

**Planning And Zoning Commission
Agenda**

February 5, 2026 6:30 p.m.

601 Central Ave Dolores Co. 81323

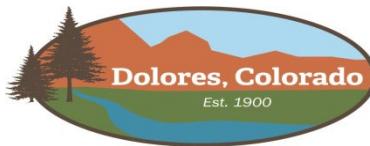
Or Virtually by The Link Below:

[Planning and Zoning Commission | Town of Dolores](#)

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 6, 2026 Meeting.
8. Meet with the Logan-Simpson team. PowerPoint of items 8.1 to 8.4 to be presented. Topics listed below.
 - 8.1 Outreach overview of what has been happening. Website, interactive map etc.
 - 8.2 Project plan and timeline for the next couple of months.
 - 8.3 Brochures and branding tools
 - 8.4 Develop or review questions for the summer survey
- 8.4 Manager Reeves will be going over this segment. Requirements for a Comprehensive Plan as of 2026. In the packet.
9. Staff Reports
 - 9.1. Manager Reeves – Attachment January Report to the Board of Trustees, Summary of projects completed in 2025.
10. Commissioner Updates.
 - 10.1 Chairperson Robinson report to the Board of Trustees January 6, 2026 attached.
11. 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.

12. Adjournment



**Planning And Zoning Commission
Minutes**

January 6, 2026 6:30 p.m.

601 Central Ave Dolores Co. 81323

Or Virtually by The Website Link Below:

[Planning and Zoning Commission | Town of Dolores](#)

1. **Call To Order** Chairperson Robinson called the meeting to order at 6:35 p.m.
2. **Pledge Of Allegiance.** The pledge was recited.
3. **Roll Call.** Present at the meeting were chairperson Robinson, Commissioners Powell, Kelly, Mustoe and Nemanic, Ex Officio Curry and staff members Manager Reeves and Assistant Clerk Swope.
4. **Identification Of Actual or Perceived Conflicts of Interest.** None stated.
5. **Public Participation** 5 minutes per person. No public participation.
6. **Approval of the Agenda.** Commissioner Powell moved and Commissioner Mustoe seconded to approve the agenda.
Yes: All
No: none
7. **Consent Agenda**
7.1 Minutes of the December 2, 2025 Meeting.
Commissioner Nemanic moved and Commissioner Kelly seconded to approve the consent agenda.
Yes: All
No: none
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**, Commissioner Nemanic moved and Commissioner Powell seconded to appoint Linda Robinson to Chairperson.

Yes: All

No: none

b. **Vice Chairperson**, Chairperson Robinson moved and Commissioner Kelly seconded to appoint Lainey Nemanic to Vice Chairperson.

Yes: All

No: none

c. **Secretary**. Chairperson Robinson moved and Commissioner Kelly seconded to appoint Shirley Powell to Secretary.

Yes: All

No: none

9. Staff Reports

9.1. Manager Reeves – verbal update on recent administrative activities, Attachment December Report to the Board of Trustees. Included in her summary were the Sheriff’s Contract, Recycling both curbside and Remote bins. Curbside recycling will be available through Cortez Sanitation services Town Residents must choose to hire them for both trash and recycling. The remote bins are being unfunded as of January. The weekly pulls are \$160.00. Manager Reeves is working on a subsidy funding source, but it won’t start until June of this year. The subsidy program reimburses the haulers. The school will be able to fund the bins in 2028. All of the recycling in Dolores goes to the County landfill to be processed for shipment to Denver. Bruin Waste has plans to develop a recycling facility in Grand Junction.

Affordable housing venture at 313 Central is in the application process with the funding at the State office.

The Fishing is Fun project started up this week. There are several access points getting revamped and more fish pool construction and reconstruction will be done.

library board communicated with the board of trustees. The library is experiencing maintenance issues. The automatic Door, lighting, and HVAC are a few of the top items. The town is applying for the State Revolving Fund Loan to pay for the Phase II infrastructure project. It is required to be able to apply for the EPA funding and for an Energy Impact Assistance grant.

The Town budgeted \$15000 for the Senior nutrition program, which is a portion of the total funding needed to sustain the program.

The municipal election nomination packets are available as of today. Three Trustee positions and the mayor position are up for election.

There is a group of citizens hosting a Community Summit this weekend. It is a four-session summit with “Constituent 101, Being involved, stepping up, and navigating conflict, resolution and repair”.

Manager Reeves has been analyzing the 1997 Comprehensive Plan compared to the Planning Commission’s 2019 review of the plan. Then she looked at the comprehensive plan with the new Land Use Code issues that have popped up since the adoption. What was produced was a list of questions regarding values and goals for the community to consider when they get to participate in the plan. The Planning Commission can review these questions and add more to the list. Manager Reeves sent the Commission home with copies of her analysis. The interviews in February will be held in person with 15 people. They should be members of the community that reflect a cross section of the community at large. Manager Reeves will compile the list of participants. All of the Commission members and the Ex Officios will be interviewed, and the remainder of the 15-person group will be selected from the community. Chairperson Robinson requested the manager describe the format for the new plan.

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.

The issues related to the Land Use Code are about potential development in the mixed-Use zones center around creating residential spaces within the existing structures. Housing availability is an ongoing issue. The town of Dolores has limited undeveloped land left in town limits and the impact of expanding the corporate limits or services is limited by the available capital available for the expansions. Commissioner Mustoe comments that the housing is desirable because the town has large open spaces and is adjacent to public lands. Prospective home buyers might be willing to give up the idea of owning a big lot with yard space because of the existing open spaces. Finding solutions for increasing density within the town limits is one way to increase housing. The newest legislation from the state is the Wildland Urban interface regulations that will set standards for hardening properties and structures from wildland fire. These standards will apply to new developments and substantial improvements. Some Insurance companies are proactively requiring homeowners to do changes to their property in front of the regulation that the state is adopting.

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.

Commissioner Mustoe moved and Commissioner Nemanic seconded to move the February 3, 2026 meeting to February 5, 2026 to meet with the Logan-Simpson Group for Interviews regarding the Comprehensive Plan.

Yes: All

No: none

13. Future Agenda Items: These items are being saved 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. Chairperson Robinson adjourned the meeting at 7:54 p.m.



