

PLANNING AND ZONING COMMISSION

MINUTES

DATE FEBRUARY 1, 2022 6:30 P.M.

MASK REQUIRED IN PERSON AT

420 CENTRAL AVE DOLORES CO. 81323

OR VIRTUALLY BY THE LINK BELOW:

Join Zoom Meeting

<https://zoom.us/j/92252992315>

Meeting ID: 922 5299 2315

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1. **CALL TO ORDER.** Chairperson Robinson called the meeting to order at 6:37 p.m.
2. **PLEDGE OF ALLEGIANCE.** Recited by the members present.
3. **ROLL CALL.** Present at the meeting were, Chairperson Robinson, Commissioners Heeney, Powell, and Tucker. Absent were Commissioner Truelsen, Ex Officios Watters and Lewis. Staff present were, Building Official Douady, Assistant Clerk Swope and virtually, Manager Charles.
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** None.
5. **APPROVAL OF THE AGENDA.** Commissioner Tucker moved and Commissioner Powell seconded to approve the agenda.
Yes: all
No: none
6. **PUBLIC PARTICIPATION 5 minutes per person.** No public were present at the meeting.
8. **CONSENT AGENDA**
 - 8.1 Minutes of January 11, 2022
 - 8.2 Continue this meeting to February 15, 2022 for a public hearing concerning a special exception permit.

Commissioner Tucker moved and Commissioner Heeney seconded to approve the consent agenda.

Yes: all

No: none

9. Staff updates. LUC discussion, the clean-up. Manager Charles asked Commissioner Powell to update the Commissioners about her successful submission of the first Historic Preservation Grant processed with a property owner of the Exon Building, a local historic structure identified as such during a historic structure assessment in the late 1990's. The grant money will be used to repair the exterior masonry, custom making elements for the coping, drainage grading, installation of a sump pump in the basement and other updates to the doors and awning. Commissioner Powell used the town's historic structure information records and the resolutions and other town records to establish the building as an historic structure. She then assembled the application using the criteria she received from the State Historical Office and from the owners of the Exon Building, the list of repairs and improvements needed for the building that the building would be eligible for grant funding. Manager Charles updated the Commissioners on the progress of the approval of the updated Land Use Code. The document was approved on first reading by the Board, but staff was notified that some "clean up would be recommended". The document was reviewed for that purpose and several items will be reviewed for "substantive" elements and if found not to be substantive, will be corrected.

10. Discussion and possible decision:

10.1 Preliminary Plat review- Gonzales and Smith boundary adjustment (replat).

The Commissioners reviewed the preliminary plat of the boundary adjustment application of Gonzales and Smith at 200 and 202 south 5th street. The plat shows the boundary adjustment the two parties have agreed on and the reasons for the land exchange. The Commissioners discussed the details of the application and found it complete.

Commissioner Tucker moved and Commissioner Powell seconded to recommend board approval with the reasons for approval and the conditions recommended by Staff and the date of this meeting.

The excerpt from staff is as follows:

"The reasons for approval,

1. this zoning request will address the setback non-compliance between the two properties
2. this zoning request will decrease the pre-existing non-compliance on Ms. Smith's lot of a lot that is less than 6000 square feet by adding more square footage to that property.
3. this zoning request meets all the requirements of Article VI.J. 1 i. – ***"The purpose of the amendment is to relocate or vacate one (1) or more lot lines between one (1) or more adjacent lots where the owner or owners of all such lots join in the application for the plat amendment"***.

Conditions for approval:

1. A building permit shall be secured to reduce or remove the section of the porches on the south side of the building to meet the setback requirements.
2. Completion of the permit or the south porches shall be fulfilled within 180 days of the final approval of this plat
3. Any financial requirements must be fulfilled between the two parties.

The Commissioners voted:

Yes: all

No: none

Attachment: Summary from staff. The subject plat is in paper format. The plat was displayed digitally for the zoom participants.

- 11. Continued to February 15, 2022.** The meeting was continued, the Commissioners left the meeting at 7.:30 p.m.



Linda Robinson, Chairperson



Ann Swope, Assistant Clerk