

PLANNING AND ZONING COMMISSION

AGENDA

DATE JANUARY 11, 2022 6:30 P.M.

MASK REQUIRED IN PERSON AT

420 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. ADMINISTRATIVE: Appointment of the Chairperson and Vice Chairperson

Attachment: contents of Municipal Code Title 2 pertaining to the Planning Commission.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.

6. APPROVAL OF THE AGENDA

7. PUBLIC PARTICIPATION 5 minutes per person.

8. CONSENT AGENDA

8.1 Minutes of December 7, 2021

8.2 Continue this meeting to January 18, 2022

9. Zoning designation for Town owned properties including parcels to be annexed into corporate limits.

9.1 Discussion and action: Recommend zoning for the town owned properties to be annexed into corporate limits.

Attachments: Section 3.9 Zone District Public Zones and Use table 4.1 Primary Uses

10. Public Hearing Presentation of the updated Dolores Land Use Code.

Attachment: Adoption Draft Land Use Code One click here [Dolores Draft Updated Land Use Code](#) or on the town website, <https://townofdolores.colorado.gov/> there is a link on home page or under Projects in the Government tab.

10.1 Discussion and action:

- A. Recommend approval as is,**
- B. Recommend approval with changes,**
- C. Return the updated Land Use Code to staff for further development.**

11. Continued to January 18, 2022

SECTION 4. Section 2.08.020, Section 2.08.040, Section 2.08.060, 2.08.067 and 2.08.080 of Chapter 2 of Title 2 of the Dolores Municipal Code are repealed and reenacted as follows:

2.08.020 Organization.

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.*

2.08.040 Powers and duties generally.

The planning commission shall function and operate and perform all the duties and obligations and shall have all the powers and authority as provided under, by and through, Title 31, Article 23 of the Colorado Revised Statutes of 1973, as amended, and the appointed members shall be subject to removal from office as provided by said statutes. The planning commission shall have the following specific powers and duties:

- A. To recommend the boundaries of the various zoning districts and appropriate regulations to be enforced therein under this Code or the laws of the State of Colorado to the Board of Trustees and to recommend approval or denial of zoning changes and regulations under the Land Use Code;*
- B. To hear, recommend or determine any matter relating to zoning, planning or subdivision control as they may be specified or required under the Land Use Code or applicable laws of the State of Colorado;*
- C. To make and adopt a Comprehensive Plan for the physical development of the Town, including any areas outside its boundaries, subject to the approval of the Board of Trustees, which in the Commission's judgment bear relation to the planning of the Town of Dolores (C.R.S. 31-23-306); and,*
- D. To exercise the duties and powers as may be now or hereafter conferred by the Land Use Code and the applicable laws of the State of Colorado.*

2.08.060 Absence from meetings.

Should a member of the planning and zoning commission be absent for three consecutive meetings of the commission without cause, the office of such member may be deemed to be

vacant and the term of such member terminated. The town manager shall inform the town board of such action. An absence due to illness or any unavoidable absence from the town and notice thereof to the town clerk, one day before the day of any regular meeting by such member shall excuse the member. The regular meeting is provided for by law or by rule of the commission and any regularly advertised and noticed public hearing shall be deemed a regular meeting.

2.08.080 Hearings.

Where specified in the Land Use Code, the commission shall hold public hearings before submitting recommendations to the town board. The town board shall not hold its public hearings or take action until it has received the recommendations of such commission. Public hearings shall be in conformance with CRS 31-23-108, as amended.

PLANNING AND ZONING COMMISSION

MIINUTES

DATE DECEMBER 7, 2021, 6:30 P.M.

IN PERSON AT

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 6:30 p.m.
2. **PLEDGE OF ALLEGIANCE.** The pledge was recited by all in attendance.
3. **ROLL CALL.** Present at the meeting were: present in person, Chairperson Robinson Commissioners Powell, Tucker, and Heeney. Virtually, Ex Officio Trustees Lewis and Watters, Staff present virtually, Attorney Kelly. In person, Manager Charles, Building Official Douady and Assistant Clerk Swope. Commissioner Truelsen and Planner Garvin were absent.
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** No conflicts reported.
5. **APPROVAL OF THE AGENDA.** Commissioner Powell moved and Commissioner Heeney seconded to approve the agenda.
Yes. All
No. None
6. **PUBLIC PARTICIPATION 5 minutes per person.** Rose Jergens of 16962 County Road 28.4 addressed the Commission concerning the housing plan the lumber company, Ironwood has proposed for workforce housing. She identified the style of housing as "Work Camp "and recited a list of why and how this style would impact the town and the residential character of the lumber mill's neighbors.
 - Migrant workers, 90 days or less then to homelessness when work period is through
 - Rape, domestic violence, and other home-based issues.

