

**PLANNING AND ZONING COMMISSION****AGENDA****OCTOBER 17, 2023 6:30 P.M CONTINUATION MEETING****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

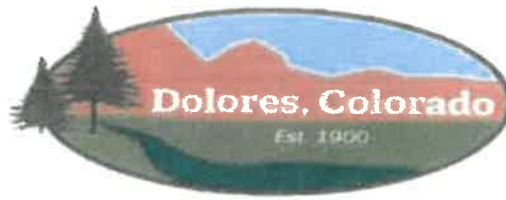
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- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.**
- 5. PUBLIC PARTICIPATION 5 minutes per person.**
- 6. APPROVAL OF THE AGENDA**
- 7. CONSENT AGENDA - NONE**
- 8. Staff updates**
- 9. Commissioner Updates**
- 10. Discussion on Initial preparations for the Comprehensive Plan revision:**
  - A. Review / brainstorm different entities' responsibilities for the Comprehensive plan development. (See list from 10/3 meeting.)**
    - (1) Commissioners**
    - (2) Staff**
    - (3) Board of Trustees**
    - (4) Consultant / Contract Planner**

- B. **Review / brainstorm possible partners. (See list from 10/3 meeting.)**
  - C. **Review / brainstorm additional themes and topics. (See list from 10/3 meeting.)**
  - D. **Review DOLA outline for Comprehensive Plan topics and review / brainstorm possible Comp Plan Chapters. (See chart in packet.)**
  - E. **Have on Display the LUC Purpose Statements so we can constantly refer to them to identify gaps and strategies to bring consistency in alignment between the LUC and Comp Plan. (This is a constant Part of a matrix style project development.)**
- 11. Future agenda items:**
- A. **Continue working on the Comprehensive plan development process.**
  - B.
- 12. Adjournment**



**PLANNING AND ZONING COMMISSION  
 COMPREHENSIVE PLAN UPDATE  
 CHARETTE – OCTOBER 3, 2023  
 SHEET ONE**

	TASKS	
A.	B.	C.
Commissioners	Staff	Consultants

**Discussion Items**

- B. C. Public participation plans
- B. Write grant
- B. RFQ for consultant
- A. B. Frequency of review? Triggers for review?
- A. What worked and what didn't work? Do not reinvent the wheel
- C. Community input/communication with partners
- C. Audit of community input
- C. Collection of public comment and response

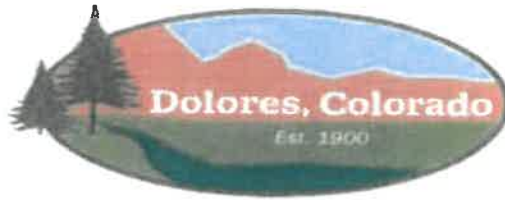
**Sticky Note – Kids, trailer parks, representative sample of the community**



**PLANNING AND ZONING COMMISSION  
COMPREHENSIVE PLAN UPDATE  
CHARETTE – OCTOBER 3, 2023  
SHEET TWO**

**PARTNERS**

- **Montezuma County**
- **US Forest Service**
- **DOLA**
- **Dolores community**
- **Business owners**
- **Chamber – Dolores/Cortez/Mancos**
- **Other Towns**
- **BLM – affordable housing**
- **Ute Mountain Ute Tribe - land use/historic perspective**
- **Historical organizations**
- **Kids**
- **Library District**



**PLANNING AND ZONING COMMISSION**

**COMPREHENSIVE PLAN UPDATE**

**CHARETTE – OCTOBER 3, 2023**

**SHEET THREE**

**LAND USE CODE THEME**

- **Vision (long term)**
- **Goals**
- **Strategies**
- **Action plan**
- **3 mile zone of influence**
- **Objectives (short term)**
- **Watershed**
- **Annexation plan**
- **Historical perspective and how it informs future trajectory**
- **Vision from history which leads to how to view the future**
- **Open Space and natural resource stewardship**
- **Parks**

**COMPREHENSIVE PLAN OUTLINE**  
**Tasks, Possible Partners, Other Plans and Sub-Plans,**  
**Chapter Headings and Sub-headings, DOLA Goals,**

