Promote environmental education and awareness.
11. Preserve native vegetation as much as possible and minimize its alteration.

#### TOWN APPEARANCE, STREETScape, COMMUNITY IMAGE

**Goal:** Present a friendly and inviting small town; a pedestrian environment that is comfortable for residents and visitors alike.

##### Objectives:

1. Make implementation of sidewalks or boardwalks a top priority in the capital improvement plan.
2. Require sidewalks or boardwalks on at least one (1) side of every street in residential districts, as appropriate, and on both sides of streets in the commercial and industrial districts.
3. Aggressively pursue grants to fund streetscape improvements.
4. Continue the established grid, or modified grid pattern of streets and alleys where practicable.
5. Promote the use of alleys for optional, but preferred, service and vehicular access.
6. Correct any existing sidewalk deficiencies.
7. Encourage maintenance of a landscaped buffer between street surfaces and sidewalks in residential districts.
8. Maintain appropriate setbacks, height limits, and other mass and scale standards for all new buildings and to provide adequate separation between potentially incompatible uses.
9. Establish build-to lines instead of front yard setbacks for all uses in the Community Business District.
10. Encourage street frontage landscaping to reduce the visual impact of parking areas.



*Parking lots  
should be screened  
and setback  
from the street.*

Dolores Comprehensive Plan

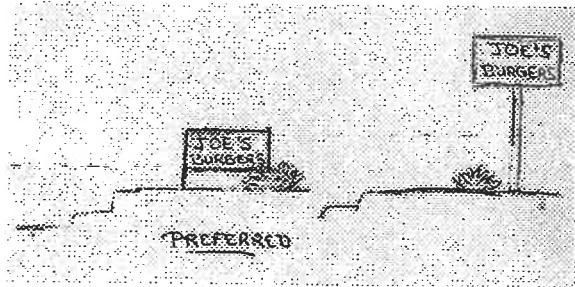
### III. Goals and Objectives

town appearance, streetscape, community image

11. Establish simple and attractive sign regulations with restricted size and lighting (no internal lighting) and number of signs per establishment.



*Wall signs should be architecturally compatible with building designs.*



*Ground monument-style free standing signs are preferred. High, pole mounted signs would detract or be disruptive to canyon views and are more appropriate to metropolitan areas.*

12. Develop attractive entry signage in conformance with the design regulations.
13. Explore alternatives (e.g., reducing lanes to three (3), narrower lanes, adding street trees to narrow the perceived width of the street) and seek C.D.O.T. cooperation to decrease speed limits through Dolores.
14. Improve, beautify and enhance all parks and public open spaces for pedestrian and recreational activities, as well as for just sitting.
15. Require all utilities to be installed underground.

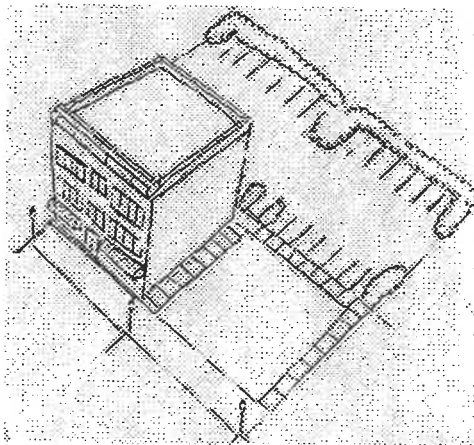
### HISTORIC PRESERVATION, DOWNTOWN REDEVELOPMENT AND ENHANCEMENT

**Goal:** Create a positive business and residential atmosphere, that reflects a sense of community and history.

#### Objectives:

1. Adopt regulations or take other measures to provide sidewalks, deciduous street trees, street furniture and human scale lighting in the commercial districts.
2. Adopt mandatory build-to lines in the Community Business District, except where necessary to accommodate active public spaces (like sidewalk cafes).

*Buildings in the Community Business District must front directly upon the street and located any required parking in the rear of the property.*



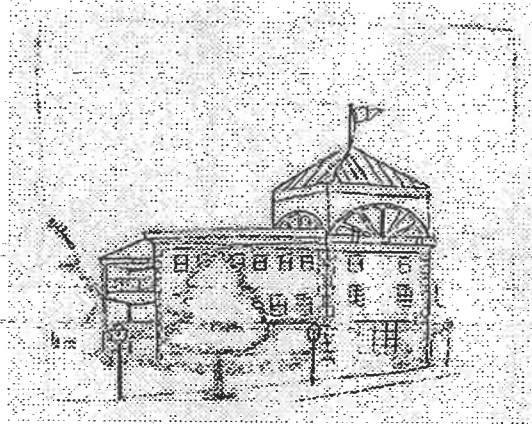
3. Locate parking in the rear of businesses in the Community Business District.
4. Make sure that firewalls are built between commercial buildings with less than minimal setbacks.