- The 24/7 operation schedule equals noise and light pollution for the residential neighbors

Manager Charles will pass this information to the BOT and the Sheriff and encouraged Rose to do the same.

7. CONSENT AGENDA

7.1 Minutes of November 2, 2021, and ~~Notes~~ Minutes of November 16, 2021, ~~Commission to Board meeting.~~

7.2 Change the January 4, 2022 meeting to January 11, 2022

7.3 Set a public hearing for proposed Ordinance 557 adopting the Updated Land Use Code on January 11, 2022

Commissioner Powell moved and Commissioner Tucker seconded to approve the Consent agenda with the amendment to the Minutes of November 16, 2021 striking "Notes" and "Commission to Board meeting" and inserting "Minutes".

Yes. All

No. None

8. Updated Manufactured Home Park zoning standards.

The Commission reviewed the updated bulk area standards for this zone. In addition to the changes recommended by Building Official Doudy for rear and street setbacks and the setbacks between exterior walls of Manufactured home units, they changed table 3.5 line 2 (minimum area) to a minimum of 1.9 acres, added bear resistant trash containers to the Development standards in item 3. c. and added a statement for no noxious weeds as a ground cover and added a reference to the landscaping standards in the code to item 3. d, and 3. f. These additions and changes will be sent to Planner Garvin and consider the MHP zone section complete.

8. a. RV parking in Manufactured Home Parks – Discussion

The Commission received information from the staff about the latest trend in housing opportunities where midterm and long-term RV housing is commonplace and utilized by an increasing portion of the population. Building Official Doudy and Attorney Kelly suggested making RV parking a permitted use in MHP zone with conditions. The conditions in addition to the site standards the Commission chose are:

- maximum length of stay is 24 months, and the minimum stay is 60 days.
- In each MHP zone a limit of 10% of available spots can be used at one time for RVs by the park owner.

9. Zone District Map Review. The commissioners reviewed the zone map and will await the UpToDate version after Planner Garvin and the County mapping department work together

on the color assignments and legend. They suggested a shadow map of the original be overlayed on the updated zone map to show the previous and new zone assignments. The Commission reminded staff that the zone named Highway Mixed Use would be changed to Corridor Mixed Use. The designation will be changed globally with in the new code.

10. Proposed Adoption Schedule. The Commission reviewed the proposed adoption schedule and wants to proceed with it. It will begin on January 11, 2022, with the Planning and Zoning public hearing.

11. STAFF REPORTS-Dolores LUC Citizen Participation Plan. Manager Charles offered a list of suggestions for citizen participation. It involves creating the message of why the land Use Code got the update, how it improves the function of land use regulation and how it was funded. The Citizen involvement will include inviting the focus groups that were involved in the kickoff meetings, creating a YouTube presentation of the LUC for the website, create a brochure to be sent to the intown water customers, present the power point of the Land Use Code to the Town Board, hold open house events at the town hall, provide the chronology of the meetings pertaining to the Update for the public. Staff will begin scheduling the events for the citizens through December.

12. Adjournment. Chairperson Robins adjourned the meeting at 7:58 p.m.

Linda Robinson, Chairperson

Ann Swope, Assistant Clerk



Discussion and Possible Action

Meeting Date: January 11, 2022
AGENDA DOCUMENTATION
ITEM

TO: DOLORES Planning and Zoning Commission

FROM: KEN CHARLES
INTERIM TOWN MANAGER

SUBJECT: DISCUSSION AND POSSIBLE ACTION CONCERNING DESIGNATING ZONE DISTRICTS FOR TOWN OWNED PROPERTIES

PURPOSE AND BACKGROUND

The Town owns large parcels of property on the north side of town primarily the canyon walls. Some are inside the town boundary and others need to be annexed. The properties that are inside the town boundary are currently zoned R-35. We are looking at zone designations from the updated LUC and those are either P1 or P2. The town would like to zone these parcels as open space or P 1, but the town would also like to maintain the option of placing town infrastructure on these properties, P 2. This might include trails, but also the town will eventually need a second water tank with transmission lines. Or in the future there may be an opportunity for a solar energy or wind generating system on the top of the canyon walls. This would require a P2 zone designation.

In your packet are the tables for P1 and 2 and the permitted uses. We may need to modify the P 1 Open Space designation to include the uses described above.

FISCAL IMPACT

No fiscal impact

RECOMMENDATIONS

TBD

Attachments:

Section 3.9. Public Districts

Public districts are intended to identify and allow for the establishment of public, quasi-public, and civic uses in the community.