DRAFT – to encourage discussion at the 9/12/2023 and subsequent meetings  
of the Planning & Zoning Commission

- **Goals – from DOLA Master Plan Primer**
  1. State and promote broad community values in the plan goals, objectives, policies and programs
  2. Establish a planning process for orderly growth and development, and economic health
  3. Provide for a balance between the natural and built environment
  4. Provide for coordination and coherence in the pattern of development
  5. Balance competing interests and demands
  6. Reflect regional conditions and consider regional impacts
  7. Address both current and long-term needs
- **Tasks for P&Z**
  - Overall responsibility for developing comprehensive plan
  - Coordinate with mayor, town trustees, community members, and others (as determined appropriate) on content
  - Help develop scope of work (SOW) for funding proposal(s)
  - Work with consultant to complete comprehensive plan SOW
  - and others (as determined appropriate)
- **Possible Partners**
  - Dolores groups: Chamber, Rotary, Seniors, Churches, Seniors
  - Montezuma County
  - Other Montezuma County municipalities
  - Ute Mountain Ute Tribe
  - Federal partners: USDA Forest Service, BLM, etc.
  - Mancos Water Management District
  - and others (as determined appropriate)
- **Other plans and sub-plans**
  - Streets / dust abatement plan
  - Disaster / hazards-mitigation plan
  - Parks plan
  - Weed-management plan
  - 3-mile / urban-influence plan
  - Watershed management plan
  - Historic Preservation plan
  - and others (as determined appropriate)
- **See next page for Draft Comprehensive Plan outline (chapters and subheadings) and for each chapter's alignment with DOLA goals.**

Draft Comprehensive Plan outline – Draft Components for the proposal scope of work – Information from 1997 Comp Plan, 1996 Action Plan, and CML Comprehensive Plan Road Map	
Chapters and Sub-headings	Alignment with DOLA Goal #
<b>Introduction</b> <ul style="list-style-type: none"> <li>• Community Engagement</li> <li>• Authorization, and Applicability (CRS citations)</li> <li>• Objectives, Policies, Programs</li> <li>• Comp Plan organization</li> </ul>	1. State and promote broad community values in the plan goals, objectives, policies, and programs
<b>Comp Plan’s relationship to regional plans and trends</b> <ul style="list-style-type: none"> <li>• Economic growth potential and opportunities</li> <li>• Land-use inventory and capacity</li> </ul>	3. Provide for a balance between the natural and built environment 4. Provide for coordination and coherence in the pattern of development 6. Reflect regional conditions and consider regional impacts 7. Address both current and long-term needs
<b>Specific topics:</b> <ul style="list-style-type: none"> <li>• Land use               <ul style="list-style-type: none"> <li>○ Residential – Commercial Transition</li> </ul> </li> <li>• Cultural, Historical, and Social Setting               <ul style="list-style-type: none"> <li>○ Historic Preservation</li> <li>○ Housing, including attainable housing</li> <li>○ Diversity, Equity, and Inclusion</li> </ul> </li> <li>• Natural Setting</li> <li>• Proposed Light Industrial / Business Park</li> <li>• Town Appearance, Streetscape, Community Image</li> <li>• Transportation: Highway, streets, sidewalks, trails, bicycles, ORVs</li> <li>• Recreation and Tourism <span style="background-color: #90EE90; padding: 2px;">note: this is a required topic</span></li> <li>• Educational Facilities</li> <li>• Public Facilities and Services</li> <li>• Energy</li> <li>• Future land use patterns</li> <li>• Urban Influence Area</li> </ul>	1. State and promote broad community values in the plan goals, objectives, policies and programs 2. Establish a planning process for orderly growth and development, and economic health 3. Provide for a balance between the natural and built environment 4. Provide for coordination and coherence in the pattern of development 6. Reflect regional conditions and consider regional impacts 7. Address both current and long-term needs
<b>Compliance</b> – Cross-reference to Article 14 of the 2022* update of the land-use code	5. Balance competing interests and demands 7. Address both current and long-term needs
<b>Enforcement</b> – Cross-reference to Article 14 of the 2022* update of the land-use code	5. Balance competing interests and demands 7. Address both current and long-term needs
<b>Maintaining and updating the plan</b>	7. Address both current and long-term needs

