

**MINUTES
FOR
PLANNING & ZONING MEETING
February 5th, 2019**

Planning Commission Members Present:

Linda Robinson, Chairperson, Mark Tucker, member, Deanna Truelson, member, Dan Heeney, Vice Chairperson, and Melissa Watters, Board Trustee. Jerry Whited, member, absent.

Staff Present: Tammy Neely, Town Clerk

Chair Linda Robinson, opened meeting at 6:37 p.m., with roll call.

Member Deanna Truelson motion to approve the agenda, seconded by Member Mark Tucker.

Member Deanna Truelson motion to approve the Consent Agenda: Minutes from January 8th, 2019. Second by Member Mark Tucker.

1. Review a Discussion of the Town of Dolores Comprehensive Plan.

A work session and review of the Comprehensive plan resumed from the last meeting. Reviewing and discussed were as follows:

Town Appearance, Streetscape, Community Image:

- #5 Promote uses of allies.
- #2 and #6 Sidewalks. Visited the idea that the Town provides incentive to encourage the landowner to rebuild, sidewalks.
- #7 Encourage maintenance of landscaped buffer between street surfaces and sidewalks in residential districts.
- #8 Discussed and reviewed as needed to be linked to the Land Use Code.
- #11 Review signs and lighting. The Committee decided to table this review.
- #13 Reviewed, the possibility of narrowing lanes. With cooperation of C.D.O.T.
- Discussed a possible joint workshop with the Town Board tentatively on the next workshop scheduled February 25th, 2019.
- #14 Discussed was the beautification and enhancement of all parks and public open spaces.
- #15 Require all utilities be installed underground, this was reviewed and suggested as an opposed requirement.

MINUTES

PLANNING AND ZONING COMMITTEE

March 5th, 2019

Planning Commission Member Present:

Linda Robinson, Chairperson

Dan Heeney, Vice Chairperson

Member Mark Tucker

Member Jerry Whited

Member Deanna Truelsen, Absent

Trustee Cody Folsum

Staff: Tammy Neely, Town Clerk

Manager Jay Ruybalid

Chair Person Linda Robinson opened the meeting at 6:35 P.M., Roll was called.

1. **Approval of the agenda:**

Member Mark Tucker, motioned to approve the agenda, seconded by Member Dan Heeney.

Member Jerry Whited motioned to amend the Agenda to allow for an issue that needed to be discussed with the Committee, motion was seconded by Member Mark Tucker. Motions were carried.

2. **Approval of the Consent Agenda:**

Member Jerry Whited approved to minutes of February 5th, 2019, as amended. Seconded by

Member Dan Heeney. Motion Carried.

3. **New Business:**

Jared Scott presented to the Committee his interest to establishing a hard cider production facility in the Town of Dolores. The presentation consisted of other cities rules and regulation concerning the zonings and ordinances of a winery production facility. His concerns were the location and requirements for opening and producing hard cider winery in the Town of Dolores.

Member Jerry Whited, expressed concerns on the review of the Comprehensive Plan and Land Use Code. The Town Manager reiterated the instructions given previously and requested that the Committee review the Land Use Code, and not the Comprehensive Plan. The Manager expressed the importance of the review of the Land Use Code, concerning easements, setbacks, and sidewalks as well as errors and punctuation. Member Whited suggested that the Committee review both the Land Use Code and Comprehensive Plan together as both are similar.

Chairperson Robinson stated that the Comprehensive Plan provides the framework and is more important than the Land Use Code.

4. OLD BUSINESS:

Chairperson Robinson questioned the issue of Board Members attending the Planning and Zoning meetings as per the Sunshine Law. She stated that there is a need for clarification if there is going to be another Trustee attending as well as Trustee Watters.

Addressed were the plans to review the Comprehensive Plan. The next Workshop is scheduled for Wednesday March 20th, at 6:30 P.M.