### III. Goals and Objective

historic preservation, downtown redevelopment and enhancement

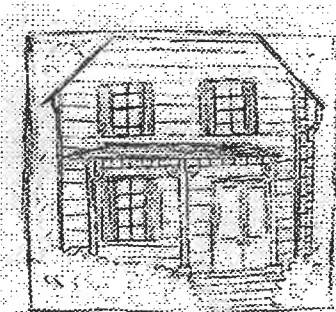
5. Enhance the pedestrian experience and the role of Flanders Park as the central core and focus of the community.
6. Permit and encourage the inclusion of prominent and somewhat higher architectural features on the buildings around Flanders Park to clearly identify the community core and focus.

*Height limits should offer some flexibility to encourage architectural features that attract attention to the community business district as the community core and focus. Examples of desirable architectural features include monuments, flagpoles and ornamental towers.*

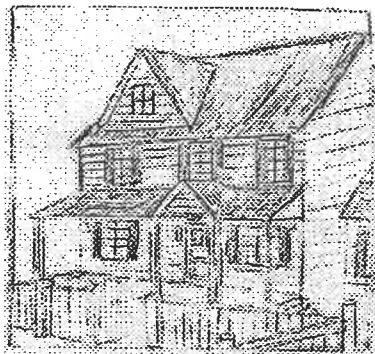


7. Inventory historical structures.
8. Identify key historical design elements in existing residential and commercial structures.
9. Include at least some of the key design elements in each new principle structure/ site development.

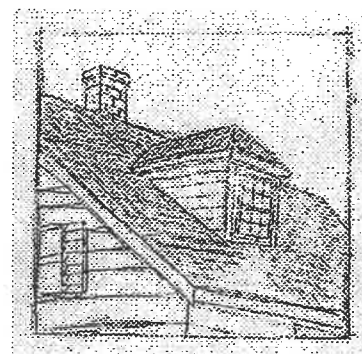
*Key Residential Design Elements Found In Dolores, include:*



*Eaves & Porches*



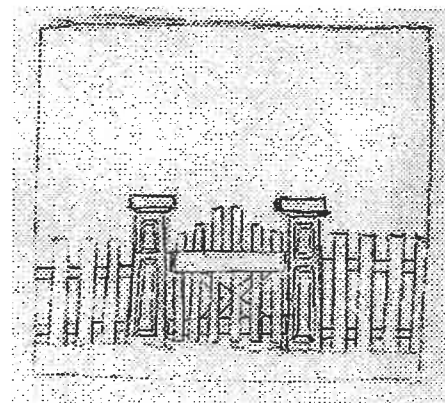
*Gables & Crossgables*



*Pitched roof, Dormers & Chimneys*



*Interesting Front Doors*



*Walls & Fences (Frontyards)*

**Dolores Comprehensive Plan**

**Town of Dolores**

Adopted September 8, 1997

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10. Provide incentives to property owners to bring existing structures into compliance with design regulations.
11. Adopt historical preservation regulations to protect all historical structures.
12. Assist property owners in obtaining grants and other funding for the renovation of historical structures.
13. Promote the availability of public bath rooms in commercial districts.
14. Support the formation of an economic development committee.

#### RECREATIONAL OPPORTUNITIES AND TRAILS

**Goal:** Enhance recreational opportunities, including sidewalks and trails, for people of all ages and abilities.

**Objectives:**

1. Prioritize the construction of sidewalks, and previously approved trails (i.e. the Riverwalk and Ridgewalk Trails) and park improvements in the Capital Improvement Plan, along with all other public improvements.
2. Develop a parks improvement plan for all town parks to include a full range of recreational facilities (e.g., tennis courts, trails, ice skating rink, chess park, shuffle board, swimming pool, track, a skate board park, a fountain).
3. Connect all developed areas to the Town Core via a system of sidewalks and trails.
4. Acquire sidewalk and trail rights-of-way or easements via voluntary dedication or purchase.
5. Strive to protect and respect private property and privacy in the implementation of sidewalks and trails.
6. Connect the sidewalks to the trails system and public lands.
7. Maintain flexibility on actual sidewalk and trail alignments within an overall plan.
8. Develop sidewalk/ trail standards to meet the needs of pedestrians, bikers, and handicapped persons.
9. Develop a trail signage program to designate appropriate uses and to provide educational opportunities.
10. Aggressively pursue grants to fund the acquisition of public open space and park lands.
11. Require new development to make public land dedications in order to maintain the town's existing public lands "level of service."
12. Create or enhance opportunities for swimming in the river.
13. Improve fish habitats.
14. Cooperate with other local governmental entities in the planning of recreational opportunities and trails.