## CHAPTER 1 GENERAL PROVISIONS

### PURPOSE STATEMENT

The Land Use Code is adopted for the purpose of promoting the health, safety, and general welfare of the citizens of the Town of Dolores. It is adopted in accordance with, and is intended to implement, the Town's adopted Comprehensive Plan. More specifically, this Land Use Code is intended to do the following:

1. Extend greater opportunities for traditional community living, working, housing, and recreation to all citizens and residents of Dolores;
2. Maintain property values by stabilizing expectations and ensuring predictability in development;
3. Preserve the historic, small-town character of the community by directing new development appropriate locations and minimizing the visual impact of development;
4. Prevent overcrowding of buildings and sites to avoid excessive concentrations of population, to promote energy conservation and facilitate the provision of adequate transportation, water, sewage, schools, businesses, parks and other public facilities and services;
5. Reduce development sprawl and the excessive segregation of land uses that cause unnecessary traffic congestion and increase the costs of provided adequate public facilities and services.
6. Encourage a more efficient use of land and public services and to direct new development in a more traditional pattern of mixed- and multiple-use and varied housing types;
7. Provide a procedure which can relate the type, design, and layout of residential development to the particular site, the particular need for housing at a particular time, and to the Town's goal of encouraging mixed-use development while preserving and protecting existing residential areas.
8. Establish a process that effectively and fairly applies the regulations and standards of this Land Use Code, respects the rights of property owners and the interests of citizens.



## CHAPTER THREE ZONE DISTRICTS

### 1. R-35 (current)

The R-35 Resource-35 district is designed primarily to accommodate large lot single-unit dwellings, in remote areas with minimal services or where steep slope, floodplains, or other hazards are present. The R-35 District is distinguished from the R-10 District in that the primary access to the area is through Town and substandard. The R-35 District is intended for application to areas designated "Resource-35" on the Future Land Use Map in the Comprehensive Plan.

### 2. R-10 (current)

The R-10 Resource-10 district is designed primarily to accommodate large lot single-unit dwellings, in remote areas with minimal services or where steep slope, floodplains, or other hazards are present. It is intended for application to areas designated "Resource-10" on the Future Land Use Map in the Comprehensive Plan.

### 1. Large Lot Residential 1 (LLR-1)

The LLR-1 Large-Lot Residential district is designed primarily to accommodate single-unit dwellings in very low-density development patterns. It is intended for application to areas designated "Large Lot Residential" on the Future Land Use Map in the Comprehensive Plan. Lot size: 43,560 sf (1 acre) or larger.

### 2. Large Lot Residential 2 (LLR-2)

The LLR-2 Large Lot Residential 2 district is designed primarily to accommodate single-unit dwellings in low density development patterns. It is intended for application as a transition between smaller, more urban lots closer to the Town center and the larger LLR-1 lots located in areas designated "Large Lot Residential" on the Future Land Use Map in the Comprehensive Plan. LLR-2 may also be applied to allow the conversion of existing LLR-1 to somewhat smaller lot development through resubdivision where sufficient services are available. Lot size: 12,000 sf (roughly 1/3 acre) to 43,560 sf (1 acre).

### 1. Neighborhood Residential 1 (NR-1)

The NR-1 Neighborhood Residential 1 district is designed primarily to accommodate single-family uses. It is intended for application in areas designated "Town Residential" on the Future Land Use Map in the Comprehensive Plan. Lot size: 6,000 to 12,000 sf

### 2. Neighborhood Residential 2 (NR-2)

The NR-2 Neighborhood Residential 2 district is designed primarily to accommodate single and two-unit dwellings along with some townhouse development designed in keeping with existing neighborhoods. NR-2 is intended to be applied in neighborhoods and areas where existing development patterns reflect this range of lot sizes and in new or redeveloping areas where Town-scale residential lots are an appropriate development pattern. It is intended for application in areas designated "Town Residential" on the Future Land Use Map in the Comprehensive Plan. Lot size: Single family or duplex: 3,000 to 6,000 sf, smaller for townhouse

### 3. Neighborhood Residential 3 (NR-3)

The NR-3 Neighborhood Residential 3 district is designed primarily to accommodate attached and multiunit dwellings. NR-3 zoning is appropriate adjacent to downtown Dolores and in areas walkable to downtown where full services are available. It is intended for application to areas designated "Multi-family Residential on the Future Land Use Map in the Comprehensive Plan. Lot size: Single family or duplex: 3,000 to 6,000 sf; smaller for townhouse; apartments permitted

#### MHP Manufactured Home Park

The MHP Manufactured Home Park district is designed primarily to accommodate single-unit uses. It is intended for application to areas designated "Mobile Homes" on the Future Land Use Map in the Comprehensive Plan.