LOGAN SIMPSON



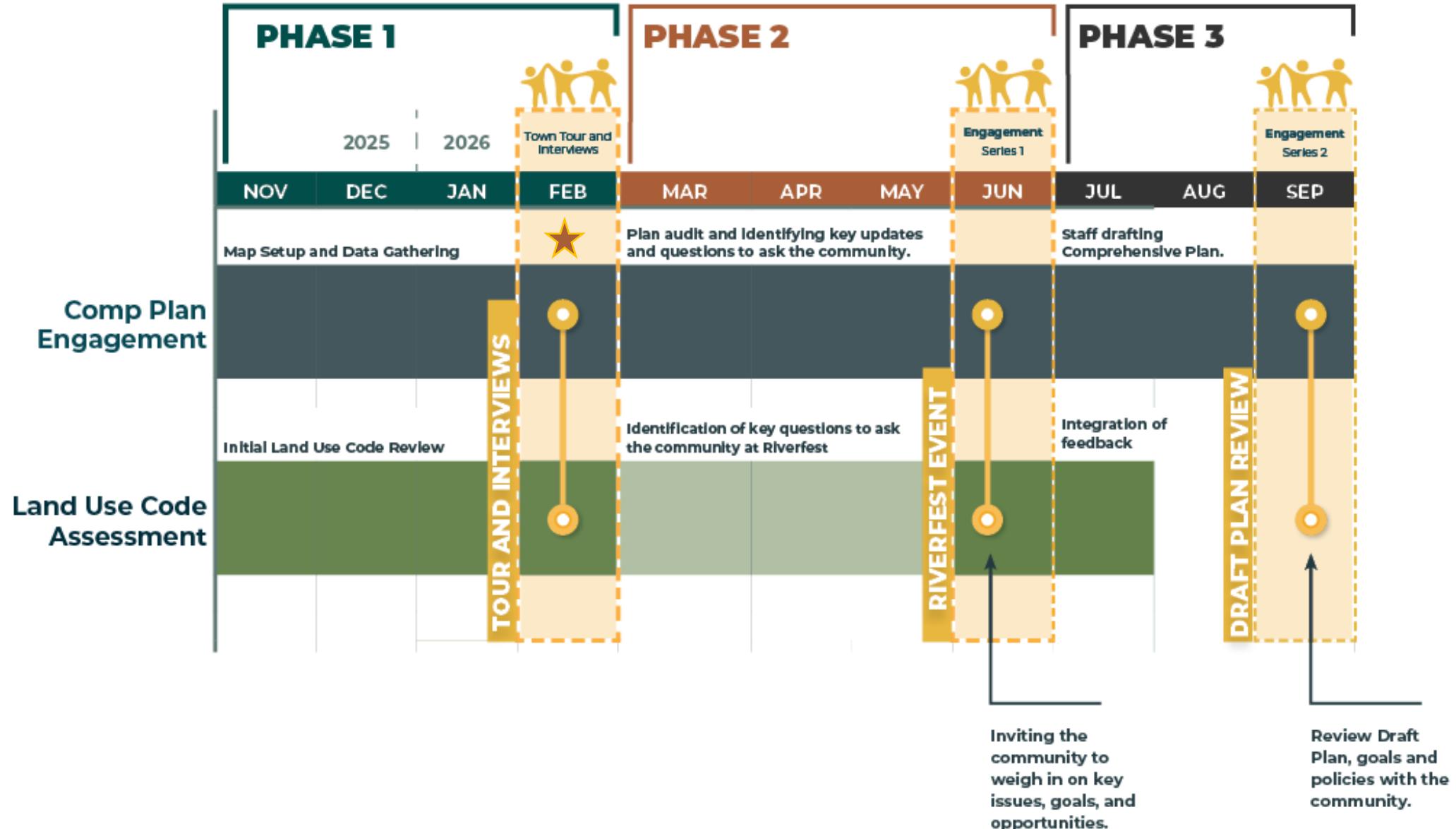
Imagine
DOLORES
COMPREHENSIVE PLAN

COMPREHENSIVE PLAN OUTREACH

Planning Commission Meeting | February 2026



Project Timeline



In-Person Engagement



Phase 1: Foundation



February 5-6

Town Tour

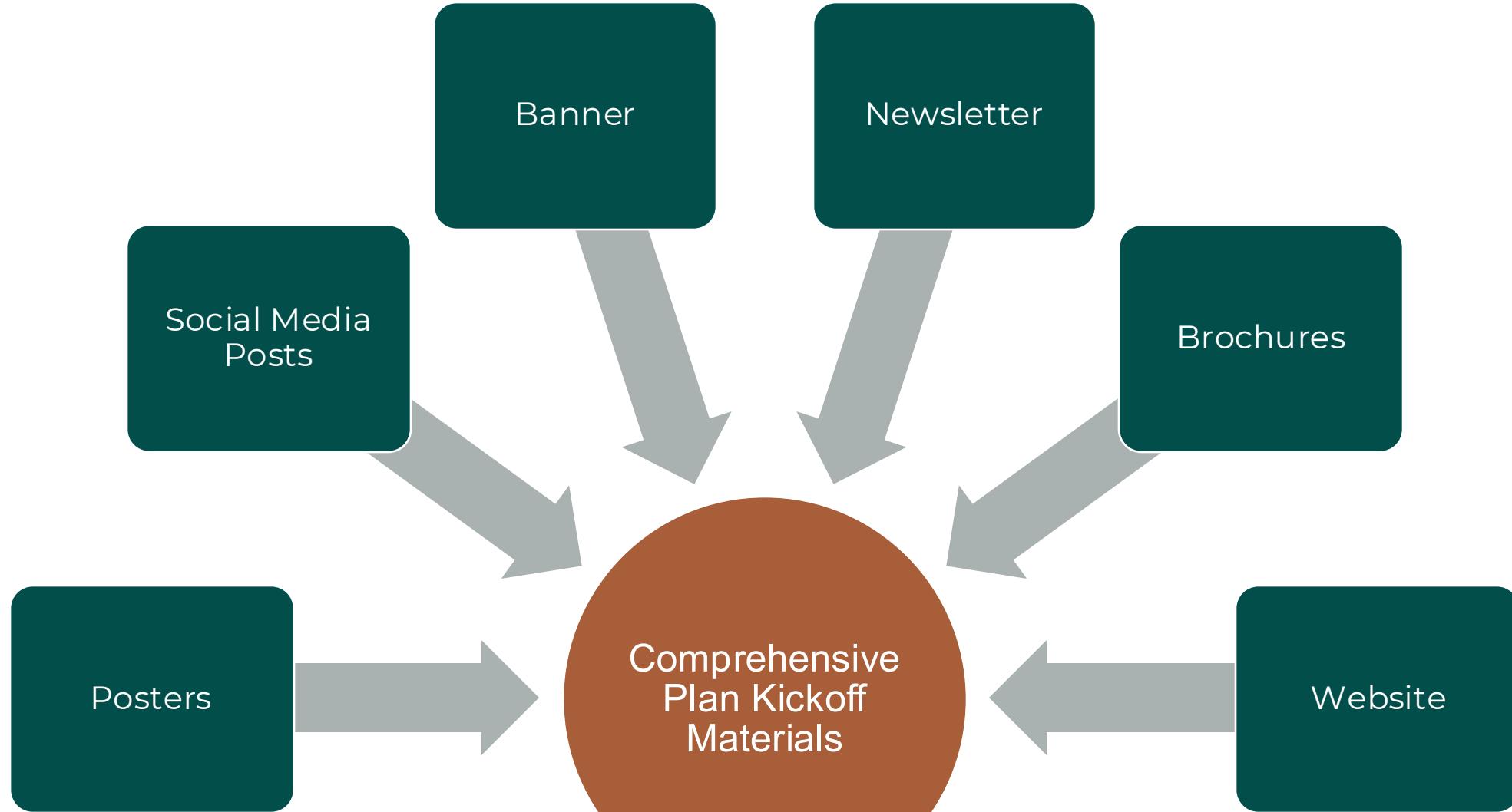
- *What are the key areas of Dolores that have changed in the past 10 years?*
- *What are the key areas of the Town that you anticipate will see significant change in the next 10-20 years?*
- *What types of development do you want to see in the future?*

Community Interviews (10 to 15 45-minute individual or small group interviews)

- *How long have you lived in Dolores or operated a business here?*
- *What is your connection to the community?*
- *What are the biggest issues facing your community? What are issues that might arise in the future if not addressed now?*
- *What type or level of change do you anticipate in Dolores?*
- *What needs to be retained as change occurs?*
- *What opportunities and ideas should the new plan integrate?*
- *What is your vision for the future of Dolores?*