#### PUBLIC FACILITIES AND SERVICES

**Goal:** Provide Dolores with the best possible public facilities and services within the financial constraints of the Town.

**Objectives:**

1. Update the capital improvements plan regularly, consistent with community priorities.
2. Establish and maintain an appropriate "level of service" for each public facility and service.
3. Prioritize the maintenance of each public facility and service.
4. Require a pre-annexation agreement as a condition of all municipal services outside of town.

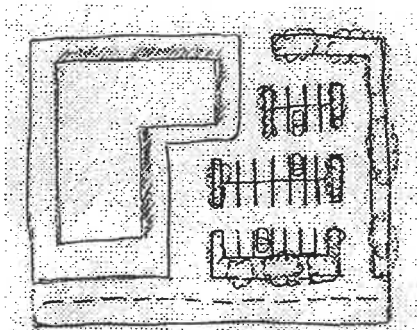
5. Require new development to pay their proportionate share of the cost of capital facilities necessary to serve new development.
6. Establish plant investment and user fee structures to cover the cost of public facilities and services where appropriate; for example, water and sewer enterprises.
7. Rely on user fees to pay long term operation and maintenance costs.
8. Earmark all fees collected and use them solely for their intended purpose; i.e., to cover costs incurred in the provision of public facilities or the value of services rendered.
9. Obtain title to all public parks within town boundaries.
10. Establish standards for parkland dedication or cash-in-lieu of such dedication that will at least maintain the existing parks and recreational facilities "level of service."
11. Seek to develop additional funding sources for the library, since higher user fees would be counter to the broad public interests served by the library.

#### FUTURE LAND USE PATTERN

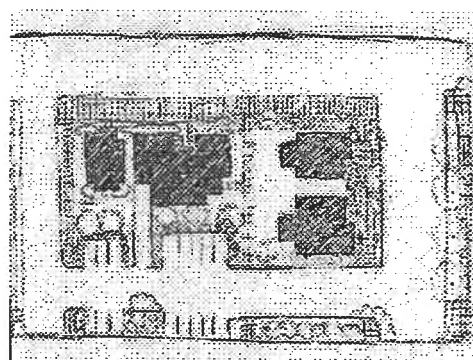
**Goal:** Dolores' future land use pattern will be characterized by a compact, commercial core area; a highway commercial area with well defined edges; an isolated light industrial area; and residential densities decreasing with distance from the commercial core.

#### Objectives:

1. Designate lots with frontage on Railroad Avenue up to one-half ( $\frac{1}{2}$ ) block off Railroad Avenue for highway commercial treatment; i.e., direct vehicular access will be permitted.
2. Designate all the commercial core for the pedestrian commercial treatment; i.e., front setbacks will be treated as mandatory build-to lines except where sidewalk cafés or other similar pedestrian activity areas are planned.



*Commercial Highway Treatment  
(side parking preferred)*



*Community Business Treatment  
(mandatory build-to lines & rear parking)*

3. Expand commercial designations to include lots in the triangular area west of Fourth Street that is defined by Railroad Avenue and Riverside Street.
4. Consider expanding the community business designation into the immediately adjacent blocks when vacant lots in the area reach substantially buildout.
5. Maintain Fourteenth Street as the hard commercial edge or limit to strip commercial expansion on the east side of town.
6. Designate a minimum number of individual, appropriate sites for small scale, neighborhood commercial uses as needed to provide convenience items to serve residential neighborhoods. Such designations should be limited to sites on street corners or highway locations.