### 1. Downtown Mixed-Use (DMU) (combined CB-1 and CB-2)

The DMU Downtown Mixed-Use district is designed to accommodate a wide variety of commercial activities, to make Dolores a more attractive and energetic place to live, work, and shop and to enhance the economic development of Dolores. It is intended for application in areas designated "Community Business" on the land use map of the Comprehensive Plan.

### 1. Corridor Mixed-Use (CMU) (was CH)

The CMU Corridor Mixed-Use district is designed to accommodate a wide variety of commercial activities, to make Dolores a more attractive and energetic place to live, work and shop and to enhance the economic development of Dolores. It is intended for application in areas designated "Commercial Highway" on the land use map of the Comprehensive Plan. New single-family and duplex development is not permitted in the CMU district but residential uses that existed as of the adoption date of this LUC are considered compliant uses and permitted to maintain their residential status.

## CHAPTER 5 SITE LAYOUT AND STRUCTURE DESIGN STANDARDS

### Section 5.1 Residential Design Standards

#### A. Design Standards: Single Unit, Two Unit, Three Unit, and Townhouse

##### 1. Purpose

The purpose of the residential design standards is to preserve and enhance the quality and character of the built environment in the Town. More specifically, the purposes of this section are to:

- (a) Encourage high quality development as a strategy for investing in the Town's future;
- (b) Emphasize the Town's unique and creative community character;
- (c) Avoid repetitive and monotonous development and streetscapes;
- (d) Protect and enhance property values;
- (e) Provide property owners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for developing land; and

Promote structural sustainability through the use of materials appropriate to the Town's climate and altitude.

### Section 5.1 Mixed-Use and Commercial Development

#### A. Purposes

The mixed-use and commercial design standards are intended to promote high-quality design that works within the context of the surrounding development, neighborhood, or Town in general. The standards are further intended to:

- 1. Provide visual interest and variety while still ensuring context-appropriate design that works with surrounding structures;
- 2. Enhance the pedestrian scale of development and the streetscape;
- 3. Mitigate negative visual, pedestrian, and neighborhood impacts from the scale, bulk, and mass of large buildings;
- 4. Balance the community's economic and aesthetic goals; and

Encourage building and site design that fosters community sustainability goals, including adaptive reuse where possible.

### Section 5.1 Drainage

#### A. Purpose

The purposes of understanding and addressing stormwater drainage issues in Dolores include:

1. Protecting human life, health, and property;
2. Minimizing the expenditure of public monies for costly flood control projects;
3. Minimizing erosion and sedimentation problems and enhancing water quality;
4. Minimizing future operational and maintenance expenses; and

Providing for inspection and monitoring procedures necessary to ensure compliance with this article.

## CHAPTER 6 SUBDIVISION STANDARDS

### Section 6.1 Purpose

These subdivision standards are adopted for the following purposes:

- A. To protect and to provide for the public health, safety and general welfare of present and future residents of the Town;
  - B. To guide the future growth and development of the Town in accordance with the Comprehensive Plan and other adopted plans and policies;
  - C. To ensure provision of adequate public facilities and services for subdivisions;
  - D. To provide for the coordinated development of adjoining properties to the benefits of future residents and the general public.
  - E. To provide for optimum traffic circulation within the subdivision and throughout the Town;
  - F. To ensure protection, sound use and management of natural resources and open spaces through sound development design practices;
  - G. To provide for access to open space, recreational facilities and other amenities for all residents;
- and

To provide reasonable protection from possible nuisances and hazards.