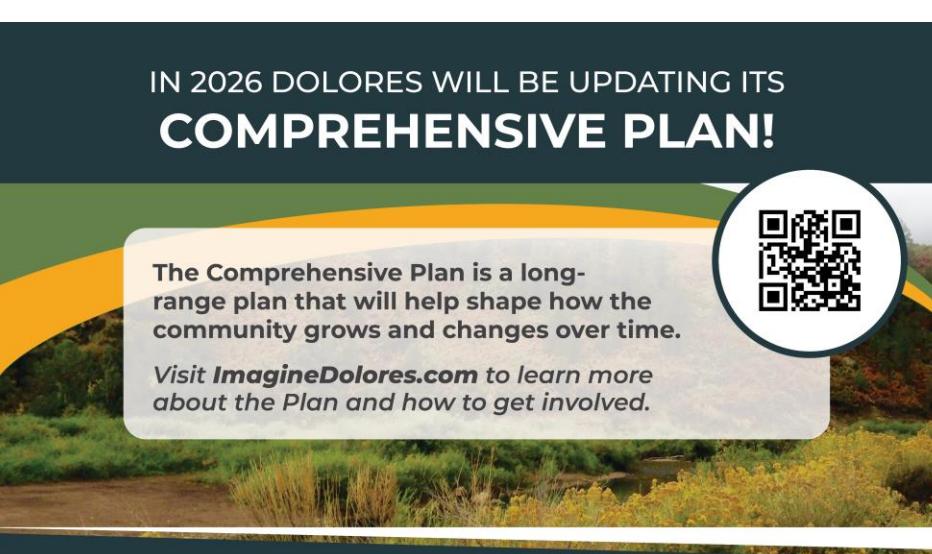


Outreach Materials

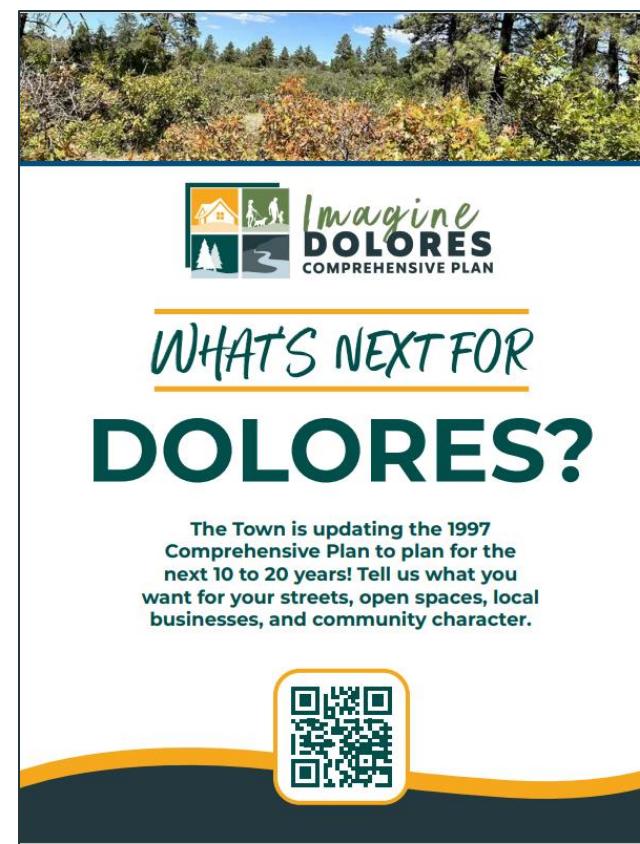


Outreach Materials

Phase 1 focus will be on educating the community on what a Comprehensive Plan is and why people should get involved



SOCIAL MEDIA POSTS / NEWSLETTER



8.5 x 11 Poster



11 x 17 Poster

WHAT WILL THE PLAN COVER?

- History and Community Context
- Economic Development
- Public Services and Facilities
- Hazards and Natural Resources
- Land Use
- Parks and Recreation
- Housing
- Transportation
- Education

Outreach Materials



BANNER FOR IN-PERSON ENGAGEMENT (FARMERS MARKET, TOWN HALL, OPEN HOUSES ETC.)

Get Involved in the
DOLORES COMPREHENSIVE PLAN



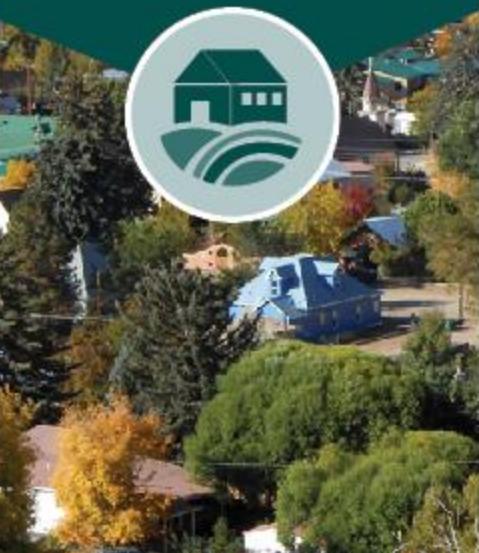
Imagine
DOLORES
COMPREHENSIVE PLAN

Informational Brochures



How will the Plan address...

HOUSING?



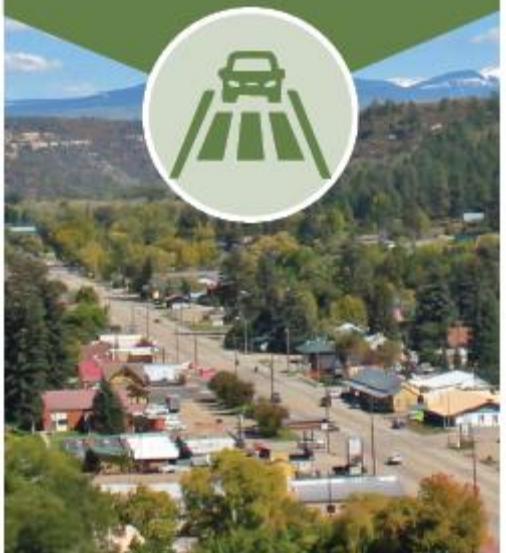
How will the Plan address the...

ECONOMY?



How will the Plan address...

Transportation?



How will the Plan address...

Infrastructure and Public Services?



How will the Plan address...

Parks and Recreation?



Example Brochure

Comprehensive Plan Brochures

WHAT IS THE COMPREHENSIVE PLAN?

The Comprehensive Plan is Dolores' long-range guide for the future. It reflects the community's shared values and priorities and helps answer a simple question:

How do we want Dolores to grow and change over the next 20 years?

WHAT DOES THE PLAN DO...

- It shares a clear vision for how land is used, where housing is built, how people get around, where recreation happens, and how infrastructure and natural resources are cared for.
- Helps guide decisions about new development, changes to existing areas, and how public money is spent.
- Supports Town leaders in making fair, clear, and consistent decisions that reflect community goals.

The Comprehensive Plan does not set rules for individual properties. Instead, it provides guidance that helps shape future regulations, programs, and projects.

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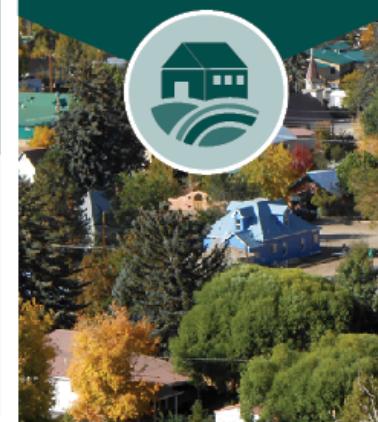
601 Central Avenue

PO Box 630

Dolores, CO 81323



How will the Plan address... HOUSING?



✓ THE LAST PLAN IS FROM 1997...

HOW HAS housing IN DOLORES CHANGED SINCE THEN?

Since the last plan, Dolores has seen new momentum around housing, especially with the townhome development along Hillside Avenue between 15th and 16th Streets. First proposed in 2009 and restarted with new developers in 2015, this project shows how the community's needs and opportunities have changed over time and highlights a growing interest in a wider range of housing options.

At the same time, short-term rental businesses are now regulated, with 15 permitted operations in town, reflecting a more intentional approach to managing tourism and its impacts.



WHAT WILL THE HOUSING CHAPTER BE ABOUT?

The Housing Chapter will focus on making sure people who live and work in Dolores can find housing that is safe, affordable, and fits their needs now and in the future.