A. Purpose and Intent

1. Parks and Open Space (P1)

The P1 Parks and Open Space district is intended to protect and preserve open spaces that are held in either public or private ownership. P1 districts may include parks, open spaces, trails, wetlands, floodplains, environmentally sensitive areas, and unique habitats and landscapes. To preserve access to clean air, pure water, natural recreation areas, and scenic natural beauty, the subdivision and development of land is restricted in P1 districts.

2. Public, Civic, and Institutional, Small (P2)

The P2 Public, Civic, and Institutional district is intended to be used for civic and community service structures and uses, such as religious assembly, public safety facilities, and schools, within either a neighborhood or commercial setting.

B. Uses

1. Permitted and conditional uses are identified in Table 4.1: Primary Uses.
2. Accessory uses are identified in Table 4.3: Accessory Uses.

C. Dimensions

Each lot and structure in a public district shall comply with the dimensional standards in Table 3-7:

Table 3.7: P1 and P2 Dimensional Standards		
Standard	P1	P2
Min. Lot Dimensions		
Lot Area/unit (sq. ft. or ac.)		n/a
Min. Lot Width (ft.)		n/a
Max. Lot Coverage (%)		50
Min. Setbacks (ft)		
Front Yard		25
Street Side		25
Interior Side Yard		10
Rear Yard		10
Structure Dimensions		
Min. Area/residential unit (sq. ft.)		400
Max. Height, Principal Bldg (ft.)		35
Max. Height, Accessory Structure		[1]
Notes	[1] Height of principal building	

Table 4.1: Primary Uses

	LLR	new	R1	new	MRF	MH	CB1 + 2	CH	LI	new	P	R10	
	LLR1	LLR 2	NR1	NR2	NR3	MHP	DMU	CMU	IND	P1	P2	R10	I
	Key: /P/ Permitted Use /PL/ Permitted with Use Limitations /C/ Conditional Use /--/ Not Permitted												
RESIDENTIAL													
Households Living (dwelling unit/structure)													
1 du/structure	P	P	P	P	P	P	C	PL	--	--	--	P	
2 du/structure	P	P	P	P	P	P	PL	PL	--	--	--	--	
Townhomes (3 or more attached units)	C[1]	C[1]	C[1]	P	P	--	C	P	--	--	--	--	
3-4 du/structure multifamily	--	--	C[1]	P	P	--	PL	PL	--	--	--	--	
5-8 du/structure apartment	--	--	--	--	P	--	C	PL	--	--	--	--	
9+ du/structure apartment	--	--	--	--	P	--	--	PL	--	--	--	--	
Manufactured Home	--	--	--	--	--	P	--	--	--	--	--	--	
Group Household Living													
Groups Recognized by Colorado Statutes													
Community Residential Facility, Large (9 to 15)	--	--	P	P	P	P	P	P	--	--	P	--	
Community Residential Facility, Small (8 or fewer)	P	P	P	P	P	P	P	P	--	--	P	P	
Independent Groups													
Assisted Living Facility	--	--	C	C	P	--	P	P	P	--	P	P	
Nursing Home	--	--	C	C	P	--	P	P	P	--	P	P	
Shared or Co-Living Facility	--	--	--	--	--	--	C	--	--	--	--	--	
PUBLIC, CIVIC, AND INSTITUTIONAL													
Assembly													
Civic Assembly		--	--	--	P	P	P	P	P	--	P	--	
Religious Assembly	P	P	P	P	P	P	P	P	C	--	P	--	

