

PLANNING AND ZONING COMMISSION

MINUTES

DATE OCTOBER 4, 2022, 6:30 P.M.

420 CENTRAL AVE DOLORES CO. 81323

OR VIRTUALLY BY THE LINK BELOW:

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1. **CALL TO ORDER.** Chairperson Robinson called the meeting to order at 6:35 p.m.
2. **PLEDGE OF ALLEGIANCE.** The group recited the pledge of allegiance.
3. **ROLL CALL.** Present at the meeting were Chairperson Robinson, Commissioners Powell, Tucker, Heeney, and Watters and Ex Officio Youngquist. Staff present were Manager Charles, Building Official Doudy and Assistant Clerk Swope. Absent was Ex Officio Lewis. No members attended virtually.
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** None
5. **APPROVAL OF THE AGENDA.** Commissioner Powell moved and Commissioner Tucker seconded to approve the agenda.
Yes: all
No: none
6. **PUBLIC PARTICIPATION 5 minutes per person.** None.
7. **CONSENT AGENDA**

7.1 Minutes of September 6, 2022
Commissioner Tucker moved and Commissioner Watters seconded to approve the consent agenda.
Yes: all
No: none

8. STAFF UPDATES

8.1 Housing Task Force RFQ review and next steps. Manager Charles updated the Commission on the Task Force decision to recommend the applicant Rural Homes for site development planning of the properties available for possible attainable housing development. The School District is also partnering in this site plan project. The property they are looking at developing is the large, paved area on North 5th street which was last used as a parking lot for the Forest Service when it was owned by them. The school owns the area now. Commissioner Tucker has some concern about the way the property was passed to the school district in that it may have some development restrictions. The School District must resolve any conditions of that property transfer.

8.2 Code Enforcement update -verbal - Building Official. Building Official Doudy updated the Commissioners on the activities of the building department, code enforcement and business inspections.

8.3 Zoning criteria for Attainable housing. The Commission continued reviewing possible zoning strategies for the town to put in place to encourage or allow high density development.

9. DISCUSSION - COMPREHENSIVE PLAN – Linda Robinson and Shirley Powell will guide.

Commissioner Powell prepared a table showing the previous action plans the community has prepared and used since 1996 as well as the Dolores Comprehensive Plan adopted in 1997. She listed elements of each document as they appear by subject. The Commission also reviewed the 1997 Comprehensive Plan in 2019, and that document can be used as a guide for the proposed update.

Shirley and Linda propose the Commission begin identifying issues with and information missing from the current plan and making recommendations for amendments and additional components to the plan. They would like to see the town budget for the update in 2024.

Manager Charles suggested the commission use the recent community surveys and the Roadmap to Recovery developed by Region 9 to identify the community priorities from the surveys and the community issues addressed in the Roadmap plan.

Commissioner Watters reminded the group that the Board of Trustees worked on a strategic plan in 2021 that could be helpful for determining the “end goal” of updating the comprehensive plan.

A discussion about adding a second meeting to the schedule will be revisited in 2023. Some of the commission are attending 3 – 4 meetings a month and are not interested in attending more. There are administrative grants available from Department of Local Affairs that could help fund the research for the update.

Commissioner Powell will create a table summarizing goals components to the Comprehensive Plan and send them to Chairperson Robinson for review at the November 1, 2022 P&Z meeting. The Chairperson and Manager will approve the components to be recommended to the board for approval.

- 10. Adjournment.** The meeting adjourned at 7:56 p.m.

Linda Robinson, Chairperson

Ann Swope, Assistant Clerk