



**Planning And Zoning Commission  
Agenda**

**February 4, 2025 6:30 p.m.  
601 Central Ave Dolores Co. 81323  
Or Virtually by The Link Below:**

Join Zoom Meeting

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

Meeting ID: 922 5299 2315

One tap mobile

+16699006833,,92252992315# US (San Jose)

+12532158782,,92252992315# US (Tacoma)

1. Call To Order
2. Pledge Of Allegiance
3. Roll Call
4. Identification Of Actual or Perceived Conflicts of Interest.
5. Public Participation 5 minutes per person.
6. Approval of the Agenda
7. Consent Agenda
  - 7.1 Minutes of the January 7, 2025 meeting.
8. Staff Reports
  - 8.1. **Manager Reeves** – verbal update on recent administrative activities, Attachment December Reports to the Board of Trustees. Notice of the pending Commissioner vacancy in April.
  - 8.2. **Attorney Kelly**
  - 8.3. **Building Official Doudy** – attachment December report to the Board of Trustees
9. Commissioner Updates.
  - 9.1 Chairperson Robinson report to the Board of Trustees January 7 2025, attached.
10. Discussion:
  - 10.1. Discuss next steps for preparing for the update to the Comprehensive Plan.
  - 10.2. Review of items to be prepared for the February 4, 2025 meeting.

- Recommendations on comprehensive plan consultants. How can we pay for the services?
- Planning and Zoning Commission will work on identifying desired outcomes for the comprehensive plan at Feb meeting.
- Compiled and organized documentation/previous work product from the 2019 Plan Review.
- Commissioner Tucker Public to obtain involvement process template

**10.3 Tiny Homes and Tiny Houses. Determine language for providing a pathway to introduce uses for Tiny Homes or Tiny Houses into the Land Use Code per direction of Board of Trustees. Listed below are the definitions that were adopted with the latest Land Use Code Amendment Ordinance 582 S 2024.**

*“Tiny home” means a structure that meets the following, unless provided otherwise by C.R.S.:*

*(I) Is permanently constructed on a vehicle chassis;*

*(II) Is designed for long-term residency;*

*III) Includes electrical, mechanical, or plumbing services that are fabricated, formed, or assembled at a location other than the site of the completed home;*

*IV) Is not self-propelled; and*

*V) Has a square footage of not more than four hundred square feet.*

*tiny home is not:*

- (I) A manufactured home as defined in C.R.S. 24-32-3302(20),*
- (II) A recreational park trailer,*
- (III) A recreational vehicle,*
- (IV) A semitrailer, or*
- (V) An intermodal shipping container.*

*Tiny house” means a modular factory built residential structure not built on a permanent chassis that is 400 square feet or less; designed for long-term occupancy; built to the International Residential Code; and attached to a permanent foundation.*

**11. Future Agenda Items:** These items are being retained on the agenda.

-Comprehensive Plan Sub plans, Weed Management, Watershed Management, Hazards Mitigation. - Public outreach and education.

-Continuation for developing a process to work with staff to edit the Special Exception Permit Application. Code: Group discussion, facilitated by the Manager. This is carried over from July and August.

- Examine the 30% front occupancy in the Corridor and Downtown Mixed-use zones.

**12. Adjournment**