### Section 6.1 Public Land Dedication

#### A. Purpose

The requirements for open space, school sites, park and recreational areas contained in this section are intended to ensure that in the Town of Dolores there will be sufficient land dedicated or otherwise set aside to meet the demand and need of the future residents of the development for open space, school sites, and parks, containing passive or active recreational areas that are reasonably attributable to such development.

## CHAPTER 7 LANDSCAPING, SCREENING AND TREES

### Section 7.1. Purpose

This section is designed to provide standards for the installation and maintenance of landscaping, walls, and screening devices to promote the general welfare of the community. This is accomplished by:

- A. Enhancing the appearance of all development by providing standards for the quality, quantity, and functional aspects of landscaping and buffering.
- B. Decreasing the use of water for landscaping purposes by encouraging the use of drought-resistant, low-water native and naturalized plant materials that thrive in the regional soil types and environmental conditions in planting zone 4 in southwestern Colorado;
- C. Preserving healthy environmental conditions by providing shade, air purification and oxygen generation, groundwater recharge, stormwater runoff retardation, water quality treatment, and noise, glare, and heat abatement through the preservation of established trees and installation of landscaping;
- D. Encouraging the replanting of trees and vegetation lost to land development activity to provide heat abatement, wind deflection, and support and increase property values;
- E. Improving the quality and diversity of plant and tree selection through the implementation of landscape standards and specifications;
- F. Encouraging the creation of an attractive appearance along streets and by screening from view those uses that may be unattractive to public view;
- G. Using landscaping materials, including ground covers, shrubs, and trees that facilitate the control of erosion and the reduction of glare and dust; and

Requiring long-term maintenance including the removal of weeds and the timely replacement of landscape components lost after installation.

### Section 7.2 Tree Preservation

#### A. Purpose

The terms and provisions of this section are intended to accomplish the following:

1. Encourage the protection of healthy trees and provide for the replacement and/or replanting of trees that are necessarily removed during construction, development, or redevelopment; in accordance with species included in State Noxious Weed list.
2. Provide for the preservation and protection of larger established trees, which provide a valuable amenity to the urban environment and which, once destroyed, can only be replaced after generations, if at all.
3. Provide for open space and more efficient drainage of land; thereby, reducing the effects of soil erosion and the need for additional drainage facilities.
4. Prevent the clear cutting of land.

## CHAPTER 8 PARKING LOADING AND ACCESS

### Section 8.1 Purpose

The purpose of this section is to require off-street parking facilities in proportion to the parking demand for each use in order to ensure functionally adequate, aesthetically pleasing and secure off-street parking. The regulations and design standards of this section are intended to accomplish the following:

- A. To ensure the usefulness of parking facilities.
- B. To ensure sufficient parking spaces on-site to prevent excessive parking on public streets and in residential neighborhoods.

To ensure that access to parking does not impair the function of adjacent roadways or endanger the public safety.

## CHAPTER 9 HAZARDOUS AND ENVIRONMENTALLY SENSITIVE AREAS

### Section 9.1 Geologic Hazards

#### A. Purpose and Intent

1. The Town of Dolores is located within areas that are susceptible to one or more geologic hazards occurring either on the property or upstream/uphill from the property that would impact the subject property. Below is a list of common geologic hazards found in Dolores; however, this list is not exhaustive:
  - a. Expansive or unstable soils and/or rock;
  - b. Unstable or potentially unstable slopes;
  - c. Landslide or laterally unstable areas or potential landslide areas;
  - d. Flood inundation, debris flows, and debris fans;
  - e. Unstable fill;
  - f. Erosion and deposition areas, or highly erodible soils;
  - g. Rockfall;
  - h. Subsidence;
  - i. Shallow water tables;
  - j. Groundwater springs or seeps;
  - k. Flood-prone areas;
  - l. Collapsible soils;
  - m. Faults;
  - n. Upturned or steeply dipping bedrock;
  - o. Radioactivity or radon;
  - p. Problems caused by features or conditions on adjacent properties; and
  - q. Other general geologic or site problems.
2. The Town recognizes that geologic hazards can be interrelated, and that evaluation of geologic hazards requires comprehensive review and analysis. The Town and Montezuma County retain geologic hazards maps that are prepared and updated from time to time. Such maps shall be considered for initial review of site hazards prior to site evaluation. The geologic hazards identified in the proposed development site on the geologic hazard maps shall be discussed in the geologic hazard assessment.
3. Further, these standards are intended to minimize losses due to geologic conditions in the Town, and to:
  - a. Protect human life, safety, and property;