THIS CHAPTER LOOKS AT:

- The types of homes in the Town today and whether they meet the needs of residents, families, seniors, and workers.
- Housing costs and availability, including challenges related to affordability.
- Ways to encourage housing that fits the character of Dolores while making good use of land and infrastructure.

THE HOUSING CHAPTER ALSO OUTLINES GOALS AND STRATEGIES TO HELP THE TOWN:

- Support housing for local workers and families.
- Plan for future growth without losing the rural character of the community.
- Coordinate housing efforts with infrastructure, transportation, and community services.

Online Engagement



Website

PublicInput Imagine Dolores Comprehensive Plan Update



Help Shape the Future of Our Town



Imagine DOLORES COMPREHENSIVE PLAN

Translate

Learn More Get Involved Ideas Map Meetings and Events



ImagineDolores.com

Sign Up for Comprehensive Plan
Updates

Email

COMPLETE SIGN UP



Live

Phase 1: Foundation



This initial phase sets the foundation for Dolores' Comprehensive Plan update by hosting conversations with the community and understanding what key updates are needed from the 1997 Plan.

Planned

Phase 2: Vision and Community Choices



This phase begins shaping the goals and strategies for the new plan based on community feedback. It also helps define the vision and core values that will guide Dolores' Comprehensive Plan update.

Planned

Phase 3: Draft Plan Review



During this phase, the community will have a chance to review the goals and policies of the Draft Plan, add ideas, and help prioritize actions they would like to see implemented.

Interactive Questions



VISIONING

Help us define a vision statement for the new plan! Please review the vision statement from the 1997 Plan and let us know if you still agree with the statements.

"We in the Dolores Community want to sustain our small mountain community atmosphere. We want to enhance and beautify the community with projects and recreational opportunities that harmonize with our small town character, heritage and the natural environment. Because regional growth has its sights on Dolores, we want to actively plan for it in ways that protect those elements we hold valuable. We should seek complementary development, find appropriate places for different types of development, and manage growth where necessary. We should improve communication, and encourage everyone to be involved responsible citizens. "

Next

What else should the vision statement cover? Should there be any revisions made?

COMMUNITY VALUES

What do you value most about Dolores today?

Search ideas...

Add a comment to pin an idea to the board...

EVENTS AND MEETINGS

Where would you like a meeting to be held for the Dolores Comprehensive Plan?

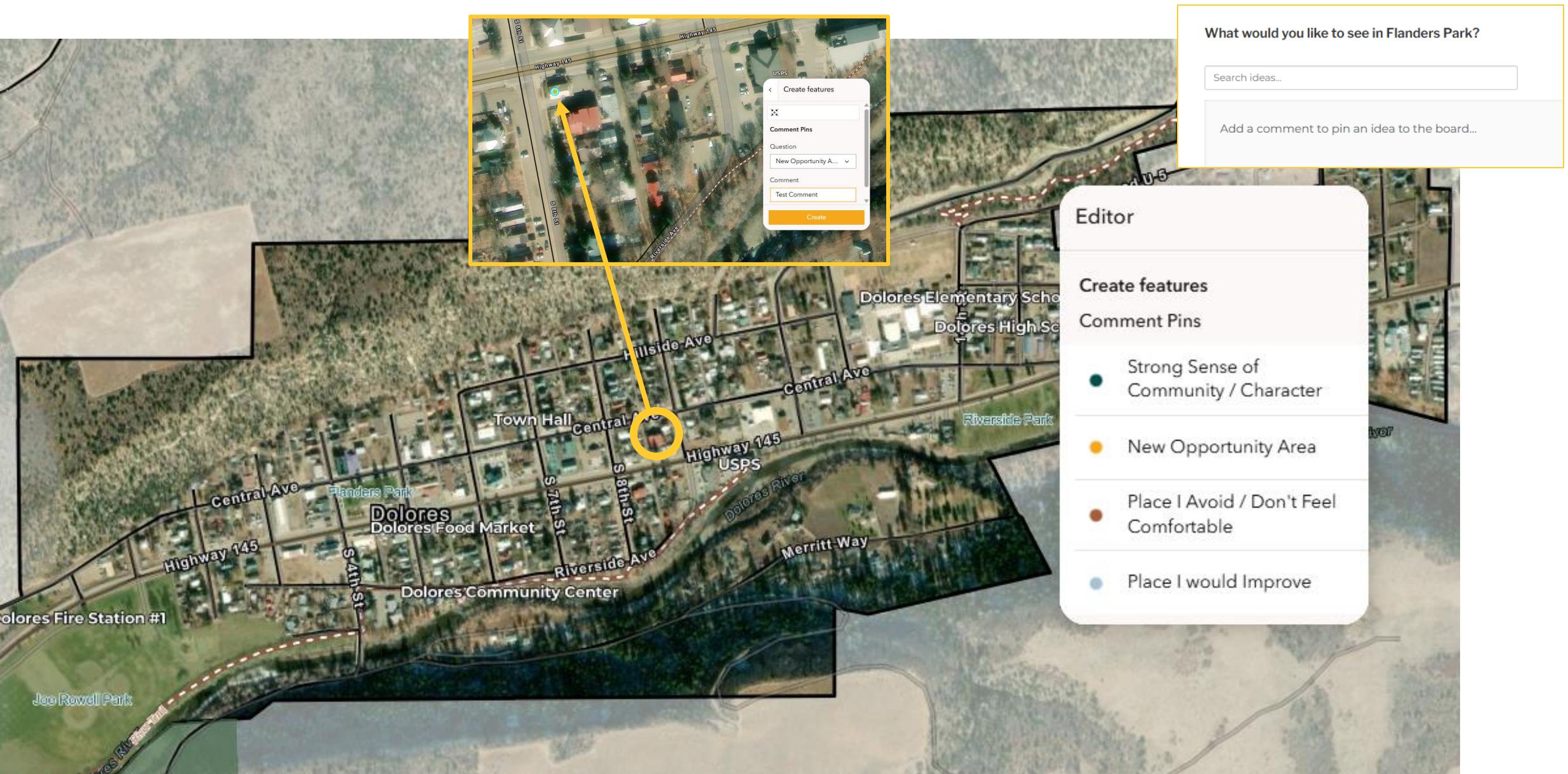
Your name (optional)

Name

Comment

Post Publicly

Interactive Map



The map displays a satellite view of the town of Dolores, Colorado. Key landmarks include Highway 145, Central Ave, Hillside Ave, S 7th St, S 8th St, S 4th St, Dolores Elementary School, Dolores High School, Dolores Food Market, Dolores Community Center, and the Dolores River. A callout box in the upper right corner shows a 'Comment Pins' interface with a question 'New Opportunity A...', a comment 'Test Comment', and a 'Create' button. A yellow circle highlights a specific location on the map, and a yellow arrow points from this circle to the callout box. A legend titled 'Editor' is visible on the right, defining five pin types: 'Strong Sense of Community / Character' (dark green), 'New Opportunity Area' (orange), 'Place I Avoid / Don't Feel Comfortable' (brown), 'Place I would Improve' (light blue), and 'Comment Pins' (yellow).

What would you like to see in Flanders Park?

Search ideas...

Add a comment to pin an idea to the board...

