

**PLANNING AND ZONING COMMISSION
MINUTES
DATE: JANUARY 5, 2021
TIME: 6:30 P.M.**

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/800854357>

You can also dial in using your phone.
United States: [+1 \(646\) 749-3112](tel:+16467493112)

Access Code: 800-854-357

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE;** Commissioner Robinson led the pledge of allegiance while Doudy held an image of the United States Flag to his screen.
3. **ROLL CALL present:** Commissioners Heeney Tucker, Truelsen and Chairperson Robinson

Ex- officios present Trustee Watters and Lewis

Staff present: Manager Charles, Building Official Doudy, Attorney Kelly, Planner Garvin and Assistant Clerk Swope.
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST. none**
5. **APPROVAL OF THE AGENDA** This meeting agenda was amended in the following ways: Add public participation as item 6 and Election of Officers to 6.1. Advance the numbering of the agenda items in order. Amend Item 6 Review of the Consent Agenda to Item 7, 6.2 to 7.2 and include "Continue this meeting to January 19 and January 25, 2021. The meeting on the 19th will be a continuation of the ongoing Land Use Code development and the meeting on the 25th will be a joint meeting with the Town board of Trustees for obtaining guidance on policy for Short Term Rental Regulations
6. **PUBLIC PARTICIPATION**
 - 6.1. **ELECTION OF OFFICERS** Commissioner Tucker nominated Linda Robinson for Chairperson and Dan Heeney for Vice-Chairperson Commissioner Truelsen Seconded the nomination.

Yes: All

No: none

7. REVIEW OF THE CONSENT AGENDA,

7.1. Approval of Minutes for December 1, 2020 Regular Meeting and the Minutes for December 15, 2020 Continuation Meeting.

7.2. Continue this meeting to January 25, 2021 6:30 p.m. via virtual link, to be announced on the agenda, to Meet Jointly with the Town Board of Trustees concerning proposed Short Term Rental Regulations and also hold continuation meeting on January 19, 2021 to which all agreed.

Commissioner Tucker moved and Commissioner Heeney seconded to approve the consent agenda with the amendment to the December 1, 2020 minutes which is to strike the comment "Staff feels this section is government overreach" replace with "Staff has concerns for enforcement of items of tree preservation which might be problematic."

Yes: All

No: none

8. REMOVED CONSENT AGENDA ITEMS: none

9. STAFF AND ADMINISTRATIVE: Review agenda for January 25, 2021 joint meeting/workshop with Town Trustees regarding STRs. Manager Charles gave a brief history of the Short-Term Rental Regulation. The subject was first discussed in November of 2019. In March of 2020 Building Official Doudy attended a conference in which Short term Rental regulation information was presented. Planner Garvin and staff developed the initial regulations. Planning commissioners and ex-officios reviewed the regulations and discussed many of the items. The Commission received comments from local Short Term Rental owners and in response to the concerns of the owners made some retractions of several standards in the regulations. The items retracted were: Hosted, changed to un-hosted with a representative, proof of insurance required changed to not required, limit one per block was changed to no limit per block. The total number allowed in Dolores which was decided by the Commission remained at 30. Manager Charles recommend the commission seek policy guidance from the Board of Trustees and proceed to public review as soon as is practical.

10. ITEMS CONTINUED FROM PREVIOUS AGENDAS

10.1 Article 6- Site Layout and Structure Design Standards. Discussion of storm water management standards led to Planner Garvin proposing to make changes to the standards and put a lot of the standards in the site development standards for new development and include a case-by-case review. Included in the revision would be a security bond in an amount equal to the cost of storm water management construction. Discussion of design standards settled on reducing the design elements that

are currently listed in the 1997 code. Planner Garvin will focus the standards more on scale and relationship to existing development.

10.2 Article 8 - Draft landscape plan submission requirements. This addition to Article 8 was reviewed by the Commission and the entire article will be set for finalization at the January 19, 2021 meeting.

11. NEW BUSINESS:

11.1. Discussion of Dark sky standards. Planner Garvin spent some time explaining the Dark Sky regulations. The Commission expressed interest in pursuing standards that retain or increase dark sky affects in Dolores. New development will be following stricter standards than some of the existing development with the standards built into the proposed Article 12 Outdoor Lighting (currently in the Marijuana zoning regulations recently adopted by the Town Board.)

11.2. Article 4 - Use specific standards with wind/solar/geothermal standards built in. Planner Garvin explained the addition of solar, wind and geothermal standards to Article 4 Use Specific Standards. Detail on the individual levels of energy capture was reviewed.

12. PENDING ITEMS FOR FUTURE AGENDAS

12.1. Subdivisions, Procedures, Hazards...

13. ADJOURNMENT

Linda Robinson, Chairperson

Ann Swope, Assistant Clerk