- b. Provide the Town with an efficient review procedure to address potential hazards;
- c. Minimize damage to adjacent private property;
- d. Minimize damage to public facilities, infrastructure, and utilities;
- e. Provide flexible approaches to evaluating geologic hazards risk;
- f. Reduce the amount of effort and expenditures associated with response, cleanup, and repair following a geologic hazard event; and

Inform the public about the potential risk associated with geologic hazards in Dolores.

### Section 9.3 Hillside Development Standards

#### A. Purposes

The purposes of these standards are to:

1. Require retention of natural landmarks and prominent natural features that enhance the character of the Town;
2. Minimize the water runoff and soil erosion problems incurred in adjustment of hillside terrain to meet on-site and off-site development needs;
3. Retain open hillsides and significant ridgelines in as near a natural state as is feasible as an important community value;
4. Encourage the planning, design and development of hillside area building sites so as to provide maximum safety and human enjoyment;
5. Encourage minimal grading which affects the natural contour of the land and which will round off, in a natural manner, sharp angles at the top and ends of cut-and-fill slopes;
6. Require retention of trees and other vegetation which stabilize steep hillsides, retain moisture, minimize erosion and enhance the natural scenic beauty, and where necessary, require additional landscaping to enhance the scenic and safety qualities of the hillsides; and

Provide for the preservation and maintenance of significant ridgelines, open space and recreational lands.

### Section 9.4 Grading and Erosion Control Permit

#### A. Purpose

The use of a grading and erosion control permit process allows the Town to understand and establish appropriate standards and criteria to mitigate, as needed, how development will actually affect the site, including terrain, drainage, or vegetation, immediately before construction is to take place, or minerals

and material are to be removed. The purpose of this section is to protect the health, safety, and welfare of the citizens of Dolores by:

1. Ensuring that the development of each site minimizes adverse impacts to adjacent properties by adequately addressing drainage, erosion, earth movement, and geologic hazards, and avoiding visually unpleasant grading designs or outcomes.
2. Ensuring that the planning, design, and construction of a development will be done in a manner that provides maximum safety and human enjoyment, while making it as unobtrusive in the natural terrain as possible.
3. Ensuring to the maximum extent practicable the permitting of reasonable development of land and minimizing fire hazard, the maximum retention of natural vegetation to aid in protection against erosion, earth movement, and other similar hazards and to aid in preservation of natural scenic qualities of the Town.
4. Reducing air pollution caused by dust blown from areas under development.

Preventing the premature cutting of roads and building sites in newly developing areas of the Town.

#### Section 9.6 Riparian Buffer Standards

##### A. Purpose

This section is intended to establish buffers that minimize erosion, stabilize stream banks, protect and improve water quality, preserve fish and wildlife habitat, and preserve the natural aesthetic value of riparian areas, defined as the interface zone between land and a stream or river.

#### Section 9.7

##### Wildfire Hazard Study

##### A. Purpose

A wildfire hazard study is required to demonstrate how new major development will reduce or minimize the potential impacts of wildfire hazards on properties, the occupants of properties, and the occupants of adjacent properties and facilitate access to manmade structures by firefighters in the event of a wildfire. A wildfire hazards study shall be accepted by the Town only when prepared by a natural resource professional with expertise in the field of vegetation management and wildfire mitigation.

## CHAPTER 10 OUTDOOR LIGHTING

### Section 10.1. Purposes

These outdoor lighting standards are intended to allow the Town to preserve, protect, and enhance the use and enjoyment of public and private property through the use of appropriate outdoor lighting practices designed so as to