Editor

Create features

Comment Pins

- Strong Sense of Community / Character
- New Opportunity Area
- Place I Avoid / Don't Feel Comfortable
- Place I would Improve

Next Steps

- **Advertising the Website**
- **Approval of Outreach Materials and Messaging**
 - **Distributing Materials in Key Locations**
- **Finishing up Interviews**
- **Phase 1 Summary and Key Issues**
 - **GIS Mapping and Analysis**
 - **Draft Plan Outline**



Questionnaire 1



Questionnaire #1 – Example Questions



- **What places, landscapes, traditions, or qualities of Dolores should *not* change? Why do they matter to you?**
- **What makes Dolores feel distinct from other towns in the region?**
- **What daily needs are hardest to meet in Dolores today (housing, services, jobs, recreation, childcare, transportation, etc.)?**
- **What would make Dolores a better place to live, work, or visit over the next 5–10 years?**
- **What does “success” look like for Dolores 20 years from now?**
- **If you left Dolores for 10 years and returned, what would you hope feels the same and what would you hope has improved?**
- **Are there specific areas of town where you would support different land uses (such as housing types, local businesses, civic spaces, or parks)?**
- **Where should growth be encouraged and where should it be limited or avoided?**



WHAT IS THE COMPREHENSIVE PLAN?

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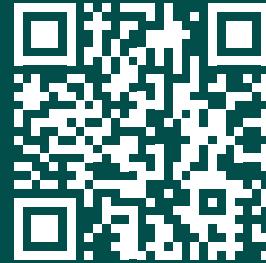
How do we want Dolores to grow and change over the next 20 years?

WHAT DOES THE PLAN DO...

- It shares a clear vision for how land is used, where housing is built, how people get around, where recreation happens, and how infrastructure and natural resources are cared for.
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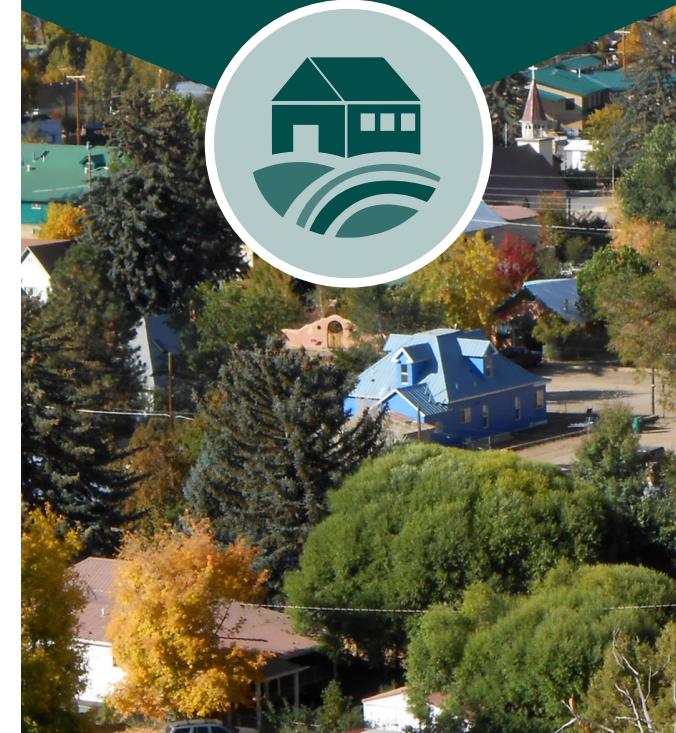
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**Imagine
DOLORES
COMPREHENSIVE PLAN**

**How will the
Plan address...**

HOUSING?





THE LAST PLAN IS
FROM 1997...

HOW HAS *housing* IN DOLORES CHANGED SINCE THEN?

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- Housing costs and availability, including challenges related to affordability.
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THE HOUSING CHAPTER ALSO OUTLINES GOALS AND STRATEGIES TO HELP THE TOWN:

- Support housing for local workers and families.
- Plan for future growth without losing the rural character of the community.
- Coordinate housing efforts with infrastructure, transportation, and community services.

WHAT IS THE COMPREHENSIVE PLAN?

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**Imagine
DOLORES**
COMPREHENSIVE PLAN

**How will the Plan address the...
Economy?**





THE LAST PLAN IS
FROM 1997...

HOW HAS THE *economy* IN DOLORES CHANGED SINCE THEN?

Since the last plan, Dolores's economy has gone through noticeable changes, particularly in where businesses are located and which services are available locally. Several long-standing and more recent businesses on the east end of town have closed over time, leaving vacancies in an area that once included everyday services. The public land office has also moved out of downtown to the ridge along Highway 184, shifting activity away from the town center, and the Dolores Medical Center has closed, with the building now sold. At the same time, new regulations have brought a marijuana retail business to town, reflecting broader economic and policy changes. Dolores's economy is evolving and these shifts highlight the need for the new plan to support economic resilience.



WHAT WILL THE ECONOMY CHAPTER BE ABOUT?

The Economy Chapter will focus on supporting a resilient local economy that provides opportunities for people who live and work in Dolores.

THIS CHAPTER WILL LOOK AT:

- Opportunities to support local businesses, tourism, and outdoor recreation.
- Challenges related to workforce availability, wages, and economic diversification.
- Ways to strengthen the local economy while respecting Dolores' rural character and natural resources.

THE ECONOMY CHAPTER WILL ALSO OUTLINE GOALS AND STRATEGIES TO HELP THE TOWN:

- Support existing businesses and encourage locally based entrepreneurship.
- Attract and retain jobs that match community values and skills
- Strengthen connections between economic development, housing, infrastructure, and transportation.

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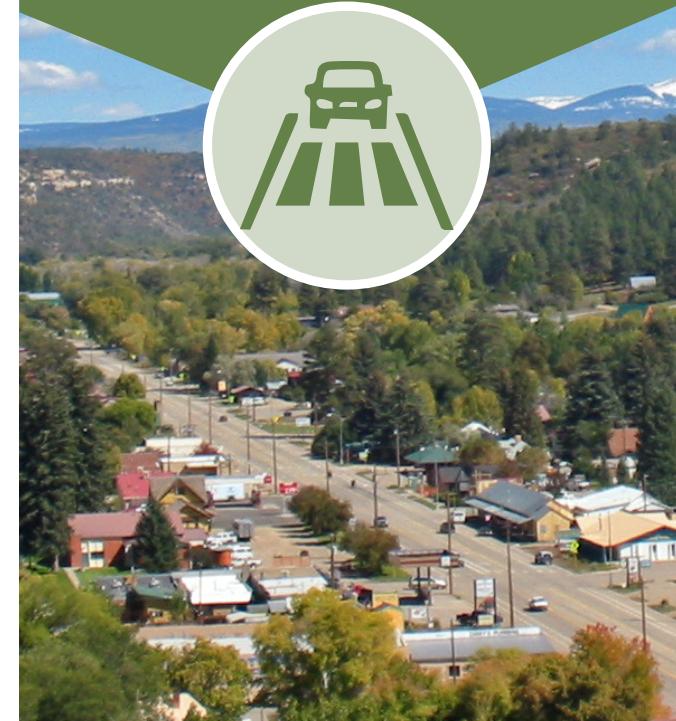
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**Imagine
DOLORES**
COMPREHENSIVE PLAN

**How will the Plan address...
Transportation?**





THE LAST PLAN IS FROM 1997...

HOW HAS transportation IN DOLORES CHANGED SINCE THEN?

Since the last plan, Dolores has made important strides in transportation and mobility by expanding opportunities to walk and enjoy the river corridor. The town developed a walking trail along the river at Joe Rowell Park and extended improvements along Riverside Avenue, creating safer and more inviting connections within town.

These investments reflect a growing emphasis on active transportation, recreation, and quality of life, and they highlight the importance of the new plan continuing to prioritize walkability, trail connections, and access to natural amenities.



WHAT WILL THE TRANSPORTATION CHAPTER BE ABOUT?

The Transportation Chapter will focus on how people move around the Town of Dolores, or travel to and from nearby communities.

THIS CHAPTER WILL LOOK AT:

- The Town's streets, sidewalks, trails, and parking, and how well they serve residents, visitors, and local businesses.
- Safety and accessibility for people of all ages and abilities.
- Connections within Town and to surrounding areas, including regional roads and trails.