7. Define the term "usable lands", as used herein, to include only lands that are generally free of hazards: 100-year floodplain, steep slopes (>30%), and geologic hazards.
8. Establish a series of future land use categories that will prescribe a pattern of declining residential densities applicable to usable lands in the east Dolores Valley, based on distance from current town boundaries as follows:
  - a) Up to one-half (½) mile east of town, lot sizes may range from 6,000-10,000 sq. ft.
  - b) From one-half (½) to one (1) mile east of town, lot sizes may range from 10,000-sq. ft. to one (1) acre.
  - c) From one (1) to three (3) miles east of town, lot sizes may range from one (1) to three (3) acres.
9. Locate mobile homes in well planned mobile home parks with perimeter landscaping and usable common areas.
10. Designate Granath Mesa for "very low density" residential development (1 unit per 35 acres) commensurate with the limited access currently available unless and until alternate access is developed or guaranteed via May Canyon. Granath Mesa density may increase to 1 unit per 10 acres with such alternate access.
11. Designate Hay Camp Mesa and Lost Canyon for "low density" residential development (1 unit per 10 acres). Direct all access to Hay Camp Mesa away from the town of Dolores.
12. Establish residential future land use category for all other areas with lot sizes ranging from three (3) acres and larger.
13. Relocate nonconforming light industrial uses within the urban influence area to designated light industrial areas such as the town's planned light industrial park.
14. Request referral(s) from the county on all development proposals within the three (3) mile urban influence area.
15. Discourage the further subdivision of previously subdivided and developed residential neighborhoods where such action is not supported by the neighborhood residents.

## IV. FUTURE LAND USE

### Introduction

Twelve (12) future land use categories have been identified for Dolores and are applied to specific lands according to the Future Land Use Map (page 22 and 23). The map depicts land use patterns encouraged by the Dolores Comprehensive Plan and identifies population densities, land uses, major streets and public use areas. The Future Land Use Map is based in large part on historic land use patterns in the Dolores Urban Influence Area, with a view to the future.

Real property lines, topographic lines and identifiable natural and manmade features are used to illustrate the boundaries between future land use categories, where available. In some areas, floodplains and steep slope (30%) boundaries are used to distinguish between categories. In all cases, the exact category boundaries shall be subject to interpretation and determination by the Town Board based upon the policy objectives of this plan and compatibility with surrounding land uses. *Permitted uses* are uses that are allowed by right. *Uses Permitted on Review* are uses which may or may not be appropriate depending upon circumstances and conditions of approval. Each residential category includes a suggested *Maximum Density* of dwelling units per given quantity of land area.



**Community Business ("CB") Future Land Use Category**

The "CB" Future Land Use Category shall be applied to those private lands in the immediately vicinity of Flanders Park, and to immediately adjacent lands so designated on the Future Land Use Map. This is Dolores' pedestrian commercial core and the central community focal area. *Permitted uses or Uses Permitted on Review* in the "CB" Future Land Use Category may include the following and similar uses: professional and business offices, general retail uses (up to 5,000 s.f.), farmers' market, restaurants, apartments (upper story), bed and breakfasts, hotels and motels, home occupations and other customary accessory uses.

**Commercial Highway ("CH") Future Land Use Category**

The "CH" Future Land Use Category shall be applied to those private lands with highway frontage west of 14<sup>th</sup> street and to lands that provide neighborhood commercial purposes which are so designated on the Future Land Use Map. Direct vehicular access is the physical characteristic which distinguishes this district from the CB category. *Permitted uses or Uses Permitted on Review* in the "CH" Future Land Use Category may include the following and similar uses: professional and business offices, general retail uses (up to 5,000 s.f.), farmers' market, convenience stores, hardware stores, building supplies, gasoline stations, restaurants, apartments (upper story), bed and breakfasts, hotels and motels, churches, single-family, two-family and multi-family dwelling units, home occupations and other customary accessory uses.

**Mobile Home ("MH") Future Land Use Category**

The "MH" Future Land Use Category shall be applied to specific areas where mobile homes are compatible with surrounding land uses as designated on the Future Land Use Map. *Permitted uses or Uses Permitted on Review* in the "MH" Future Land Use Category may include the following and similar uses: mobile homes, single family dwelling units, churches, bed and breakfasts, home occupations and other customary residential accessory uses. The *Maximum Density* of dwelling units shall not exceed one (1) dwelling unit per 3,000 sq. ft.

**Multi-family Residential ("MFR") Future Land Use Category**

The "MFR" Future Land Use Category shall be applied to specific areas so designated on the Future Land Use Map. *Permitted uses or Uses Permitted on Review* in the "MFR" Future Land Use Category may include the following and similar uses: single family dwelling units, two-family dwelling units, multi-family dwelling units, home occupations, churches, bed and breakfasts, home occupations and other customary accessory uses. The *Maximum Density* of dwelling units shall not exceed one (1) dwelling unit per 2,500 sq. ft.

