



**Planning And Zoning Commission  
Agenda**

**January 6, 2026 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 December 2, 2025 Meeting.
8. Commission terms reviewed.

Chairperson Robinson Term expires 4/8/2027, This remains a two-year term.  
Commissioner Powell, Secretary, term expires 4/8/2027. This remains a two-year term.  
Commissioner Mustoe Term expires 4/14/2028. This seat became a three-year seat in April of 2025  
Vice Chairperson Nemanic Term expires 4/14/2028. This seat became a three-year term in April of 2025  
Commissioner Kelly term expires 4/14/2028. This seat became a three-year term in April of 2025.

  - a. Adopted Commission terms, years of term Ordinance 572 Series 2024  
“ 2.08.010 - Created—membership—filling of vacancies.

A. There is created a Planning and Zoning Commission for the town, consisting of five members, who shall be residents of the town and shall be appointed by the Board of Trustees.

B. Commissioners shall be appointed to serve three-year terms expiring at the first regular meeting of the Board of Trustees in April; except that initially two commissioners shall be appointed to serve two-year terms. All commissioners shall thereafter serve staggered three-year terms.

C. When a vacancy occurs, the Board of Trustees shall appoint a new commissioner to fill the vacancy for the remainder of the term of the vacant seat.

In addition, the Mayor shall appoint two ex officio members of the Planning and Zoning Commission from among the Board of Trustees. Ex officio members are non-voting members of the Planning and Zoning Commission and are not counted for the purposes of determining a quorum. “

D. At the first regular commission meeting in January of each year, the first item of business shall be the selection of the commission chairperson and vice chairperson from the membership of the commission.

a. The chairperson shall preside over meetings. In the event questions over procedures arise, Robert's Rules of Order shall prevail.

b. The commission shall create and fill other offices as it deems necessary.

c. The recording of minutes of all commission meetings shall be the responsibility of the town clerk, or in their absence the deputy clerk, or other such other individual designated by the commission.

d. A majority of the appointed members of the commission shall constitute a quorum to do business and the affirmative vote of three fifths of the appointed members in attendance shall be necessary to pass any motion.

8.1 Appointment of Offices: Motion and second needed.

- a. Chairperson,
- b. Vice Chairperson,
- c. Secretary.

9. Staff Reports

9.1. **Manager Reeves** – verbal update on recent administrative activities, Attachment December Report to the Board of Trustees

10. Commissioner Updates.

10.1 Chairperson Robinson report to the Board of Trustees December 2, 2025 attached.

11. Discussion:

**11.1. Zoning inquiries handled by staff since the 2022 adoption of Land Use Code. Attached files.**

**12. Change the February 3, 2026 6:30 p.m. meeting, one time only, to February 5 2026 6:30 p.m. to meet with the Logan-Simpson Group for Interviews regarding the Comprehensive Plan.**

13. Future Agenda Items: These items are being retained on the agenda until the Commissioners and Staff have the capacity to discuss, plan or revamp.

-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 form to align completely, explicitly, and precisely with the current Comprehensive Plan and Land Use 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 used zones..

13. Adjournment