THE TRANSPORTATION CHAPTER ALSO OUTLINES GOALS AND STRATEGIES TO HELP THE TOWN:

- Improve safety for pedestrians, bicyclists, and drivers.
- Support local businesses and community life through better transportation connections
- Coordinate transportation improvements with land use, housing, and public infrastructure.

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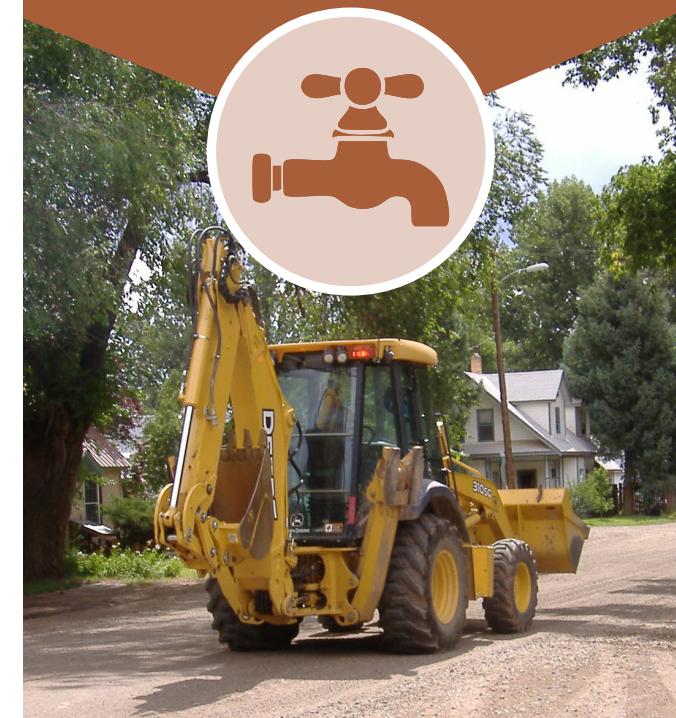
COME SEE US:

601 Central Avenue
PO Box 630
Dolores, CO 81323



**Imagine
DOLORES
COMPREHENSIVE PLAN**

**How will the Plan address...
Infrastructure and Public Services?**





THE LAST PLAN IS
FROM 1997...

HOW HAS infrastructure and public services IN DOLORES CHANGED SINCE THEN?

Town offices have relocated from the downtown park to a nearby business building, improving functionality while keeping services close to the community, and fiber technology has been installed throughout town, greatly expanding access to high-speed internet. At the same time, the closure of the Dolores Medical Center and sale of the building marked a significant loss of a local health service.



WHAT WILL THE INFRASTRUCTURE AND PUBLIC SERVICES CHAPTER BE ABOUT?

The Infrastructure and Public Services Chapter will focus on the systems and services that support everyday life in the Town of Dolores.

THIS CHAPTER LOOKS AT:

- Public services such as emergency response, parks and facilities maintenance, and community services.
- Infrastructure capacity, condition, and long-term maintenance needs.
- Opportunities to upgrade and expand infrastructure in a way that supports growth while maintaining the Town's small-town character.

THE INFRASTRUCTURE AND PUBLIC SERVICES CHAPTER ALSO OUTLINES GOALS AND STRATEGIES TO HELP THE TOWN:

- Ensure reliable, safe, and efficient infrastructure and services for current and future residents.
- Plan for infrastructure investments that are cost-effective and sustainable over time.

WHAT IS THE COMPREHENSIVE PLAN?

It is a long-range plan that will help shape how the community grows and changes over time. It reflects the community's shared values and priorities and helps answer a simple question:

How do we want Dolores to grow and change over the next 20 years?

WHAT DOES THE PLAN DO...

- It shares a clear vision for how land is used, where housing is built, how people get around, where recreation happens, and how infrastructure and natural resources are cared for.
- Helps guide decisions about new development, changes to existing areas, and how public money is spent.
- Supports Town leaders in making fair, clear, and consistent decisions that reflect community goals.

The Comprehensive Plan does not set rules for individual properties. Instead, it provides guidance that helps shape future regulations, programs, and projects.

For Updates and to Learn More
Visit the Website



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Newsletter

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**Imagine
DOLORES**
COMPREHENSIVE PLAN

How will the Plan address...

Parks and Recreation?





THE LAST PLAN IS
FROM 1997...

HOW HAS parks and recreation

IN DOLORES CHANGED SINCE THEN?

Since the last plan, Dolores has made steady investments in parks and recreation. The town has improved ballfields and recreation areas at Joe Rowell Park and Riverside Park with new bathrooms and covered picnic areas, rebuilt a well-loved playground at Joe Rowell Park, and most recently added a bike-skate park there as well. A new bathroom facility at Flanders Park further improves access and usability.

Together, these upgrades reflect a strong community commitment to recreation, youth activities, and outdoor living, and they reinforce the importance of the new plan continuing to prioritize high-quality parks and recreation amenities.



WHAT WILL THE PARKS AND RECREATION CHAPTER BE ABOUT?

The Parks and Recreation Chapter will focus on access to parks, open spaces, trails, and recreational opportunities that support health, quality of life, and the Town's rural character.

THIS CHAPTER LOOKS AT:

- Existing parks, trails and open spaces in the Town and how well they serve residents, families, and visitors.
- Ways to enhance parks and recreation amenities.
- The Town's natural resources and how planning can support conservation, stewardship and responsible public access.

THIS CHAPTER ALSO OUTLINES GOALS AND STRATEGIES TO HELP THE TOWN:

- Expand and improve recreational opportunities
- Protect and connect open spaces, natural areas, and trail systems

Comprehensive Plan Requirements per DOLA Website

Statutorily-Required Plan Elements

Elements that are required in local or regional comprehensive plans per Colorado's comprehensive plan statute (C.R.S. 30-28-106 and 31-23-206) include this list below. Senate Bill 24-174 established some population-based exemptions for certain comprehensive plan elements, such as strategic growth elements and housing action plans. Please refer to DOLA's [Housing and Comprehensive Plans page](#) for the list of exemption thresholds, [Multilaw Applicability Sheet](#)(opens in new window) for a list of jurisdictions or use DOLA's [Multilaw Applicability interactive map](#)(opens in new window) to see what exemptions may apply.

- A narrative description of the procedure used for the development and adoption of the master plan
 - Summary of any objections to the master plan made by neighboring jurisdictions:
 - For counties: Any adjacent county and any municipality that is wholly or partially located within the boundaries of the county or within three miles of any boundary of the county; and
 - For municipalities: Each county within which the municipality is wholly or partially located and any county or municipality that is located within three miles of any boundary of the municipality;
 - Any special district that supplies water to the municipality or area covered by the master plan
- [Water Supply Element](#) (Required by Dec 31, 2026)
 - Consult and coordinate with entities that supply water for use within the municipality, county or region
 - Include water conservation policies
 - Estimate a range of water supplies and facilities needed to support the potential public and private development described in the comprehensive plan.
 - Updated no less frequently than every five years
- [Strategic Growth Element](#) (Required by Dec 31, 2026)

- A description of existing and potential policies and tools to promote strategic growth and prevent sprawl;
- An analysis of vacant and underutilized sites (i.e., "infill" sites)
- An analysis of undeveloped sites (i.e., "greenfield" sites) under consideration for residential development
- Updated no less frequently than every five years
- Housing Action Plan (HAP) (First statutory deadline for HAPs is Jan 1, 2028)
- Three-mile Plans
 - Municipalities: Three-mile plan required
 - Regional Plans:
 - Three-mile plans for each municipality that is part of the regional planning commission; and
 - A description of how each jurisdiction will integrate that plan into the master plan.
- Recreation and Tourism Element

Requirements for DOLA-funded Plans

When funding comprehensive plans, DOLA requires that the following project components be included in the scope of work:

- Clear record of Community-Driven Engagement efforts and results to the extent measurable
- Risks of natural and human-caused hazards to life, property, and public resources, and consideration of their impact to vulnerable communities.
 - Goals, strategies, and/or actions to address and mitigate these hazards
 - Identify and address all potential hazards as described in the county's Hazard Mitigation Plan
 - Consider the impacts of hazards, resources, and amenities on disproportionately impacted communities to promote equitable outcomes
- Water supply and water quality goals
- Self-assessment of water supply and demand status and trends, existing water conservation and efficiency goals and policies

- Received by DOLA within 6 months of receiving grant contract
- An action plan
 - Prioritizes actions necessary to implement the plan
 - Timeline for implementation
 - Assigns responsibility for actions.