**Town Residential ("TR") Future Land Use Category**

The "TR" Future Land Use Category shall be applied to specific areas so designated on the Future Land Use Map. *Permitted uses or Uses Permitted on Review* in the "TR" Future Land Use Category may include the following and similar uses: single family dwelling units, home occupations, churches, bed and breakfasts, home occupations and other customary residential accessory uses. The *Maximum Density* of dwelling units shall not exceed one (1) dwelling unit per 6,000 sq. ft.

**Small Lot Residential ("SLR") Future Land Use Category**

The "SLR" Future Land Use Category shall be applied to specific areas so designated on the Future Land Use Map. *Permitted uses or Uses Permitted on Review* in the "SLR" Future Land Use Category may include the following and similar uses: single family dwelling units, home occupations, churches, bed and breakfasts, home occupations and other customary residential accessory uses. The *Maximum Density* of dwelling units shall not exceed one (1) dwelling unit per 10,000 sq. ft. of usable land.



### Large Lot Residential ("LLR") Future Land Use Category

The "LLR" Future Land Use Category shall be applied to specific areas so designated on the Future Land Use Map. *Permitted uses* or *Uses Permitted on Review* in the "LLR" Future Land Use Category may include the following and similar uses: single family dwelling units, home occupations, churches, bed and breakfasts and customary residential accessory uses. The *Maximum Density* of dwelling units shall not exceed one (1) dwelling unit per one (1) acre (43,560 sq. ft.) of usable land.

### Resource-3 ("R-3") Future Land Use Category

The "R-3" Future Land Use Category shall be applied to specific areas so designated on the Future Land Use Map. *Permitted uses* or *Uses Permitted on Review* in the "R-3" Future Land Use Category may include the following and similar uses: single family dwelling units, mobile home dwelling unit, bed and breakfasts, agriculture, animal husbandry, farmers' markets, customary residential accessory uses, kennels, and mobile home dwelling units. The *maximum density* shall not exceed one (1) dwelling unit per three (3) acres of usable land.

### Resource-10 ("R-10") Future Land Use Category

The "R-10" Future Land Use Category shall be applied to Hay Camp Mesa and to specific areas so designated on the Future Land Use Map. *Permitted uses* or *Uses Permitted on Review* in the "R-10" Future Land Use Category may include the following and similar uses: single family dwelling units, mobile home dwelling units, bed and breakfasts, agriculture, animal husbandry, farmers' markets, kennels, home occupations and customary residential accessory uses. The *maximum density* shall not exceed one (1) dwelling unit ten (10) gross acres.

