

TOWN OF DOLORES

PLANNING AND ZONING MINUTES

VIRTUAL Meeting and Public Hearing

Tue, Apr 7, 2020 6:30 PM - 8:30 PM (MDT)

The meeting was conducted virtually on the internet with the following link:

<https://global.gotomeeting.com/join/355557213>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: **+1 (872) 240-3212 Access Code: 355-557-213#**

- One-touch: <tel:+18722403212,,355557213#>

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/355557213>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Linda Robinson, Chair; Dan Heeney; Mark Tucker; Deanna Truelsen and Jerry Whited. Ex Officio Melissa Watters; Interim Manager Ken Charles; Building Official David Doudy; Assistant Clerk Ann Swope; Applicant Liana Smith and Chamber Director Susan Lisak.

APPROVAL OF THE AGENDA

Commissioner Truelsen moved and Commissioner Whited Seconded to approve the agenda.

Yes: All

APPROVAL OF CONSENT AGENDA

1. Consent Agenda

- A. Minutes of Planning and Zoning Meeting March 3, 2020
Commissioner

Commissioner Whited Moved and **Commissioner Truelsen** Seconded to approve the consent agenda.

Yes: All

2. DISCUSSION AND PUBLIC HEARING: Cordoba Condominium 101 N 16th Unit A-E-Special Exception and Variance Permit

A. Staff Report Cordoba Application for Special Exception Permit- The purpose of the Special Exception permit is to cure a non-conforming setback as required in the Dolores Land Use Code **Article III G. 7 c. Minimum rear and Interior Side Setbacks; 6 feet**, that will occur as a result of dividing the property into 5 parcels.

Building Official Douady presented the application to the Commission. The property has existing compliant structures on it. The non-compliance of setback regulation will occur when the property is subdivided as the applicant intends. There will be no impact on the town in allowing the permit and recommends approval.

B. Staff Report Cordoba Application for a Variance Permit- The purpose of the Variance permit is to allow for non-complying lot size and lot width that will not be met as required in **Article III G. 7 a. Minimum lot size (multifamily dwelling – 2500 square feet per unit), d. Minimum Lot width of 50 feet and e. Maximum 50% lot coverage** as a result of dividing the property into 5 parcels.

Building Official Douady presented the application for a variance permit to allow one smaller than 2500 square foot lot, and lot width less than 50 feet for all units A – E the town will not be impacted by the Variance and recommends approval.

2.1 PUBLIC HEARING CORDOBA APPLICATION FOR SPECIAL EXCEPTION PERMIT AND VARIANCE PERMIT 101 N 16TH UNITS A-E

The public hearing began at 6:34 and Closed at 6:35 No public comment was offered.

2.2 DISCUSSION AND POSSIBLE DECISION-

A. Special Exception Permit 101 N 16th Units A-E

Commissioner Whited Moved and **Commissioner Truelsen** Seconded to approve the Special Exception Permit to 101 N 16th Street units A – E as presented.

Yes: All

No: none

B. Variance Permit 101 N 16th Units A-E

Commissioner Truelsen moved and Commissioner Tucker seconded to approve the Variance Permit for 101 N16th Street Units A – E as presented.

Yes: All

No: none

The next step for the Applicant Liana Smith is the minor subdivision. A public hearing and recommendation will follow on May 7, 2020 at 6:30 p.m.

3.3 Review and Discuss:

Manager Charles brought up the issue of terms. Both Commissioner Truelsen and Heeney terms are expiring this month.

Heeney agrees to a new 2 year term. Truelsen will decide at a later date.

- A. Review of Land Use Code Update – The schedule of expected progress has not been met and the Commission will ask DOLA for an extension if the project falls behind the completion deadline.
- B. Short Term Rentals – After much discussion about Short Term Rentals and the impact of their presence in Dolores it was determined the discussion would continue to April 21, 2020 at 6:30 p.m. Items to address would be:
 - 1. Regulations concerning hosted versus un-hosted properties. Define Property owner residential status vs how many STR each property owner can own.
 - 2. Identifying the properties already being used as ShortTermRentals. Pathway to compliance, location relative to the neighborhoods.
 - 3. Define areas or neighborhoods where STR use would be allowed and how many.
- C. Zoning Districts – were presented to the Commission. Official Doudy explained how he took each zone permitted use and applied them to the permitted use table.
- D. Permitted use table. The table Official Doudy completed was presented to the Commission.

Adjournment: Meeting was adjourned at 8:30 p.m.