

TOWN OF DOLORES COLORADO
PLANNING AND ZONING COMMITTEE

MINUTES

JANUARY 7TH, 2020

6:30 P.M.

CALL TO ORDER: Meeting was called to order by Commissioner Heeney

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners present were: Dan Heeney, Mark Tucker, Deanna Truelsen, and Ex-Officio Trustee Melissa Watters. Commissioners Linda Robinson and Jerry Whited were absent.

TOWN STAFF: Manager Ken Charles, Building Official David Doudy, and Town Clerk Tammy Neely.

1. Identification of Actual Perceived Conflicts of Interest: None stated or presented.

2. Approval of the Agenda: Commissioner Heeney approved the Agenda.

3. Approval of the Consent Agenda: *Commissioner Heeney moved to approve the Consent Agenda, seconded by Commissioner Tucker. Motion carried unanimously.*

4. Appointment of Chair and Vice Chair: *Commissioner Truelsen moved to keep Commissioner Linda Robinson as Chair for the Committee, and Commissioner Dan Heeney as Vice Chair. Seconded by Commissioner Tucker. Motion carried unanimously.*

5. Citizens to Address the Committee:

6. Discussions and Actions:

6.1 Amendments of Land Use Code: Manager Ken Charles asked the Planning Committee to review Ordinance #541, Amending the Schedule of Use Regulations Under Article III, Section C(1) of the Land Use Code. The Land Use Code currently provides that "Medical marijuana centers, optional premises cultivation operation, medical marijuana infused products manufacturing" are designated as "P" or

permitted in all zoning districts. The Town adopted an emergency ordinance prohibiting the cultivation, manufacture of infused products, and sales of retail and medical marijuana which sunsets December, 2020. The Town is currently going under comprehensive review and revision of the Land Use Code. There is a need to make the Land Use Code consistent with the temporary moratorium pending the adoption of the comprehensive revision of the Land use Code. Manager Charles suggested that the Planning and Zoning Committee hold a Public Hearing for Ordinance #541, in addition would be Short Term Rentals, and the Marijuana regulation. Manager Charles explained that every section presented from Elizabeth Garvin of Community Code will need to be reviewed, amended and approved, starting with the Planning and Zoning Committee. It was suggested that changes will be emailed from Elizabeth to the Planning and Zoning Committee so that changes can be made and discussed. The meeting needs to have community involvement as well as businesses.

6.2 Building Inspector David Doudy state that the more transparent the better. He is also working on the buildings codes and will need to be seriously updated. Commissioner Truelsen question if each code will need to be adopted.

6.3 There was discussion on Short Term Rentals as there have been many inquiries to the Town Staff on the subject. Several questions about Airbnb's, taxing and disbursement of those taxes. The Committee discussed regulation and revenues, as well as liability insurance. Because of the vast areas of which A Short Term Rental Structure the possibility of regulation will need to be in place. Building Inspector Doudy talked about the building codes of the Short Term Rental and permitting. The question of whether apartments can be Short Term Rentals came up, David state that the Building Code shows a breakdown on apartments. The Short Term Rental will be tied to the owner. Ex-Officio Trustee Watters stated that there were some contradictions in the proposed short term rental, of the revised LUC section. Inspector Doudy also discussed structure that would not be a suitable structure for Short Term Rentals as in Mobile Homes, RV Trailers, Tents, and Treehouses. Permanent Affordable Dwelling would be prohibited. The purpose for Short Term Rental use is for lodging only, no large social events or gatherings such as weddings. Commissioner Tucker reiterated on having a public hearing concerning this matter.

6.4 P&Z Training: Manager Charles informed the Committee that there will be a planning and zoning workshop January 15th 2020, at 5:00 p.m. at the Cortez City Hall and strongly recommend the members of the Committee attend.

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Adjournment: Vice Chairman Heeney adjourned the meeting at 7:45 p.m.

Planning Commissioner

Town Clerk Clerk/ Tammy Neely