### Resource-35 ("R-35") Future Land Use Category

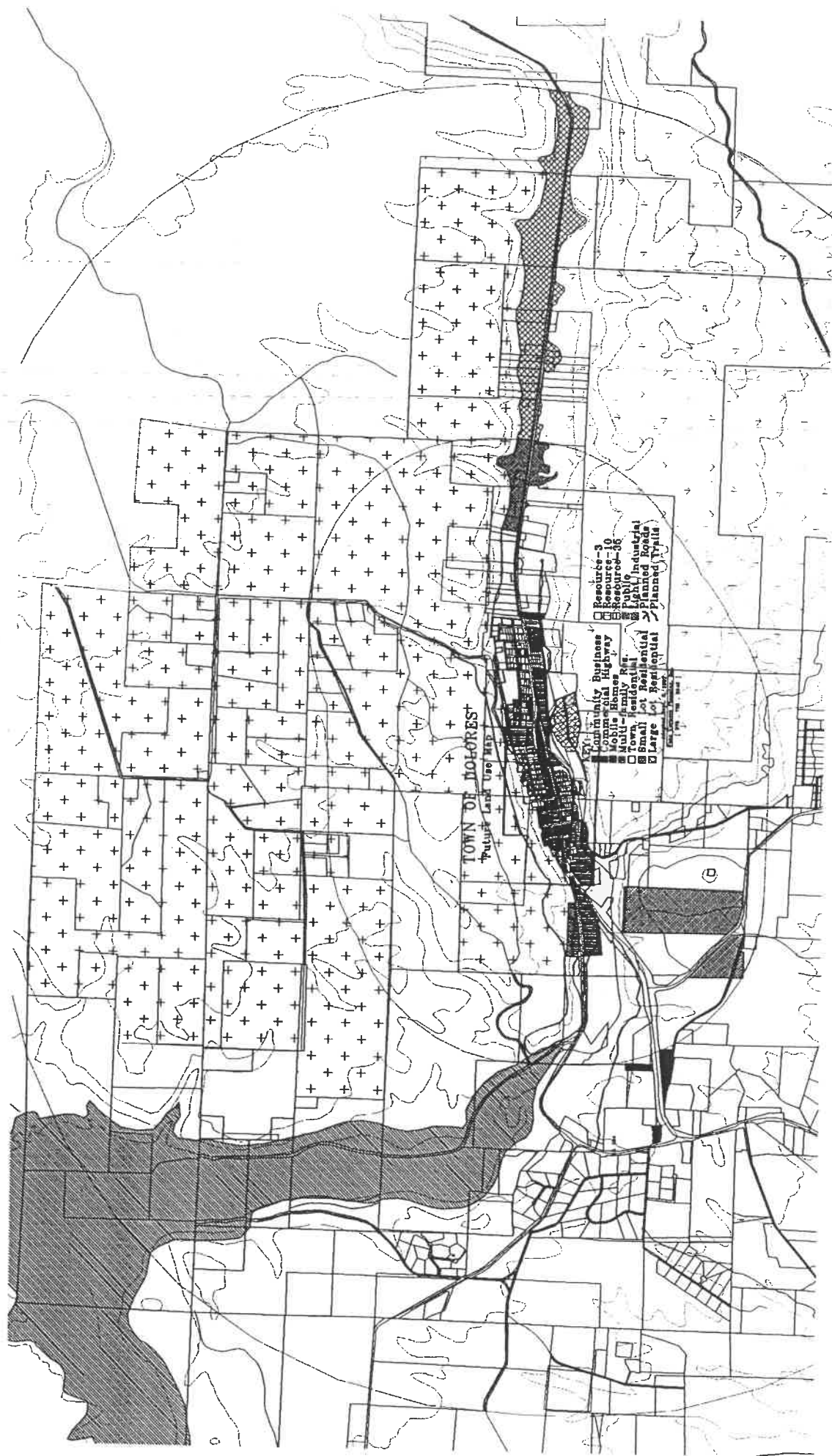
The "R-35" Future Land Use Category shall be applied to the Granath Mesa area and to areas so designated on the Future Land Use Map. *Permitted uses* or *Uses Permitted on Review* in the "R-35" Future Land Use Category may include the following and similar uses: single family dwelling units, mobile home dwelling units, bed and breakfasts, agriculture, animal husbandry, farmers' markets, customary residential accessory uses, kennels, and home occupations and customary residential accessory uses. The *maximum density* shall not exceed one (1) dwelling unit per thirty-five (35) acres unless alternate vehicular access, as illustrated on the Future Land Use Map, becomes available to the mesa. If such access is available, the maximum density may be increased to (1) unit per ten (10) gross acres.

### Public ("P") Future Land Use Category

The "P" Future Land Use Category shall apply to lands owned by public or quasi-public entities. *Permitted uses* in the "Public" category shall include but not be limited to public parks, schools, fire stations, remote parking, library, jail, town hall, caretaker dwelling units, recreational center and facilities, public maintenance facilities, storm-water detention, constructed wetlands and similar public uses.