- A. Set general and specific standards to encourage lighting that favorably contributes to visual performance, safety, and aesthetics from properly shielded light sources for lighting applications to include security, parking lots, recreational facilities, buildings and structures, landscaping, canopies, and signs;
- B. Preserve and enhance the natural nighttime visual environment of the Town by minimizing light trespass and controlling glare on and off property;
- C. Increasing nighttime utility, safety, security, and productivity; to foster the nighttime use of property; and to protect the privacy of residents;
- D. Reduce and prohibit light trespass, obtrusive light, and sky glow, and to reduce roadway glare and extreme variations of illumination, to which elderly drivers are particularly sensitive;
- E. To preserve the views of the starry sky, encouraging the enjoyment of their aesthetics, the education of the public in the sciences, and the astronomical study of celestial bodies;
- F. Encourage systematic practices in the use of outdoor electrically powered luminaires, consistent with conserving energy and maximizing the benefits to the citizens of Dolores; and

Accomplishing these purposes by limiting illuminance levels; by directing the luminaire emissions away from roadways, other properties, and the sky; and by reducing illumination levels during later hours of the night.

## CHAPTER 11 SIGNS

### Section 11.1. General Provisions

#### A. Purpose

Throughout this article, the regulation of sign size, location, illumination, and similar standards are intended to encourage the communication of information and orientation for both visitors and citizens, provide for the effective identification of business establishments, minimize distractions to motorists and pedestrians while promoting visual harmony, safety and a respect for the environmental character of the community; and specifically:

1. To enhance the economy and efforts of the Dolores business community by promoting the reasonable, orderly, and effective display of signs and encouraging better communication with the public,
2. To support existing and future business ventures within the Town of Dolores;
3. For the protection and encouragement of local tourist-related businesses for the general economic well being of Dolores;
4. To preserve the value of private property by assuring compatibility of signage with surrounding land uses;
5. To provide a sign code compatible with the Vision Statement of the Dolores Comprehensive Plan;
6. To establish procedures and regulations which control the location, size, type, and number of signs permitted; and

To provide an equitable mechanism whereby signs which are illegal or abandoned can be removed.

## CHAPTER 12 NONCONFORMITIES

### Section 12.1. Purpose and Intent

A. Changes to the LUC can impact the status of legal, existing uses, lots, and structures. It is the general policy of the Town to allow uses, structures, and lots that came into existence legally to continue to exist and be put to productive use. As these uses and structures change, they should be brought into compliance with applicable regulations as expediently as is reasonably possible.

B. These regulations are intended to:

1. Recognize the interests of property owners in continuing to use their property;
2. Promote the reuse and rehabilitation of existing buildings; and
3. Place reasonable limits on the expansion of nonconformities that have the potential to adversely affect surrounding properties, neighborhoods, or the Town as a whole.

Nothing in this article shall be interpreted as authorization for or approval of a continuance of the use of a structure or premises in violation of the Land Use Code in effect at the time of the effective date or any amendments of this LUC.

## CHAPTER 13 ADMINISTRATION AND PROCEDURES

### Section 13.5 Administrative Adjustment

#### A. Purpose

The purpose of administrative adjustment is to allow the modification of an existing numeric dimensional standard (such as lot width, depth, coverage, or area); setbacks; and building height or massing to accommodate site-specific or minor construction issues.

### Section 13.7 Annexations

#### A. Purpose

Annexation is the legal process of bringing property from the unincorporated county into the Town limits. Annexation allows the Town to provide municipal services and exercise regulations that protect public health and safety.

### Section 13.10 Comprehensive Plan Amendments

#### A. Purpose

The purpose of this section is to provide standards and requirements for amending the Dolores Comprehensive Plan and other adopted Town plans. The amendment process is established in order to provide flexibility in response to changing circumstances, to reflect changes in public policy, and to advance the general welfare of the Town.

### Section 13.11 Conditional Use Permits

#### A. Purpose

A conditional use is a use that may or may not be appropriate in a given zone district depending upon the circumstances and the conditions imposed upon the approval of the use. The conditional use permit process allows the Town to consider and establish appropriate conditions to reasonably mitigate adverse impacts of the use upon the proposed site and surrounding properties.

### Section 13.12 Grading and Erosion Control Permit

#### A. Purpose

Grading and erosion control permits are required to allow the Town to review proposed site disturbance to ensure that the applicant has designed the grading process to minimize and mitigate the disturbance

of land, vegetation, drainage patterns; identify and mitigate any hazards arising from site disturbance; and establish necessary erosion control measures.