5. Adjournment:

Member Whited moved to adjourn the meeting at 8:40 p.m., seconded by Member Tucker, motion was carried.

Linda Robinson Chairperson

Tammy Neely Town Clerk

Planning & Zoning Committee

Minutes

April 2nd, 2019

PLANNING COMMISSION MEMBER PRESENT:

Chairperson Linda Robinson Member Mark Tucker

Vice Chairperson Dan Heeney Member Jerry Whited

Member Deanna Truelsen Trustee Cody Folsom

Staff: Town Clerk Tammy Neely absent

MEETING WAS BROUGHT TO ORDER AT 6:40 P.M., AND ROLL WAS CALLED.

AGENDA: Member Heeney motioned to approve the Agenda, seconded by Member Truelsen, motion carried.

MINUTES: Member Whited motion to approve the minutes from March 5th, 2019 as amended, seconded by Member Heeney, motion carried.

CITIZENS COMMENTS: None

STAFF REPORTS: None

NEW BUSINESS: None

OLD BUSINESS: Continued

Presentation: Member Heeney presented a draft of Tourism in Dolores, Colorado for review. Any comments can be made to Member Heeney at the Planning and Zoning Workshop. It was stated that this is a new requirement to address state regulations. Also discussed, new opportunities and issues. Further review brought the discussion of a possible need for OHV use in the town, with motorized use from Mancos Colorado to Dolores Colorado, and a possibly a route to Moab, Utah. Commission agreed that any further comments should be sent to Member Heeney for review at the next Planning and Zoning Meeting. Trustee Folsom also suggested a noise ordinance if OHV were to be approved.

Member Whited discussed the Land Use Code, concerning sidewalk setbacks. There are two setbacks 6 foot and 8 foot. Member Whited recommends 6 foot to be consistent. No comment was made from the Committee. Member Whited will review and send finding to the Committee prior to the April Planning and Zoning Workshop for subsequent review.

Trustee Folsom discussed Chapter 2 of the Comprehensive Plan; he stated that he is still reviewing. Trustee Folsom requested assistance with the demographic section.

Member Tucker will be absent at the May Planning & Zoning Meeting. He will have a draft report by the April 16th workshop.

Chapter 3 of the Comprehensive Plan covers Public facilities and services. Covered were to create a private and public partnership for sidewalk construction and maintenance. Reviews #6 and #9 are completed. Modify #11 by striking "library" and inserting "Capital improvement/infrastructure"; and striking the rest of the sentence.

Chapter #3: Future Land Use Pattern. Form a desired use within the town; including a desire for mixed uses. Trustee Folsom simply stated the Goal for Dolores is to be characterized a compact river valley within a variety of businesses, integrated thoroughfare sustaining a gallery of life environments.

Chairperson Robinson provided her draft goals of future land patterns:

- Form based codes dictating densities for building forms, setbacks, build to lines, street space for pedestrian area.
- Mixed uses are a priority for commercial area with commercial uses prioritized for ground level residential, and or office spaces above.
- Develop street scopes that work for pedestrians and promote street life of the town.
- Require each zone to address parking needs especially in mixed and commercial use areas as well as locate parking behind buildings.

It was stated that uses should be less the focus and regulation of noise, population density being more the focus.

Objectives:

#3 Delete

#5 Re-write to accommodate newer and appropriate businesses from 14th Street east to town limits.

#8 Coordinate with Montezuma County, current objectives may not be valid.

#9 Needs more discussion. Consider options for smaller houses, etc.

#11 Strike last sentence.

#13 Strike

#15 Re-write to be more positive

#16 Encourage renovation of existing or historical structures in lieu of demolition, unless necessary to meet code requirements.

Adjourned: 8:35 P.M.

Next Workshop will April 16th 2019 with Parks Committee; to review Member Whited's setbacks recommendations.

Notes taken by Planning and Zoning Member Mark Tucker.

Chairperson/ Linda Robinson

Town Clerk/Tammy Neely