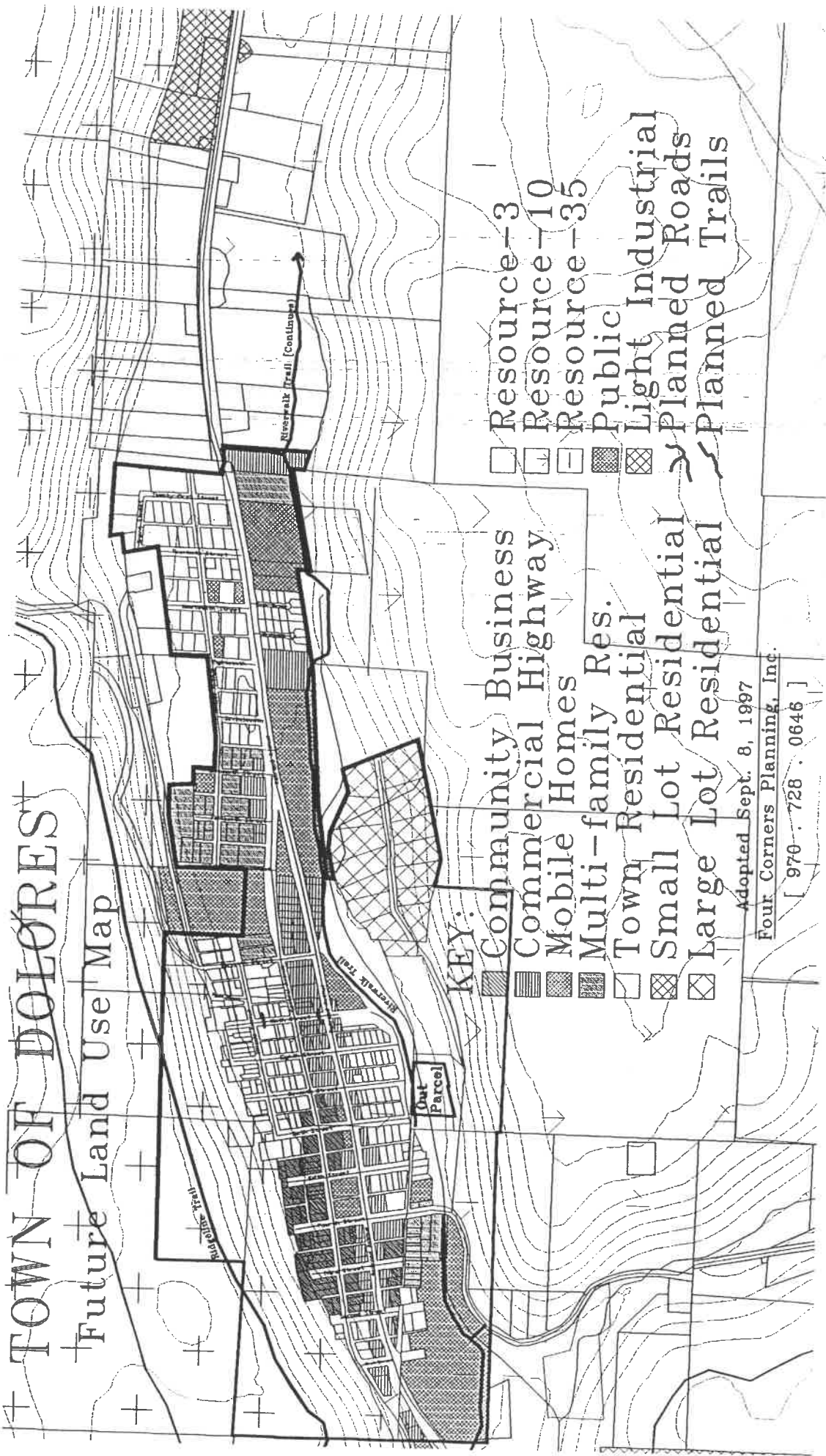
### Light Industrial ("LI") Future Land Use Category

The "LI" Future Land Use Category shall be applied to specific areas so designated on the Future Land Use Map. *Permitted uses* or *Uses Permitted on Review* in the "LI" Future Land Use Category may include the following and similar uses: light manufacturing uses, professional and business offices, lumber yards, building supplies, and caretaker dwelling units, normal and customary industrial and manufacturing accessory uses.



# TOWN OF DOLORES

## Future Land Use Map



### KEY:

- Community Business
- Commercial Highway
- Mobile Homes
- Multi-family Res.
- Town Residential
- Small Lot Residential
- Large Lot Residential

- Resource-3
- Resource-10
- Resource-35
- Public
- Light Industrial
- Planned Roads
- Planned Trails

Adopted Sept. 8, 1997

Four Corners Planning, Inc.

[ 970 - 728 - 0646 ]

## V. ANNEXATION PLAN

The timing of annexations into the town is of utmost importance as the annexation process can be utilized to control the town's obligations to provide services. Most future annexations are expected to involve the annexation of vacant or partially developed land areas. Annexations of this type would make available land to be developed to urban densities with the provision of public facilities and services. Vacant land annexations usually indicate that development is forthcoming and thus the town must be able to provide new and additional services.

Future annexations will occur when the owners of land that is eligible for annexation initiate the annexation process. The Town needs to consider annexation petitions based on sound criteria and findings that support the need for additional developable land in order to maintain an orderly, compact growth pattern within the town's service capability. Review vacant land annexations based on the following general criteria:

1. The property is eligible for annexation pursuant to the requirements of state law.
2. Proposed land uses are consistent with the Future Land Use Plan and policy objectives of this Plan.
3. There is a need for additional developable land to meet identifiable needs.
4. The Town has the physical and economic capabilities and capacity to provide urban-level services to the site within a reasonable period of time.
5. The developer has the ability to develop within a reasonable period of time.
6. There is a positive cost benefit analysis of the annexation.
7. The developer of the site has the ability to install all required services and facilities.