Table 4.1: Primary Uses

	LLR	new	R1	new	MRF	MH	CB1 + 2	CH	LI	new	P	R10	
	LLR1	LLR 2	NR1	NR2	NR3	MHP	DMU	CMU	IND	P1	P2	R10	I
	Key: /P/ Permitted Use /PL/ Permitted with Use Limitations /C/ Conditional Use /--/ Not Permitted												
Education													
School, College or University	--	--	--	--	--	--	C	P	--	--	P	--	
School, Primary and Secondary	P	P	P	P	P	--	P	P	--	--	P	--	
School, Trade, Business, Technology, Vocational	--	--	--	--	--	--	--	P	C	--	P	--	
Government and Public Safety													
Emergency Services	P	P	P	P	P	--	P	P	P	P	P	P	
Government Buildings and Offices	--	--	--	--	--	--	P	P	P	--	P	--	
Government Facilities, Yards, and Storage	C	--	--	--	--	--	--	P	P	P	P	--	
Health Care and Social Assistance													
Hospice Facility	--	--	--	--	P	--	--	P	--	--	P	--	
Hospital or Health Care Facility	--	--	--	--	--	--	P	P	--	--	P	--	
Office and Clinical Services	--	--	--	--	--	--	P	P	--	--	P	--	
Parks and Recreation													
Recreation and Play Fields	P	P	P	P	P	P	C	C	--	P	P	--	
COMMERCIAL													
Amusement and Recreation													
Amusement, Indoor													
Large (20,000 sf GFA or more)	--	--	--	--	--	--	C	C	--	--	--	--	
Small (less than 20,000 sf GFA)	--	--	--	--	--	--	P	P	--	--	--	--	
Amusement and Recreation, Outdoor													
Large (1 acre or larger)	--	--	--	--	--	--	--	--	--	P	P	--	
Small (less than 1 acre)	--	--	--	--	--	--	--	C	--	P	P	--	
Adult Entertainment	--	--	--	--	--	--	--	--	C	--	--	--	
Animal Sales and Services													
Boarding/Kennel	C	C	--	--	--	--	--	C	--	--	--	--	

Table 4.1: Primary Uses

	LLR	new	R1	new	MRF	MH	CB1 + 2	CH	LI	new	P	R10
	LLR1	LLR 2	NR1	NR2	NR3	MHP	DMU	CMU	IND	P1	P2	R10
	Key: /P/ Permitted Use /PL/ Permitted with Use Limitations /C/ Conditional Use /--/ Not Permitted											
General Sales and Services	--	--	--	--	--	--	--	P	--	--	--	--
Shelter, Animal	--	--	--	--	--	--	--	--	P	--	--	--
Veterinary												
Small Animal	--	--	--	--	--	--	--	P	P	--	--	--
Large Animal	--	--	--	--	--	--	--	--	P	--	--	--
Assembly, Entertainment and Trade												
Large (50,000 or more sf GFA)	--	--	--	--	--	--	C	C	--	--	--	--
Small (less than 50,000 sf GFA)	--	--	--	--	--	--	P	P	--	--	--	--
Adult and Child Care												
Adult Day Care (16 or more adults)	--	--	--	--	--	--	P	P	--	--	P	--
Adult Day Care (up to 15 adults)	--	--	--	--	--	--	--	P	--	--	P	--
Day Care Center (more than 6 kids)	C	C	C	C	C	P	P	P	--	--	P	--
Day Care Home (up to 6 kids)	P	P	P	P	P	P	C	C	--	--	--	--
Commercial Service												
Business Service	--	--	--	--	--	--	P	P	P	--	--	--
Cemetery/Crematorium	--	--	--	--	--	--	--	--	P	C	P	--
Personal Service	--	--	--	--	--	--	P	P	--	--	--	--
Repair Service, Consumer	--	--	--	--	--	--	P	P	P	--	--	--
Studio or Instruction Service	--	--	--	--	--	--	P	P	--	--	--	--
Eating and Drinking Establishment												
Bar or Tavern	--	--	--	--	--	--	P	P	--	--	--	--
Craft Alcohol	--	--	--	--	--	--	P	P	P	--	--	--
Restaurant												
with drive-thru	--	--	--	--	--	--	--	P	--	--	--	--
without drive-thru	--	--	--	--	--	--	P	P	--	--	--	--
Financial Services												

Table 4.1: Primary Uses

	LLR	new	R1	new	MRF	MH	CB1 + 2	CH	LI	new	P	R10
	LLR1	LLR 2	NR1	NR2	NR3	MHP	DMU	CMU	IND	P1	P2	R10
	Key: /P/ Permitted Use /PL/ Permitted with Use Limitations /C/ Conditional Use /-/ Not Permitted											
Financial Institution, no drive-thru	--	--	--	--	--	--	P	P	--	--	--	--
with drive-thru	--	--	--	--	--	--	--	P	--	--	--	--
Alternative Financial Services	--	--	--	--	--	--	--	P	P	--	--	--
Lodging												
Bed and Breakfast Inn	P	P	P	P	P	--	C	--	--	--	--	--
Boarding or Rooming House	C	C	C	C	C	--	--	--	--	--	--	--
Hotel/Motel	--	--	--	--	--	--	P	P	--	--	--	--
RV Park	--	--	--	--	--	--	--	C	C	C	C	--
Short-Term Rental												
Office												
Business or Professional	--	--	--	--	--	--	P	P	P	--	--	--
Parking, Commercial												
Parking, primary use	--	--	--	--	--	--	--	C	C	--	--	--
Retail Sales												
General with drive-thru	--	--	--	--	--	--	--	P	--	--	--	--
without drive-thru	--	--	--	--	--	--	C	P	--	--	--	--
Vehicle Sales and Service, Personal												
Car Wash	--	--	--	--	--	--	--	P	P	--	--	--
Service Station, fuel only	--	--	--	--	--	--	--	P	P	--	--	--
with convenience store	--	--	--	--	--	--	--	P	P	--	--	--
Vehicle Sales and Rental	--	--	--	--	--	--	P	P	P	--	--	--
Outdoor Sales Lot	--	--	--	--	--	--	--	P	P	--	--	--
Vehicle Maintenance and Repair, Minor (5,000 sf or less)	--	--	--	--	--	--	P	P	P	--	--	--
Vehicle Maintenance and Repair, Major (> 5,000 sf)	--	--	--	--	--	--	--	--	P	--	--	--