**Section 13.13. Historic Preservation** This section was partially funded by the State Historical Fund grant award from the Colorado Historical Society.

**A. Purpose**

The purpose of this section is to enhance our community's local resources and to promote the public interest in historic preservation through:

1. The protection and preservation of the Town's architectural, historic and cultural heritage, as embodied in designated historic structures, sites and districts, by appropriate regulations and incentives;
2. The establishment of a Town Register listing designated structures, sites, and districts; and

The provision of educational opportunities to increase public appreciation of Dolores' unique heritage.

**Section 13.15 Location and Extent Review**

**A. Purpose**

This process implements §31-23-209, C.R.S., and is intended to provide an opportunity for review of the location and extent of specified public facilities and uses sought to be constructed or authorized within Dolores, especially as to whether such public use is consistent with this LUC and the Dolores Comprehensive Plan.

**Section 13.16 Minor Subdivision Plats**

**A. Purpose**

The purpose of the minor subdivision process is to allow shortened review and approval of a subdivision where no significant public infrastructure is required. The minor subdivision process is also applicable to condominium conversions and amendments to approved final plats.

**Section 13.17 Major Subdivision**

**A. Purpose**

The purpose of the major subdivision review process is to ensure that proposed subdivisions are compliant with the standards and requirements of this LUC and to encourage quality development consistent with Town goals, policies, and objectives as included in the comprehensive plan.

**Section 13.18 Condominium Subdivision/Townhouse Subdivision**

#### A. Purpose

This section provides review procedures, submittal requirements and standards for review to ensure that the creation or conversion of condominium subdivisions will comply with the Uniform Building Code as amended by the Town of Dolores and other provisions of this Code.

### Section 13.19 Conservation Subdivision

#### A. Purpose

The purpose of a conservation subdivision is to encourage the conservation of environmentally sensitive or hazardous areas from development while allowing the permitted zoning density of the site to be clustered in smaller lots in less sensitive locations.

### Section 13.20 Planned Unit Development

#### A. Purpose

The PUD, Planned Unit Development District is designed to provide flexibility in the siting of structures to avoid or mitigate any hazardous areas, historic and prehistoric sites; to take advantage of the sites unique, natural, resource or scenic features; and to preserve open spaces. It is intended for application in all residential districts.

### Section 13.23 Site Plan Review

#### A. Purpose

The purpose of a site plan is to provide the decision-making authorities with a legally binding visual representation of a proposed development to ensure compliance with the development and use-specific standards of these Regulations and to encourage quality development reflective of the goals, policies, and objectives of the Dolores Comprehensive Plan.

### Section 13.25 Special Exceptions

#### A. Purpose

Special exceptions are deviations from otherwise applicable operational performance standards; compatibility standards; setback standards; fence standards; design standards; sign standards, limited to historic replica signs only; and road design standards; where development is proposed that would be (1) compatible with surrounding land uses, (2) in keeping with the public interest and (3) consistent with the purposes of this Code.

### Section 13.26 Temporary Use Permits



A. Purpose

The purpose of a temporary use permit is to ensure that a proposed temporary use or structure is in compliance with the applicable regulations in this LUC.

Section 13.27 Variances

A. Purpose

Variances are deviations or modifications of height, yard, area, lot coverage and parking regulations of the applicable zone district where development is proposed that would not be contrary to the public interest and, due to special physical site conditions, a literal enforcement of the provisions of this Code would result in unnecessary hardship. Variance or modification of such area regulations may be permitted as may be necessary to secure appropriate development of a parcel of land that differs from other parcels in the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without such modification.

Section 13.30 Zoning Map and Land Use Code Text Amendments

A. Purpose

1. Rezoning: The boundaries of any zone district may be changed, or the zone classification of any parcel of land may be changed pursuant to this section. The purpose of rezoning is to make adjustments to the official zoning map that are necessary in light of changed conditions, changes in public policy, to bring property into conformance with the Dolores Comprehensive Plan, or to advance the general welfare of the Town.

LUC Text Amendment: The purpose of this section is to provide standards and requirements for amending the text of this LUC. The purpose of text amendments is to make adjustment to the text of this Code that are necessary in light of changed conditions, changes in public policy, or to advance the general welfare of the Town.