The town of Dolores provides a variety of infrastructure and services to the incorporated area, including: streets, bridges, drainage, sidewalks, traffic control, parking, parks, trails and open space and recreational programs, street lighting, and police patrol and protection. These services will be extended to annexed areas within a reasonable time following the annexation. Services that are not needed in Dolores due to the city's location and limited size include: aviation fields, subways, waterways, and waterfronts. Other public or quasi-public services needed to serve the annexed areas that are not be provided by the town include gas, electricity, telephone and cable television. It is the intent of the town to work with those providers to ensure a level and quality of service consistent with that provided to the balance of the town.

Water and sewer trunk lines necessary to serve much of the Dolores Valley are already installed. The town plans to fund the extension of water and sewer service to the planned light industrial park with grants or other funds. In most cases, further service extensions will be the developer's responsibility. In all cases it will be the developers responsibility to construct the distribution lines that will be needed to serve interior portions of the area.

Developers will be required to make public land dedications for parks, trails and other public purposes. The town will be responsible for the construction of trails and other park improvements. Other land areas that the town should consider for public dedications in conjunction with annexations include lands along the ridge lines over town and lands along the Dolores River. The dedication of these areas would provide direct benefit to the residents of the annexed area as well as to the entire town.

Areas designated on the Future Land Use Map for commercial and industrial uses and for urban densities may be annexed to the town in the foreseeable future. This would include lands designated for residential density greater than one (1) unit per three (3) acres. It is not currently anticipated that lands designated for densities less than one (1) unit per three (3) acres will be annexed to the town.

An "urban growth boundary" or limit is not established by this plan. This is not an omission; rather than create what would be an essentially arbitrary edge for urban growth, the town has identified areas that are unsuitable for urban growth and designated other areas that are suitable for urban growth based on currently available information. As new information becomes available or circumstances change, the town may well consider other areas for urban density on a case by case basis. Such consideration will be based on the above criteria and in conjunction with a proposed amendment to this Plan. The key point is that urban densities, commercial and industrial uses belong in the town and not in the surrounding county.

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## VI. IMPLEMENTATION

Implementation of the Dolores Comprehensive Plan will include the adoption of a Dolores-style zoning ordinance by the Dolores Town Board, following a recommendation by the Dolores Planning and Zoning Commission, as a part of a unified Land Use Code. Along with the adoption of the Land Use Code, existing zoning boundaries should be adjusted consistent with this plan. The Land Use Code should address the following issues: definitions and interpretations, zone district regulations, site development standards, administration and procedures, nonconformities, and enforcement.

Municipalities have limited powers to guide developments that will eventually become part of the Town. For this reason, municipal policy objectives have been included in a Comprehensive Plan regarding physical development in the municipal's urban influence zone. Such policies can provide the basis for greatly improved governmental coordination that can help ensure the timely provision of urban services and facilities, regardless of which jurisdiction development occurs in, and thus forestall many of the problems resulting from urbanization in the past. Following town adoption of the Plan, Montezuma County's endorsement of the Plan should be sought through a mutually binding intergovernmental agreement. Essential elements to be included in such an agreement are:

- A. Adoption of the Dolores Comprehensive Plan as an amendment to the Montezuma County Comprehensive Plan;
- B. Commitment that any master plan, subdivision, zoning, rezoning, resolution or ordinance, adopted in the future be consistent with this Future Land Use Plan;
- C. Commitment that any site specific development plan, development and building plan approved in the future will be consistent with this Future Land Use Plan;
- D. Adoption of the Uniform Building Code (same UBC version with any amendments);
- E. Establishment of a standard procedure for the referral between jurisdictions, and where necessary, the joint review of all land use applications (e.g. subdivisions, zoning, building and development permits);
- F. Assignment of the County's rights to the Town of the County's rights and obligations under Subdivision Improvements Agreements;
- G. Cooperation and support with respect to the annexation of all eligible properties, including public rights-of-way where deemed necessary by the Town;
- H. Prevent the unnecessary duplication of local governmental services and unnecessary diffusion of local tax sources, subject to the review criteria set forth in C.R.S. 32-1-203;
- I. Discourage service plans that transfer the cost of development from the private developer to the tax payer; and
- J. Adoption of development standards subdivision and zoning regulations and standards as necessary to implement this Plan.

## VII. BIBLIOGRAPHY

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