Table 4.1: Primary Uses

	LLR	new	R1	new	MRF	MH	CB1 + 2	CH	LI	new	P	R10	I
	LLR1	LLR 2	NR1	NR2	NR3	MHP	DMU	CMU	IND	P1	P2	R10	F
	Key: /P/ Permitted Use /PL/ Permitted with Use Limitations /C/ Conditional Use /--/ Not Permitted												
INDUSTRIAL, WHOLESALE, AND STORAGE													
Energy Production													
Solar Energy Facilities	--	--	--	--	--	--	--	--	P	C	P	--	
Wind Energy Conversion Systems	--	--	--	--	--	--	--	--	P	C	P	--	
Industrial and Construction Services													
Auction House	--	--	--	--	--	--	--	--	P	--	--	--	
Contractor Yard, General/Trade	--	--	--	--	--	--	--	--	P	--	--	--	
Heavy	--	--	--	--	--	--	--	--	P	--	--	--	
Industrial Sales and Services	--	--	--	--	--	--	--	--	P	--	--	--	
Truck, RV, and Heavy Equipment Rental, Sales, and Service	--	--	--	--	--	--	--	--	P	--	--	--	
Manufacturing, Assembly, or Processing													
Light, Artisan/Craft	--	--	--	--	--	--	C	C	P	--	--	--	
General	--	--	--	--	--	--	--	--	P	--	--	--	
Heavy, Hazardous, Objectionable	--	--	--	--	--	--	--	--	C	--	--	--	
Marijuana (new standards to be added)													
Warehouse and Storage Services													
Outdoor Storage, Commercial or Industrial	--	--	--	--	--	--	--	--	P	--	--	--	
Personal, Self-Service Storage	--	--	--	--	--	--	--	P	P	--	--	--	
Warehouse, Commercial	--	--	--	--	--	--	--	P	P	--	--	--	
Wholesale and Distribution	--	--	--	--	--	--	--	--	P	--	--	--	
Waste and Salvage													

Table 4.1: Primary Uses

	LLR	new	R1	new	MRF	MH	CB1 + 2	CH	LI	new	P	R10	
	LLR1	LLR 2	NR1	NR2	NR3	MHP	DMU	CMU	IND	P1	P2	R10	I
	Key: /P/ Permitted Use /PL/ Permitted with Use Limitations /C/ Conditional Use /--/ Not Permitted												
Junk or Salvage Yard	--	--	--	--	--	--	--	--	C	--	--	--	
Refuse Hauling Facility	--	--	--	--	--	--	--	--	C	--	--	--	
TRANSPORTATION, UTILITIES, AND COMMUNICATIONS													
Transportation													
Bus/Public Transit Station or Terminal	--	--	--	--	--	--	--	P	P	--	--	--	
Train Passenger Terminal	--	--	--	--	--	--	--	P	--	--	--	--	
Utilities and Public Facilities													
Major	--	--	--	--	--	--	--	--	P	--	P	--	
Minor (e.g., lift stations, substations, pump stations)	P	P	P	P	P	P	P	P	P	P	P	P	
Offices, Buildings, Yards, and Land	--	--	--	--	--	--	--	--	P	--	P	--	
Wireless Communication Facilities													
Wireless Communication Facilities	P	P	P	P	P	P	P	P	P	P	P	C	
AGRICULTURE													
Agriculture													
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	
Farm Stand	P	P	--	--	--	--	--	--	--	--	P	--	
Greenhouse, Non-Commercial	P	P	--	--	--	--	--	--	--	--	P	--	
Commercial	--	--	--	--	--	--	--	--	P	--	--	--	
Stable													
Commercial	--	--	--	--	--	--	--	--	P	--	--	--	
Private	P	--	--	--	--	--	--	--	--	--	--	P	