

PLANNING AND ZONING COMMISSION

MINUTES

DATE MAY 4, 2021

6:30 p.m. BY THE VIRTUAL LINK BELOW

**Please join my meeting from your computer, tablet, or smartphone.**

Join Zoom Meeting

<https://zoom.us/j/92863460780>

Meeting ID: 928 6346 0780

One tap mobile

+13462487799,,92863460780# US (Houston)

+16699006833,,92863460780# US (San Jose)

Meeting ID: 928 6346 0780

Find your local number: <https://zoom.us/u/acUW2ZpSRW>

1. **CALL TO ORDER** Vice Chair Heeney called the meeting to order at 6:37 p.m.
2. **PLEDGE OF ALLEGIANCE** The pledge was recited by the members individually.
3. **ROLL CALL** Present at the meeting were Commissioners Tucker, Truelsen, Heeney and Robinson. Others present: Ex Officios Trustee Watters and Trustee Lewis, Manager Charles, Attorney Kelly, Planner Garvin, Building Official Doudy and Assistant Clerk Swope. One member of the public was signed in as Rachel another as Sheila Wheeler.
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** None were offered.
5. **APPROVAL OF THE AGENDA** Commissioner Truelsen moved and Commissioner Tucker seconded to approve the agenda.  
Yes: all  
No: none  
Abstained: Robinson
6. **PUBLIC PARTICIPATION 5 minutes per person.** Rachel wanted to participate but the un-mute function was not working.
7. **CONSENT AGENDA:**
  - 7.1 **Minutes of April 6, 2021 and April 20, 2021 Continuation Meeting**
  - 7.2 **Continue this meeting to May 18, 2021 6:30 p.m. Same virtual link or in person.**  
Commissioner Tucker moved and Commissioner Truelsen seconded to approve items 7.1 and 7.2 of the consent agenda.  
Yes: all  
No: none

Abstained: Robinson

**8. STAFF REPORTS: Update on the progress of the Short-term Rental regulation. Verbal.**

Manager Charles updated the Commission on the In Person venue for meetings. There is still one piece of equipment that is on order that will provide the streaming equipment for the board room.

Commissioners Robinson and Truelsen will be on the May 10 agenda for the Board of Trustees for re-appointment.

Concerning the Short-term rental ordinance review by the board of trustees; the trustees did not approve the ordinance on first reading. They asked for more information from other cities in Colorado about methods for setting permit limits. They expressed an interest in exempting certain properties from the permit limit which would be like a hosted short-term rental and accessory dwelling used as a short-term venue. Town staff is researching these items and will be presenting their findings at the May 10 regular meeting. Discussion around this information was focused on reviewing the purpose statement and the goals of the regulation, to maintain the residential character of Dolores and the inventory of long-term rental housing. Commissioner Heeney expressed a concern for the perceived restriction of “use by right” of residential properties in commercial zones where lodging is permitted. Planner Garvin directed the discussion to the “change of use” factor that would apply additional regulations to any resident who changes the use of their property.

**9. ITEMS CONTINUED FROM PREVIOUS AGENDAS (Planner Garvin asked the Commission to discuss RV parks and parking ahead of the section on signs)**

**9.2. Revised Use and Definitions continued for RV parks, parking, and use.**

The Commission deliberated on the zoning options for RV parks. The Commission reviewed the RV regulations for Mancos. They could be added to the zones they exist in by right or by conditional use. They could be added to Manufactured home district by conditional use. There could be time frame in a year period where they are prohibited i.e., November 30 to April 1. There will be standards and enforcement practices to develop. Planner Garvin will prepare a purpose statement for consideration. She will also research Park owned RVs and the standards and regulations of RV parking.

**9.1 Signs continued (Planner Garvin’s questionnaire included)**

The Commission discussed temporary signs on matters such as time-period and enforcement or the lack of. The main complaint of the Commission concerning temporary signs is the “messiness” of them as they build up through town. Commissioner Truelsen advocated for the use of temporary signs as the business district is on the highway and drivers need visual clues that a business is offering services. Ex Officio Watters suggests travelers are using their smart phones for finding services they are looking for and not really looking for a sign per se. The second discussion was about roof mounted signs being removed from the permitted sign section. The Commission preferred free standing signs if the height does not exceed the height of the building. They also prefer design flexibility for signs.

**10. SECTIONS UP NEXT - Article 11 Hazards, Article 16 Common Procedures, Article 15 Nonconformities**

11. **ADMINISTRATIVE:** Commissioners Robinson and Truelsen will be on the May 10, 2021 Board agenda for re-appointment.
12. **ADJOURNMENT:** at 8:05 p.m. this meeting was+ continued to May 18, 2021

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Dan Heeney, Vice Chairperson

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Ann Swope, Assistant Clerk