DOLA Recommended Elements

DOLA strongly encourages (but does not require) the following:

- A documented review of land use code, with updates, as appropriate: Because the land use code implements a comprehensive plan, a code update is strongly recommended to immediately follow a comprehensive plan update.
- Policies and strategies in the comprehensive plan and land use code to plan for the community's aging demographic.
- Policies and strategies to address energy efficiency, reduce greenhouse gas emissions, and increase the use of renewable energy sources where applicable.
- Intergovernmental agreement(s) (IGA) with neighboring jurisdiction(s) to cooperatively plan for areas of mutual interest, including but not limited to development within the applicable three-mile plans.
 - IGA will address how infrastructure will be provided or upgraded and maintained in areas of mutual interest and
 - Engage major service providers/special districts, as applicable

Memorandum

To: Board of Trustees

From: Leigh Reeves, Town Manager

Date: January 21, 2026

Subject: Completed & On-Going Projects and Grant Activities Summary

Completed & Ongoing Projects

Fishing Is Fun Grant \$134K

- Grant requirements are substantially complete.
- Funds have been successfully administered.
- Final completion January 22nd, 2026.

Southwest Youth Corps - \$55.7K secured for trail work

- Trail work planned for Summer 2026.
- Estimated duration: 4 weeks with 6–8 FTEs.

Comprehensive Plan – Communication & Engagement grant \$25K total cost \$54K

- Communication plan developed to support public engagement and transparency.
- Effort is ongoing and on track for completion in 2027.

Water & Infrastructure Projects

Phase II Water Main Replacement

- Planning and coordination work completed.

Engineering - \$400K project cost - \$200K grant

- Required engineering work is approximately 90% complete and progressing toward full regulatory and funding compliance.

Energy Impact Assistance Fund (EIAF)

- Grant application in progress.
- Due: February 13, 2026.

State Revolving Fund (SRF)

- Coordination and preparation underway.
- Submittal planned for the June 2026 funding cycle.

EPA Grant

- Federal grant requirements met.
- Required training completed.
- Project work may now begin.

Future Project Milestones

- RFQ/RFP: Anticipated Fall 2027
- Construction: Anticipated Spring 2028
- Grant Closeout: Anticipated Winter 2028

Great Outdoors Colorado (GOCO) Projects - \$750K in funding secured

- Bike/Skate Park: Construction completed.
- Shade Structure: Planned for Spring 2026.
- ADA Sidewalk: Accessibility improvements planned for Fall 2026.
- Trees & Irrigation: Landscaping and irrigation improvements planned for Fall 2026.
- Grant Signage: Required acknowledgment signage planned for Spring 2028.

CHFA (Colorado Housing and Finance Authority)

- \$15K in grant funding applied toward the Bike/Skate Park match (July 2025).

El Pomar Foundation

- \$20K in philanthropic funding secured toward project match (October 2025).

Additional Grants & Capital Improvements

Daniels Fund

- \$75K in grant funding secured.

- Baseball field improvements planned for spring 2026.

Facilities & Operations

- Flanders Park Bathroom: CDOT funding secured \$290K. Construction completed November 2024.
- Water Treatment Plant Roof: Replacement completed Spring 2025.
- Old Town Hall Asbestos Removal: grant \$256k Completed Spring 2024 in compliance with regulations.
- Old Town Hall Demolition: grant \$107K Completed Summer 2024, returning approximately 4,600 sq. ft. to public park space.
- Completion of new Town Hall and parking lot – grant \$451k
- Installation of Sprinkler system at old Town Hall site and to the Bike/Skate park for maintenance.
- Completion of Siren and Water plant emergency generator testing
- Move from old accounting software program to new program - Caselle. This was a yearlong project that we completed in 6 months.

Staffing Updates

- Treasurer Position: Filled October 2024.
- Clerk Retirement: September 2025.
- Assistant Clerk: New hire onboarded and currently in training (November 2025).
- Head of Maintenance – Randy McGuire retired January 30, 2026

Manager's Report

January 12, 2026

Water Main Replacement Project

All required information for the **State Revolving Fund (SRF) loan** has been submitted. I spoke with our DOLA representative, Patrick Rondinelli, on January 7th. At this time, the **EIAF** has very limited funding and may only support one funding round this year. The EPA requires that our SRF loan be in place before we can apply.

We are coordinating a large joint call with approximately ten participants—including state and federal partners—to ensure everyone is aligned and we have the best information possible to move forward. We are very close to closing this funding package.

Fishing Is Fun (FIF) Project

You will begin to see **large equipment in and around the river** as the Fishing Is Fun project is completed over the next six weeks.

I will also be meeting with **Southwest Conservation Corps Youth Leadership** on January 27, along with Austin Easter, to discuss how our grant funds will be used for summer programming.

Yeti Bikes Event Discussion

I have heard back from Tony Loam, the promoter for **Yeti Bikes**. We are currently discussing different ride options that may better suit their needs for a Dolores-based event. While nothing is finalized, we are still in conversation and hopeful we may remain under consideration.

Clerk Operations & Election Readiness

Kelley is leading the preparation for the April 7, 2026 municipal election, managing all required logistics and statutory deadlines. At the same time, she is updating the Town's liquor license issuance process to better align with current Colorado Liquor Enforcement Division standards and best practices.

Records Management Improvements

Ann and Danelle are making steady progress on improving the Town's records management system. We are working within **Caselle** to better organize records and develop clear, easy-to-follow record retention schedules.

Public Works Staffing Update

We welcomed a new Public Works employee, **Allen Shaffer**, who joined the team on January 5, 2026. Please take a moment to say hello and wish him well in his new role.

Senior Services Memorandum of Understanding (MOU)

You will see before you the **MOU with Senior Services**, which has been agreed to and approved by their organization. This MOU was prepared by Town legal counsel.

For clarification: when the Montezuma County Health Inspector visited the Community Center in June, she inspected the Senior Services kitchen area and asked detailed operational questions. Molly, who oversees the program, answered those questions based on her professional kitchen experience, which met the inspector's expectations. Since that inspection, Molly has also earned her **Food Service Manager Certification**, the highest level available for commercial kitchens.

Land Use Matters – Public Hearings

There are **two land use items** before you this evening, both requiring separate public hearings:

- **R686** – A variance request related to a property line/setback encroachment
- **R687** – A height variance request for the new high school project

Ryan will walk the Board through these items. For these hearings, the Board is acting in a **quasi-judicial role as the Board of Adjustment**, as outlined in the Land Use Code.

Library District IGA

Also on the agenda is **R688**, which proposes rescinding **Resolution R606**, the Intergovernmental Agreement (IGA) with the Library District. The original IGA, approved in June 2024, has since been determined to be **legally invalid**. This conclusion has been confirmed by both Town legal counsel and DOLA.

Following our last workshop, I connected Board President Jumper directly with DOLA for additional guidance and confirmation.

Riverside Avenue Property Boundary

We are moving forward with an **Affidavit of Boundary and Title** related to the Town property at **400 Riverside Avenue**. This step strengthens our position in clearly defining and defending Town property lines.

In the spring, we will also install signage to clearly mark Town boundaries. These steps were negotiated with assistance from Colorado Title and our interim attorney, Julie Westendorff.

Dolores Comprehensive Plan Update

The Town is beginning work on a **new Dolores Comprehensive Plan**, a process expected to take up to one year. The Planning & Zoning Commission is working with staff and **Logan Simpson** to develop a clear process and timeline.

Community input will be the most important part of this effort.

What Is the Dolores Comprehensive Plan?

The Dolores Comprehensive Plan is a long-term guide for the Town's future. It reflects community values and priorities and helps the Town plan for growth, change, and public investment in a thoughtful and coordinated way.

The Plan does **not** create zoning rules or regulations. Instead, it sets the overall vision for Dolores and establishes goals and policies that guide decisions about land use, housing, infrastructure, public facilities, parks, and community services.

The Comprehensive Plan provides the foundation for the Town's **Land Use Code**, which is the tool used to carry out this vision through day-to-day decisions. Simply put, the Plan explains where Dolores wants to go, and the Land Use Code explains how we get there.

Most importantly, the Comprehensive Plan helps current and future Town leaders make clear, consistent decisions about how to use limited public resources while protecting Dolores's small-town character, rural setting, and quality of life.

To: Honorable Mayor and Trustees
From: Leigh Reeves, Town Manager
Date: January 22, 2026
RE: Manager's report

Fishing Is Fun Project

The Fishing Is Fun project was completed on January 22nd. The project looks great, and we have received many positive comments from community members. Our local boatman, Andy Hutchinson, pointed out a set of boulder clusters that would create a problem around the beach, allowing us to make changes before the project was completed. We also worked closely with the Forest Service to access the river from the beach, they are great partners to work with. Outpost Lana Kelly, helped by allowing us to dump rocks for placement through the Outpost parking lot. F&M Construction was a great partner also throughout the project. The final step is to complete billing so we can receive funding from Colorado Parks and Wildlife and pay F&M Construction.

Comprehensive Plan Update

Staff continues to meet every two weeks with Logan Simpson to review progress on the Comprehensive Plan. We are currently working on developing the project website, planning community outreach, and organizing in-person meet-ups this summer to gather input from residents.

At the encouragement of Shirley Powell from the Planning and Zoning Commission, I researched the Department of Local Affairs (DOLA) requirements to better understand what is legally required in a Comprehensive Plan. You will find that document attached. We are also working to align the plan with new state laws passed in 2024.

Logan Simpson will attend the Planning and Zoning meeting on February 5th, which has been moved from our usual meeting date. During their visit, they will also meet one-on-one with individuals identified through Planning and Zoning Commission's recommendations. I will be sending out invitations for these meetings and hope to achieve strong participation.

This is a large and important project and will require significant staff time. Thank you for your continued support, especially since the Comprehensive Plan has not been updated since 1997.

Phase 2 Water Main Replacement Project

Staff met with CDPHE, DOLA, EPA and SGM to discuss funding options for the Phase 2 Water Main Replacement Project. We plan to apply for Energy Impact Assistance Fund (EIAF). We will also apply for CDPHE's State Revolving Fund, part of the loan may be forgiven if we apply by 2026. If we are unable to secure funding this year, the project may need to be delayed until 2027, which we hope to avoid.

Boundary and Mapping Update

The Town filed the boundary affidavit electronically with the Montezuma County Clerk and Treasurer's Office. Hopefully, Doug Roth from the County GIS department will update the official map. Once that is complete, we plan to install the required signage in the spring. This will put this issue to a close.

Intergovernmental Agreements (IGAs)

The recycling IGA with the City of Cortez is scheduled for a vote at the February 9th Board meeting. Town Attorney Ethan Sumrall, will have reviewed the agreement and expects it to be ready for your consideration at the February Board meeting.

The IGA with the Library - Staff is working with the Library Board to reinstate the agreement with the removal of item 14, which was the only concern. Some confusion arose during this process, but Ethan has worked directly with the Library Board's legal counsel. A revised IGA will also be brought to the Board on February 9th. The Library Board may submit any candidates they wish for board appointments since that was not affected.

Staff Update

Randy McGuire will officially retire on January 30th. Please wish him well if you see him around town. RJ Cross has stepped into the role, has passed his B Water License exam, and is preparing to take his A License exam, helping ensure continuity in water treatment operations. Over the past year, RJ has worked closely with Randy to support a smooth transition in water, sewer, street, and park maintenance operations. **Facilities**

Update – Flanders Park Restroom

Staff met with Dean Matthews this morning, to address issues with bathroom heaters that were previously installed. We have determined the incorrect heaters were installed. The new ones were ordered today. Dean will install them as soon as they arrive and then we can open the bathroom again.

Closing

For Trustees who plan to run in the next election, I have included a list of projects that have been started or completed, along with their current status. You should **ALL** be proud of the progress and accomplishments achieved during your time on the Board. We have secured \$2.6M in grant funding.

**Report to the Board of Trustees on the
Planning & Zoning Commission meeting held January 6, 2026**

Discussions of potential interest to the Board and items for upcoming P&Z meeting agendas:

Agenda Item/ Description	Discussion
8. Commission terms reviewed.	Manager Reeves verified that the commission terms listed in the agenda packet complied with the Dolores Municipal Code, and each commissioner affirmed an understanding of her term and expiration date.
8.1. Appointment of officers	Each of the current officers stated their willingness to serve for another 1-year term, and their appointments were approved by voice vote, with no opposition. <ul style="list-style-type: none"> • Chairperson: Linda Robinson • Vice Chairperson: Lainey Nemanic • Secretary: Shirley Powell
11. Discussion	Zoning inquiries handled by staff since the 2022 adoption of Land Use Code. (Files included in packet). <p>Staff and commissioners reviewed the information and talked about patterns in the questions and requests. The group had some confusion about the time span covered by the tables, which had no dates on them</p>
Action Items	Comprehensive Plan: Discussion about potential topics, goals, and concerns. <ul style="list-style-type: none"> • Commissioners reiterated previously expressed concerns about the transfer of the Logan Simpson team's information about methods as well as the primary data to the town for incorporation into the Comprehensive Plan update. Does the town have the capacity to manage the transfer and to complete the Comp Plan update within the project's 2026 schedule? • Manager Reeves presented information about topics and concerns that could be included in the Comprehensive Plan update. She compiled tables based on her discussions with the Board of Trustees, the Planning & Zoning Commission, and concerned citizens. The commissioners agreed to review the document "1997 vs. 2019 Planning Commission Concerns" and to prioritize and to add any additional items that should be included in the update. The commissioners agreed to return their lists of priorities to Manager Reeves by January 15-16. • Commissioner reiterated their concerns that the Comprehensive Plan updates must align with the Land Use code, which must include processes for compliance with and enforcement of both documents (see item 2.3, below* and item 8 in Manager Reeve's hand-out). <p>The Commission voted to reschedule their February 2 meeting to February 5 to accommodate the Logan Simpson team's already-scheduled visit to Dolores.</p>
2. Future agenda items:	These items are being retained on the agenda, and include multiple previously-identified topics that overlap with Comp Plan concerns. <ol style="list-style-type: none"> 1. Comprehensive Plan sub-plans, including: funding, weed management, watershed management, hazards mitigation, etc. 2. Public outreach and education 3. *Develop a process and plan for incorporating edits and updates into the Land Use Code, for ensuring its continued alignment with the Comprehensive Plan, and for ensuring that staff and elected / appointed officials are all working from the same versions of the Plan and LUC. 4. Work with staff to edit the Special Exception Permit application. 5. Examine the 30% front occupancy in the Corridor and Downtown Mixed-Use zones. 6. Parking in town